



# Inspection Report

**Mr. and Mrs.**

**Property Address:**



**True Test Home Inspection**

**Steven Fucile New York 1600069834  
150-42 24th Rd**

**Whitestone NY 11357  
13474955204**

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# True Test Home Inspection

|                         |                                  |                                  |
|-------------------------|----------------------------------|----------------------------------|
| <b>Date:</b> 11/23/2015 | <b>Time:</b>                     | <b>Report ID:</b> Sample         |
| <b>Property:</b>        | <b>Customer:</b><br>Mr. and Mrs. | <b>Real Estate Professional:</b> |

## Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of Home:**

Over 50 Years

**Client Is Present:**

Yes

**Weather:**

Light Rain

**Temperature:**

Below 65

**Rain in last 3 days:**

Yes

# True Test Home Inspection

## 1. Roof

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



|     |  | IN | NI | NP | RR | Styles & Materials                                      |
|-----|--|----|----|----|----|---|
| 1.0 | Roof Covering  | •  |    |    | •  | <b>Roof Covering type:</b><br>3-Tab fiberglass<br>Metal |
| 1.1 | Gutters and Downspouts                                 | •  |    |    | •  | <b>Viewed roof covering</b>                             |
| 1.2 | Flashing   | •  |    |    | •  | <b>from:</b><br>Walked roof                             |
| 1.3 | Vents, Skylights, Chimney, and other roof penetrations | •  |    |    | •  | <b>Sky Light(s):</b><br>None                            |
| 1.4 | Roof Structure and Attic                               | •  |    |    | •  | <b>Chimney (exterior):</b><br>Brick                     |
| 1.5 | Flat roof over entrance                                |    |    | •  |    | <b>Roof Structure:</b><br>2 X 6 Rafters                 |
|     |  |    |    |    |    | <b>Roof-Type:</b><br>Gable                              |
|     |  |    |    |    |    | <b>Method used to observe</b>                           |
|     |  |    |    |    |    | <b>attic:</b><br>Walked                                 |
|     |  |    |    |    |    | <b>Attic info:</b><br>Attic hatch                       |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

## True Test Home Inspection

**1.0** This roof has 2 layers, some shingles are in need of repair, There is a hole in the roof and the valley over the garage where it meets the house has many layers of tar which indicates possible past and present leaks.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Hole in Fascia needs repair and gutters and down spouts need to be cleaned.



1.1 Item 1(Picture)



# True Test Home Inspection

1.2 Need new Flashing around all edges.



1.2 Item 1(Picture)

# True Test Home Inspection

1.3 Chimney needs to be capped and vent is old rusted and not properly booted, (One probable cause of dampness in attic).



1.3 Item 1(Picture)



1.3 Item 2(Picture)

## True Test Home Inspection

1.4 Attic has signs of past and present leaks and a very high moisture reading.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



|     |   | IN | NI | NP | RR | Styles & Materials  |
|-----|---|----|----|----|----|---|
| 2.0 | Wall Covering, Flashing and Trim  | •  |    |    | •  | <b>Siding Style:</b><br>Cement stucco<br>Asphalt Sheet Siding       |
| 2.1 | All Exterior Doors  | •  |    |    | •  | <b>Siding Material:</b><br>Brick veneer<br>Masonry panel<br>Asphalt |
| 2.2 | Adjacent Walkways and Driveways   | •  |    |    | •  | <b>Exterior Entry Doors:</b><br>Wood                                |
| 2.3 | Stairs, Steps, Stoops, Stairways and Ramps  | •  |    |    | •  | <b>Driveway:</b><br>Concrete<br>Dirt                                |
| 2.4 | Porches, Patios, Decks, Balconies and Carports  |    |    | •  |    |   |
| 2.5 | Railings, Guards and Handrails  | •  |    |    | •  |   |
| 2.6 | Eaves Soffits and Fascia  | •  |    |    | •  |   |
| 2.7 | Windows (a representative number)   | •  |    |    | •  |   |
| 2.8 | Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion | •  |    |    | •  |   |

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IN NI NP RR

### Comments:

## True Test Home Inspection

2.0 This wall cladding is problematic as it has compressed wood and cardboard underneath that retains water. The Asphalt coating is cracked and the lintel has rust underneath. I recommend replacing all asphalt sheet siding by a licensed contractor.



