



## Batavia Home Inspection Services, LLC

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## Property Inspection Report

Client(s): **Sample Report**

Property address: **123 Main Street  
Anywhere, USA**

Inspection date: **Saturday, January 23, 2021**

This report published on Monday, June 13, 2022 11:54:56 AM EDT

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For information on follow-up inspections, please see the bottom section of this report.

Thank you for choosing Batavia Home Inspection Services, LLC. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the [New York State Standards of Practice](#). This report is intended to identify major defects within a structure that significantly affect its habitability or that may incur costly repairs, although minor defects may be noted in the report. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports, by nature, focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

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## General Information

Report number: 20210123-1

Time started: 9:00am

Time finished: 10:30am

Present during inspection: None

Client present for discussion at end of inspection: No

Weather conditions during inspection: Snow, hail or sleet

Temperature during inspection: Freezing

Inspection fee: 0.00

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 1948

Source for main building age: Municipal records or property listing

Front of building faces: North

Main entrance faces: North

Occupied: Yes, Furniture or stored items were present

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1) *Safety, Comment* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<https://www.reporthost.com/?EPA>

<https://www.reporthost.com/?CPSC>

<https://www.reporthost.com/?CDC>

2) *Comment* - Many areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4

## Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: Unable to inspect fully - Snow Covered

Driveway material: Asphalt

Condition of deck, patio and/or porch covers: Appeared serviceable, Unable to inspect fully - Snow Covered

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Unable to inspect fully - Snow Covered

Deck, porch and/or balcony material: Plastic fiber

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

3) *Maintain* - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 3-1

4) *Comment* - There was heavy snow cover at the time of inspection. Areas such as but not limited to driveways, walkways, decks, areas of foundation, wiring, perimeter slope and vegetation were not view able at this time.



Photo 4-1



Photo 4-2



Photo 4-3

## Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Not determined (inaccessible or obscured)

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5) *Repair/Replace* - Some sections of siding and/or trim were missing. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 5-1

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6) *Repair/Replace* - One or more exhaust duct end caps were missing. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.



Photo 6-1

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7) *Repair/Maintain* - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 7-1



8) *Maintain* - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 8-1



Photo 8-2



Photo 8-3

9) *Maintain* - The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 9-1



Photo 9-2

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10) - Portions of the exterior foundation were covered with snow and or bushes and cover and were not able to be inspected.



Photo 10-1

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## Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal, With visible fire-resistance rating

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No

Condition of garage floor: Required repair, replacement and/or evaluation (see comments below)

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

Garage ventilation: None

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11) *Safety, Repair/Replace* - The garage was filled with many stored items at the time of inspection. Many walls and flooring were covered and commonly inspected items were blocked from view.



Photo 11-1

12) *Safety, Repair/Replace* - One or more areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:

<https://www.reporthost.com/?AGFR>



Photo 12-1

13) *Safety, Repair/Maintain, Evaluate* - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:

<https://www.reporthost.com/?NRGD>

14) *Safety, Repair/Maintain, Evaluate* - Loose hardware was observed on the left interior torsion spring bracket. This should be evaluated and repaired by a qualified contractor as it can be a safety hazard.



Photo 14-1

15) *Repair/Replace, Evaluate* - No ridge vent installed in garage. A ridge vent helps to balance out the transfer of hot and cold air to protect the roof substructure. Recommend to have it evaluated by a certified roofing contractor.



Photo 15-1



16) *Repair/Replace* - Heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.



Photo 16-1

17) *Comment* -



Photo 17-1 Garage door safety eye



Photo 17-2 Garage door opener

18) - Metal fire door, with visible fire-resistance rating. Door did not close on its own which is part of its fire rating. recommend it be repaired/replaced by a qualified contractor.



Photo 18-1

## Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Viewed from ground

Condition of roof surface material: Not determined (inaccessible or obscured)

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

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19) *Repair/Replace* - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 19-1

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20) *Monitor* - Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.



Photo 20-1

21) - The roof was covered by snow at the time of inspection. Although no leaks were found, the inspector was unable to determine the overall condition of the roof covering and could not determine the life span, or if the roof had any defects. When snow is cleared inspector can return upon request to complete the roof inspection.