2.0 Item 1(Picture)



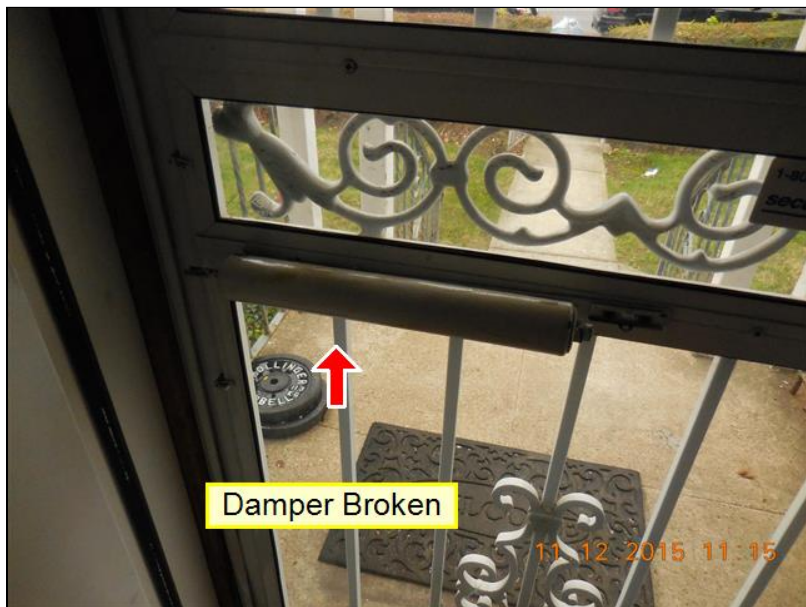
2.0 Item 2(Picture)

# True Test Home Inspection

2.1 Rear door has interior key lock! This is a **Fire Safety Hazard!** The front metal door has damper broken.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



# True Test Home Inspection

2.2 Ivy and Brush surround and on house need to be removed. Rat traps and Termite stations around home.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

# True Test Home Inspection

2.3 Steps and cement porch cracked and need repair. Porch pulling away from the dwelling.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

# True Test Home Inspection

2.5 Front handrails very loose.



2.5 Item 1(Picture)

2.6 Fascia Needs to be replaced.

## True Test Home Inspection

2.7 Windows are all old and cracked and all have bars that cannot be opened in an emergency. I recommend replacing all windows and removing all bars. **Fire Safety Hazard!**



2.7 Item 1(Picture)



2.7 Item 2(Picture)

## True Test Home Inspection

2.8 Back yard is graded towards the house. This can lead to damaging water penetration.



2.8 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Basement, Foundation, Crawlspace and Structure**

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.



|     |  | IN | NI | NP | RR | Styles & Materials  |
|-----|--|----|----|----|----|---|
| 3.0 | Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | •  |    |    | •  | <b>Foundation:</b><br>Masonry block<br><b>Method used to observe</b>                            |
| 3.1 | Walls (Structural)   | •  |    |    | •  | <b>Crawlspace:</b><br>Crawled   |
| 3.2 | Columns or Piers   |    |    | •  |    | <b>Floor Structure:</b><br>Slab   |
| 3.3 | Floors (Structural)  |    |    | •  | •  | <b>Wall Structure:</b><br>Masonry<br>Metal studs<br>2 X 4 Wood                                  |
| 3.4 | Ceilings (structural)  |    |    | •  |    | <b>Columns or Piers:</b><br>Unknown (hidden)<br><b>Ceiling Structure:</b><br>2X4<br>Not visible |

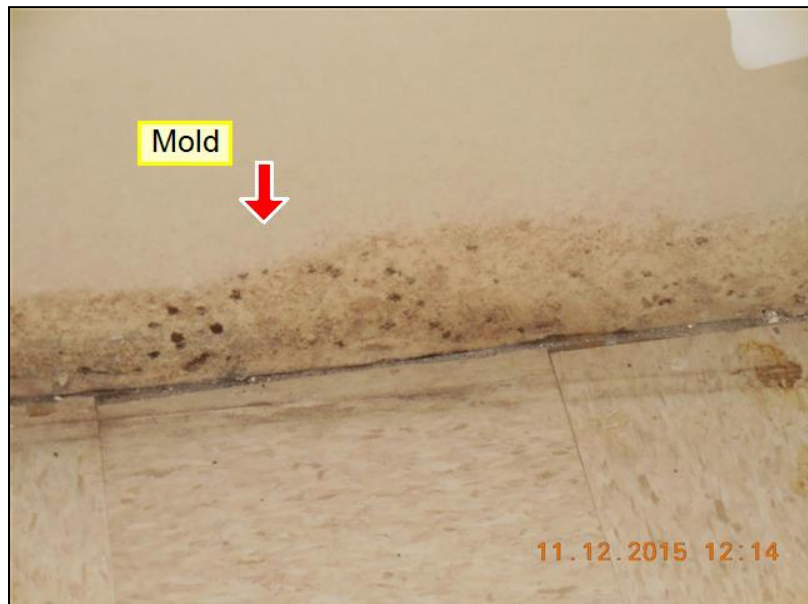
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**Comments:**

**3.0** Crawl space has sign of Present rat problems. Basements had signs of powder post beetles, wood boring beetles and termites.

## True Test Home Inspection

3.1 Walls were done unprofessionally and have signs of mold. There are huge holes and I recommend a licensed contractor repair and replace all Basement walls.



3.1 Item 1(Picture)

3.2 Not visible

3.3 floors covered in an Past/Present oil leak



3.3 Item 1(Picture)

## True Test Home Inspection

3.4 Walls and ceilings covered in sheetrock that was installed unprofessionally that all needs to be replaced!



3.4 Item 1(Picture)

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# True Test Home Inspection

## 4. Heating and Cooling

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.



IN NI NP RR **Styles & Materials**

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 4.0 | Heating System  |    | •  |    | •  |
| 4.1 | Normal Operating Controls   |    | •  |    | •  |
| 4.2 | Automatic Safety Controls   |    | •  |    | •  |
| 4.3 | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) |    | •  |    |    |
| 4.4 | Presence of installed heat source in each room  | •  |    |    | •  |
| 4.5 | Chimneys, Flues and vents (for gas water heaters or heat systems)   | •  |    |    | •  |
| 4.6 | Cooling System  |    |    | •  |    |
| 4.7 | Normal Operating Controls   |    |    | •  |    |
| 4.8 | Presence of installed cooling source in each room   |    |    | •  |    |

**Heat Type:**

Circulating boiler  
Hydronic

**Energy Source:**

Oil

**Number of Heat Systems**

**(excluding wood):**

One

**Heat System Brand:**

BURNHAM

**Ductwork:**

N/A

**Filter Type:**

N/A

**Filter Size:**

N/A

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IN NI NP RR

**Comments:**

# True Test Home Inspection

**4.0** Not Working or hooked up. Oil spilled all over floor, Toxic fumes, Buyer Beware!



4.0 Item 1(Picture)

**4.1** Not working.

**4.2** Not working.

**4.4** (1) Not working.

(2) There is no heat source for Kitchen, Dining Room, Living Room, Bedroom-1, Bedroom-2, Master bath, garage.

**4.5** Recommend repair by a licensed plumber. This vent not sealed properly.



4.5 Item 1(Picture)

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.



IN NI NP RR

### Styles & Materials

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 5.0 | Main Water supply shut-off valve (Describe location)         | •  |    |    |    |
| 5.1 | Main Fuel Supply shut-off valve (Describe Location)          | •  |    |    |    |
| 5.2 | Water Heating Equipment, Controls, Chimneys, Flues and Vents |    | •  |    |    |
| 5.3 | Interior Water Supply, Fixtures, Faucets and Systems         | •  |    |    | •  |
| 5.4 | Drainage, Waste and Vent System                              |    | •  |    |    |
| 5.5 | Interior Fuel Storage, Piping, Venting, Supports, Leaks      | •  |    |    | •  |
| 5.6 | Sump Pumps with accessible float                             |    |    | •  |    |

#### Water Source:

Public

#### Plumbing Water Supply

(into home):

Copper  
Galvanized (old)

#### Plumbing Water

#### Distribution (inside home):

Galvanized  
Copper

#### Washer Drain Size:

Not visible

#### Plumbing Waste:

PVC  
Cast iron

#### Water Heater Power

#### Source:

None (Boiler only)

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IN NI NP RR

**Water Heater Capacity:**

Unknown

**Water Heater Location:**

No Water heater

## Comments:

**5.2** Runs off boiler, both are not working.

**5.3** All sinks not working properly and tub not draining properly. Tub also needs to be refinished, Kitchen sink does not have proper trap and slop sink not working. A Licensed plumber is recommended.



5.3 Item 1(Picture)

**5.5** Interior fuel storage is inaccessible behind a wall and has some apparent leaking up top.



5.5 Item 1(Picture)

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.



|     |   | IN | NI | NP | RR | Styles & Materials   |
|-----|---|----|----|----|----|--|
| 6.0 | Service Entrance Conductors, Service Drop   | •  |    |    |    | <b>Electrical Service</b>  |
| 6.1 | Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding   | •  |    |    |    | <b>Conductors:</b><br>Overhead service                                     |
| 6.2 | Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage   | •  |    |    | •  | <b>Panel capacity:</b><br>70 AMP   |
| 6.3 | Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)  | •  |    |    | •  | <b>Panel Type:</b><br>Circuit breakers                                     |
| 6.4 | Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure | •  |    |    | •  | <b>Electric Panel</b><br><b>Manufacturer:</b><br>GENERAL ELECTRIC          |
| 6.5 | All Ground Fault Circuit Interrupter Receptacles  |    |    | •  | •  | <b>Branch wire 15 and 20</b>   |
| 6.6 | Location of Main and Distribution panels  | •  |    |    |    | <b>AMP:</b><br>Copper  |
| 6.7 | Smoke Detectors   |    |    | •  |    | <b>Wiring Methods:</b><br>Romex<br>Knob and Tube<br>Conduit<br>Not Visible |

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IN NI NP RR

# True Test Home Inspection

IN NI NP RR

6.8 Carbon Monoxide Detector

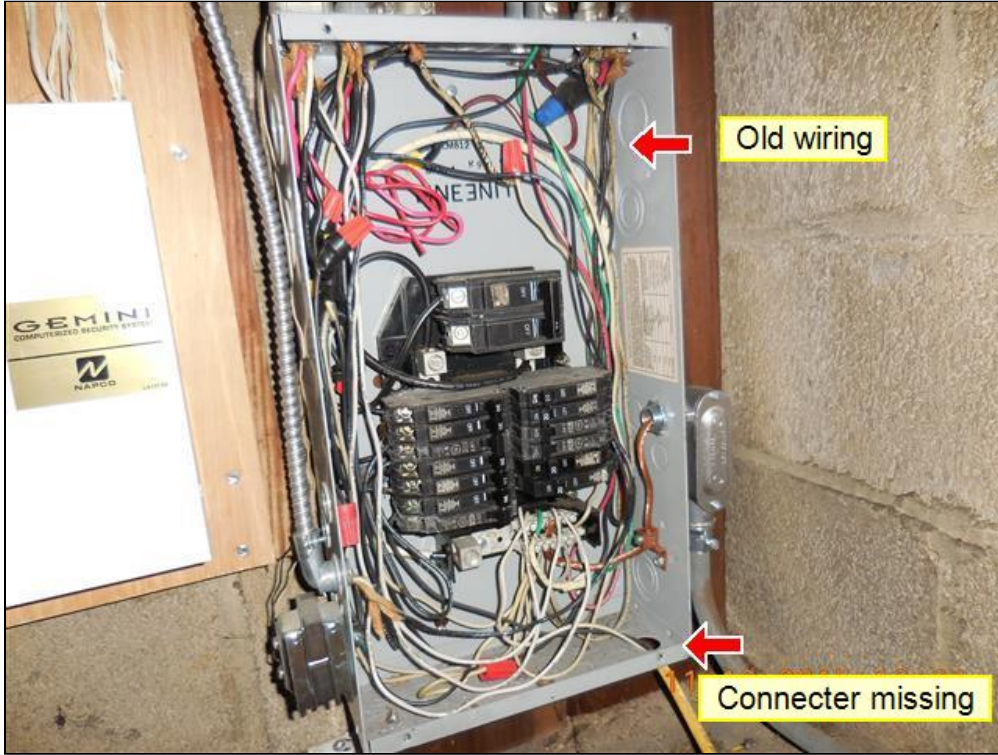
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|  |  | • |  |
|--|--|---|--|

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

## Comments:

**6.2** This panel has ben worked on by an unlicensed electrician. Some of the old wiring still exists, some not marked correctly and basically shoddy workmanship deeming it unsafe.



6.2 Item 1(Picture)

**6.3** Old and painted over, Not working.

**6.4** Only one GFCI in the whole house.

**6.5** Need GFCI's Throughout.

**6.7** The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.

**6.8** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



|     |   | IN | NI | NP | RR | Styles & Materials                                 |
|-----|---|----|----|----|----|--|
| 7.0 | Insulation in Attic                                   | •  |    |    |    | <b>Attic Insulation:</b><br>Blown                  |
| 7.1 | Insulation Under Floor System                         |    | •  |    |    | <b>Ventilation:</b><br>Gable vents<br>Soffit Vents |
| 7.2 | Vapor Retarders (on ground in crawlspace or basement) |    |    | •  |    | <b>Exhaust Fans:</b><br>None                       |
| 7.3 | Ventilation of Attic and Foundation Areas             | •  |    |    |    | <b>Dryer Power Source:</b><br>Gas Connection       |
| 7.4 | Venting systems (Kitchens, Baths and Laundry)         |    | •  |    | •  | <b>Dryer Vent:</b><br>Both                         |
| 7.5 | Ventilation Fans and Thermostatic Controls (in Attic) |    |    | •  |    | <b>Floor System Insulation:</b><br>NONE            |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

# True Test Home Inspection

7.0 I believe this new insulation was blown in to cover up some bigger problems (mold,water damage).



7.0 Item 1(Picture)

7.4 Not connected



7.4 Item 1(Picture)

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 8. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.



|     |   | IN | NI | NP | RR | Styles & Materials   |
|-----|---|----|----|----|----|--|
| 8.0 | Ceilings  | •  |    |    | •  | <b>Ceiling Materials:</b><br>Drywall<br>Sheetrock<br>Plaster |
| 8.1 | Walls   | •  |    |    | •  | <b>Wall Material:</b><br>Drywall<br>Sheetrock<br>Plaster     |
| 8.2 | Floors  | •  |    |    | •  | <b>Floor Covering(s):</b><br>Hardwood T&G                    |
| 8.3 | Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails | •  |    |    | •  | <b>Interior Doors:</b><br>Wood                               |
| 8.4 | Counters and Cabinets (representative number)                                   | •  |    |    | •  | <b>Window Types:</b><br>AGED                                 |
| 8.5 | Doors (representative number)   | •  |    |    |    | <b>Window Manufacturer:</b><br>UNKNOWN                       |
| 8.6 | Windows (representative number)   | •  |    |    | •  | <b>Cabinetry:</b><br>Wood<br>Melamine                        |
| 8.7 | Door saddles  | •  |    |    |    |  |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Countertop:  
Laminate  
Vinyl

Comments:

8.0 Active Mold present. Health hazard.

Presence of active Mold, Wood destroying Insects, (damage to structure unknown/covered), Rats, Mice. Buyer Beware.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

## True Test Home Inspection

8.1 Unfinished walls and holes in basement, unprofessionally installed. 1st floor needs repairs and paint.



8.1 Item 1(Picture)

8.2 Need to be refinished.



8.2 Item 1(Picture)

8.3 Needs work.



8.3 Item 1(Picture)

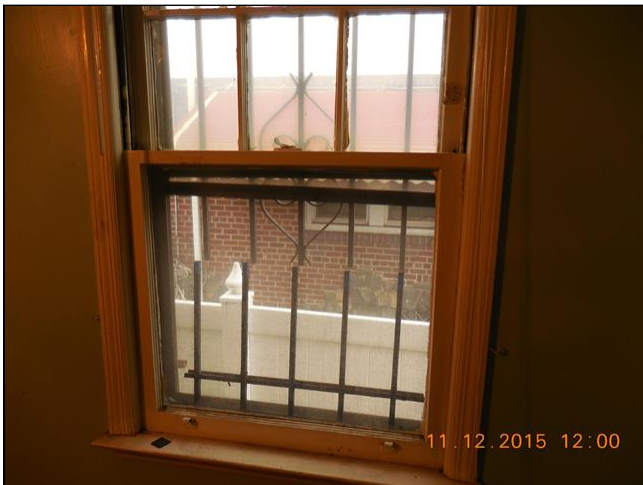
# True Test Home Inspection

**8.4** Holes and counter broken. Needs replacement.



8.4 Item 1(Picture)

**8.6** Windows are old and are not rated for any efficiency. All windows have black bars which will impede evacuation in a fire situation. Unsafe!!



8.6 Item 1(Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Garage**



|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 9.0 | Garage Ceiling  | •  |    |    | •  |
| 9.1 | Garage Walls (Including Firewall Separation)  | •  |    |    | •  |
| 9.2 | Garage Floor  | •  |    |    |    |
| 9.3 | Garage Door (s)   | •  |    |    |    |
| 9.4 | Occupant Door from Garage to inside of home   |    |    | •  |    |
| 9.5 | Garage Door Operators (Report whether or not doors will reverse when met with resistance) |    |    | •  |    |

**Styles & Materials**

**Garage Door Type:**  
One manual  
**Garage Door Material:**  
Wood

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**9.0** Garage has present signs of water penetration and has a window from the garage to the basement that can induce dangerous CO poisoning into basement.



9.0 Item 1(Picture)

# True Test Home Inspection

9.1 Leaks in garage and an unsafe window from garage to basement. This can lead to Co Poisoning. Beware!



9.1 Item 1(Picture)



9.1 Item 2(Picture)

## General Summary



**True Test Home Inspection**

**150-42 24th Rd  
Whitestone NY 11357  
13474955204**

**Customer  
Mr. and Mrs.**

**Address**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roof

#### 1.0 Roof Covering

##### **Inspected, Repair or Replace**

This roof has 2 layers, some shingles are in need of repair, There is a hole in the roof and the valley over the garage where it meets the house has many layers of tar which indicates possible past and present leaks.

1. Roof



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1. Roof



1.0 Item 3(Picture)

1.1 Gutters and Downspouts  
Inspected, Repair or Replace

Hole in Fascia needs repair and gutters and down spouts need to be cleaned.



1.1 Item 1(Picture)

1.2 Flashing  
Inspected, Repair or Replace

Need new Flashing around all edges.

1. Roof



1.2 Item 1(Picture)

1.3 Vents, Skylights, Chimney, and other roof penetrations

**Inspected, Repair or Replace**

Chimney needs to be capped and vent is old rusted and not properly booted, (One probable cause of dampness in attic).

1. Roof



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 **Roof Structure and Attic**  
**Inspected, Repair or Replace**

Attic has signs of past and present leaks and a very high moisture reading.

1. Roof



1.4 Item 1(Picture)



1.4 Item 2(Picture)

## 1. Roof



1.4 Item 3(Picture)

## 2. Exterior

### 2.0 Wall Covering, Flashing and Trim

#### Inspected, Repair or Replace

This wall cladding is problematic as it has compressed wood and cardboard underneath that retains water. The Asphalt coating is cracked and the lintel has rust underneath. I recommend replacing all asphalt sheet siding by a licensed contractor.

2. Exterior



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.1 All Exterior Doors

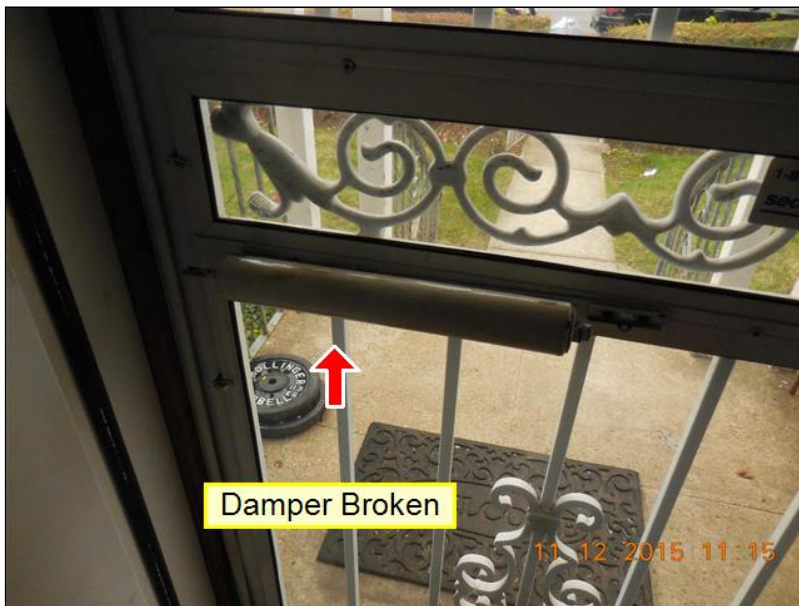
Inspected, Repair or Replace

Rear door has interior key lock! This is a **Fire Safety Hazard!** The front metal door has damper broken.

2. Exterior



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Adjacent Walkways and Driveways

Inspected, Repair or Replace

Ivy and Brush surround and on house need to be removed. Rat traps and Termite stations around home.

2. Exterior



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



**2. Exterior**

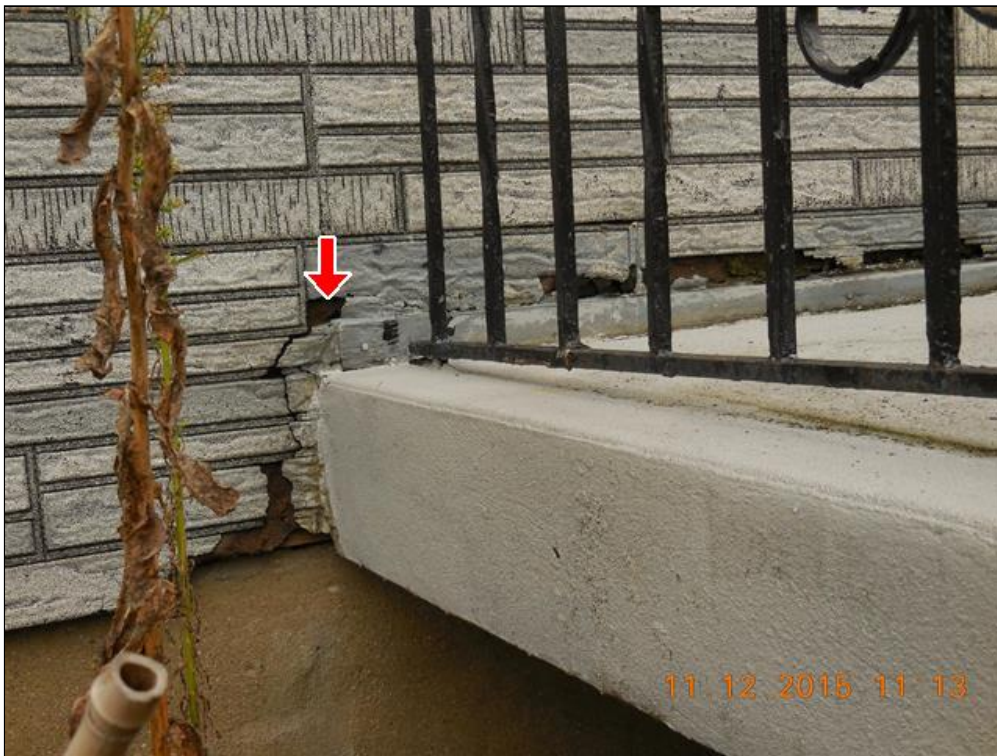
**2.3 Stairs, Steps, Stoops, Stairways and Ramps**

**Inspected, Repair or Replace**

Steps and cement porch cracked and need repair. Porch pulling away from the dwelling.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

**2.5 Railings, Guards and Handrails**

**Inspected, Repair or Replace**

Front handrails very loose.

## 2. Exterior



2.5 Item 1(Picture)

### 2.6 Eaves Soffits and Fascia

#### Inspected, Repair or Replace

Fascia Needs to be replaced.

### 2.7 Windows (a representative number)

#### Inspected, Repair or Replace

Windows are all old and cracked and all have bars that cannot be opened in an emergency. I recommend replacing all windows and removing all bars. **Fire Safety Hazard!**

2. Exterior



2.7 Item 1(Picture)



2.7 Item 2(Picture)

**2.8 Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion**

**Inspected, Repair or Replace**

Back yard is graded towards the house. This can lead to damaging water penetration.

## 2. Exterior



2.8 Item 1(Picture)

## 3. Basement, Foundation, Crawlspace and Structure

### 3.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

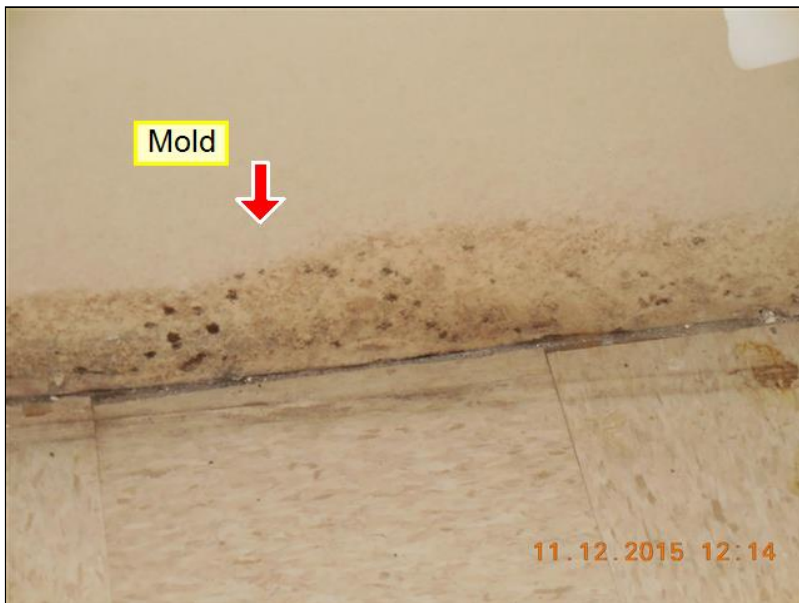
#### Inspected, Repair or Replace

Crawl space has sign of Present rat problems. Basements had signs of powder post beetles, wood boring beetles and termites.

### 3.1 Walls (Structural)

#### Inspected, Repair or Replace

Walls were done unprofessionally and have signs of mold. There are huge holes and I recommend a licensed contractor repair and replace all Basement walls.



3.1 Item 1(Picture)

### 3.3 Floors (Structural)

#### Not Inspected, Repair or Replace

### 3. Basement, Foundation, Crawlspace and Structure

floors covered in an Past/Present oil leak



3.3 Item 1(Picture)

### 4. Heating and Cooling

#### 4.0 Heating System

**Not Inspected, Repair or Replace**

Not Working or hooked up. Oil spilled all over floor, Toxic fumes, Buyer Beware!



4.0 Item 1(Picture)

#### 4.1 Normal Operating Controls

**Not Inspected, Repair or Replace**

Not working.

## 4. Heating and Cooling

### 4.2 Automatic Safety Controls

**Not Inspected, Repair or Replace**

Not working.

### 4.4 Presence of installed heat source in each room

**Inspected, Repair or Replace**

(1) Not working.

### 4.5 Chimneys, Flues and vents (for gas water heaters or heat systems)

**Inspected, Repair or Replace**

Recommend repair by a licensed plumber. This vent not sealed properly.



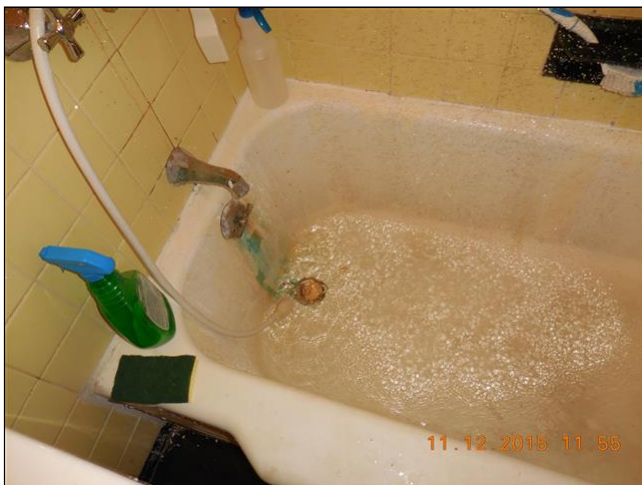
4.5 Item 1(Picture)

## 5. Plumbing

### 5.3 Interior Water Supply, Fixtures, Faucets and Systems

**Inspected, Repair or Replace**

All sinks not working properly and tub not draining properly. Tub also needs to be refinished, Kitchen sink does not have proper trap and slop sink not working. A Licensed plumber is recommended.



5.3 Item 1(Picture)

### 5.5 Interior Fuel Storage, Piping, Venting, Supports, Leaks

## 5. Plumbing

### Inspected, Repair or Replace

Interior fuel storage is inaccessible behind a wall and has some apparent leaking up top.



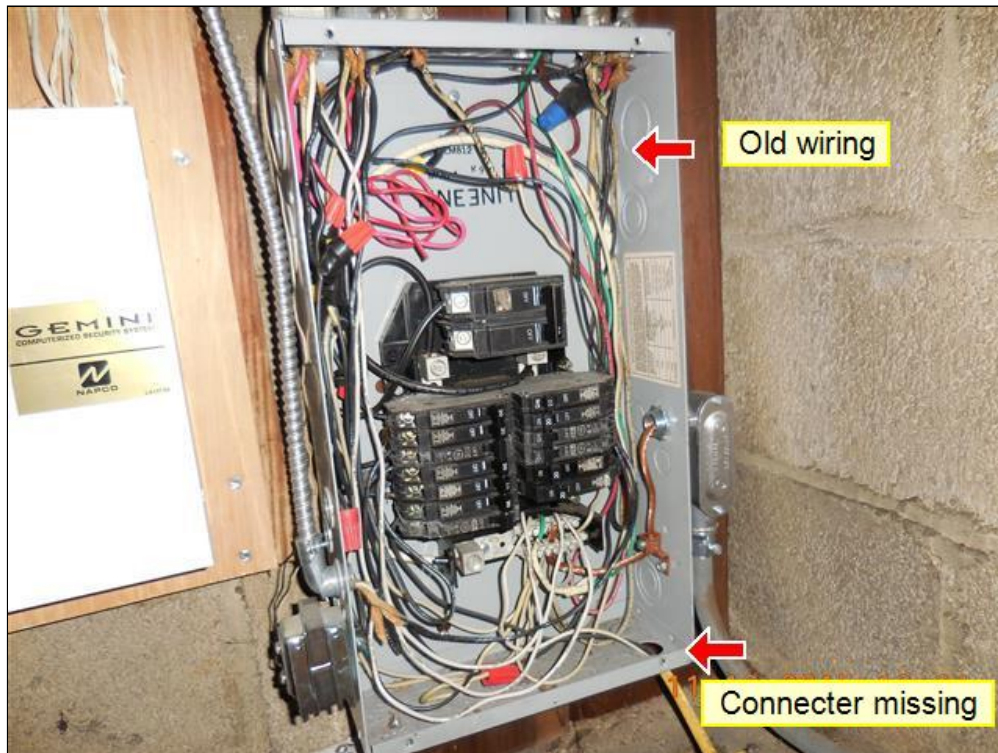
5.5 Item 1(Picture)

## 6. Electrical

### 6.2 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

#### Inspected, Repair or Replace

This panel has been worked on by an unlicensed electrician. Some of the old wiring still exists, some not marked correctly and basically shoddy workmanship deeming it unsafe.



6.2 Item 1(Picture)

### 6.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

## 6. Electrical

### Inspected, Repair or Replace

Old and painted over, Not working.

### 6.4 Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

#### Inspected, Repair or Replace

Only one GFCI in the whole house.

### 6.5 All Ground Fault Circuit Interrupter Receptacles

#### Not Present, Repair or Replace

Need GFCI's Throughout.

## 7. Insulation and Ventilation

### 7.4 Venting systems (Kitchens, Baths and Laundry)

#### Not Inspected, Repair or Replace

Not connected



7.4 Item 1(Picture)

## 8. Interior

### 8.0 Ceilings

#### Inspected, Repair or Replace

Active Mold present. Health hazard.

Presence of active Mold, Wood destroying Insects, (damage to structure unknown/covered), Rats, Mice. Buyer Beware.



8. Interior



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Walls

**Inspected, Repair or Replace**

Unfinished walls and holes in basement, unprofessionally installed. 1st floor needs repairs and paint.

**8. Interior**



8.1 Item 1(Picture)

**8.2 Floors**

**Inspected, Repair or Replace**

Need to be refinished.



8.2 Item 1(Picture)

**8.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails**

**Inspected, Repair or Replace**

Needs work.

**8. Interior**



8.3 Item 1(Picture)

**8.4 Counters and Cabinets (representative number)  
Inspected, Repair or Replace**

Holes and counter broken. Needs replacement.



8.4 Item 1(Picture)

**8.6 Windows (representative number)  
Inspected, Repair or Replace**

Windows are old and are not rated for any efficiency. All windows have black bars which will impede evacuation in a fire situation. Unsafe!!

## 8. Interior



8.6 Item 1(Picture)

## 9. Garage

### 9.0 Garage Ceiling

#### Inspected, Repair or Replace

Garage has present signs of water penetration and has a window from the garage to the basement that can induce dangerous CO poisoning into basement.



9.0 Item 1(Picture)

### 9.1 Garage Walls (Including Firewall Separation)

#### Inspected, Repair or Replace

Leaks in garage and an unsafe window from garage to basement. This can lead to Co Poisoning. Beware!

9. Garage



9.1 Item 1(Picture)



9.1 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steven Fucile



# INVOICE

True Test Home Inspection  
 150-42 24th Rd  
 Whitestone NY 11357  
 13474955204  
 Inspected By: Steven Fucile

Inspection Date: 11/23/2015  
 Report ID: Sample

|   |                             |
|---|-----------------------------|
| <b>Customer Info:</b>                       | <b>Inspection Property:</b> |
| Mr. and Mrs.                                |                             |
| <b>Customer's Real Estate Professional:</b> |                             |

**Inspection Fee:**

| Service | Price | Amount | Sub-Total                 |
|---------|-------|--------|---------------------------|
|         |       |        | Tax \$0.00                |
|         |       |        | <b>Total Price \$0.00</b> |

Payment Method:  
 Payment Status:  
 Note:

**TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT**

**Free of charge:**

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

**How To Use One Of Our Sample Agreements:**

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

**How To Add Your Own Agreement:**

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.

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