Photo 21-1



Photo 21-2

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## Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above crawl space: Required repairs, replacement and/or evaluation (see comments below)

Pier or support post material: Concrete

Beam material: Built-up wood

Floor structure: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

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22) *Safety, Repair/Replace* - Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 22-1

23) *Safety, Repair/Replace* - Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Recommend that a qualified contractor install guardrails where missing and per standard building practices.



Photo 23-1

24) *Repair/Replace, Evaluate* - One or more adjustable steel columns were found. Some adjustable steel columns are rated for permanent use, but some are not. Based on the inspector's observations, columns in this building may not be rated for permanent use and may pose a safety risk for collapse. Recommend that a qualified contractor familiar with regulations surrounding use of such columns evaluate and repair if necessary, and per standard building practices.



Photo 24-1

25) *Repair/Replace* - One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



Photo 25-1

26) *Repair/Replace* - One or more joists were notched / cut/or had holes cut in them in such a way as to significantly weaken the joist(s). Joists that are cut and portions removed can weaken the structure above. General guidelines for modifying joists made of dimensional lumber include these restrictions:

- Notches at ends should not exceed 1/4 of the joist's depth.
- Other notches should not exceed 1/6 of the joist's depth.
- Notches should not be cut in the middle 1/3 of the joist's span.
- Notches should not be longer than 1/3 of the joist's depth.
- Holes must be 2 inches or more from the joist's edge.
- The maximum hole diameter is 1/3 of the depth of the joist.

[/list]Recommend that a qualified contractor evaluate and repair as necessary, and per standard building practices.



Photo 26-1

27) *Comment* - Basement Stairs



Photo 27-1



28) - Many of the floor joists do not rest on the main beam. The joists need to sit on the main beam to create a solid floor structure. Recommend a structural contractor evaluate and make needed repairs.



Photo 28-1

## Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 150

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 150

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Basement

Location of main disconnect: Breaker at top of main service panel

Smoke alarms installed: Yes, but not tested

29) *Safety, Repair/Replace, Evaluate* - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the garage. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 29-1

30) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles (outlets) at the kitchen, utility sink, exterior and/or basement had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporthost.com/?GFCI>



Photo 30-1



Photo 30-2

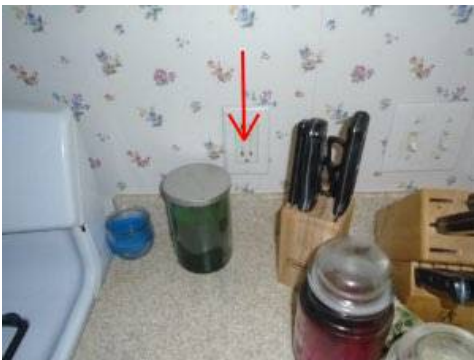


Photo 30-3

31) *Safety, Repair/Replace* - The service drop wires were easily accessible from the garage roof. This is a shock hazard. A qualified electrician or the utility company should repair per standard building practices.



Photo 31-1

32) *Safety, Repair/Replace* - Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) #A. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit: <https://www.reporthost.com/?DTNB>



Photo 32-1

33) *Safety, Repair/Replace* - One or more receptacles (outlets) were installed directly above electric baseboard heaters. This was a common practice in the past, but insulation on appliance cords in contact with the heater(s) can be damaged by heaters. This is a shock and fire hazard. Recommend that a qualified electrician make repairs or modifications as necessary. For example, by converting receptacles to junction boxes, moving receptacles and/or moving baseboard heaters.



Photo 33-1

34) *Safety, Repair/Replace* - One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.



Photo 34-1

35) *Safety, Repair/Replace* - Smoke alarms were missing from one or more bedrooms, on one or more levels and/or in the attached garage. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: <https://www.reporthost.com/?SMKALRM>

36) *Safety, Repair/Replace* - No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a qualified electrician about upgrading circuits to AFCI protection per standard building practices. For more information, visit: <https://www.reporthost.com/?AFCI>

37) *Safety, Repair/Replace* - Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.



Photo 37-1



Photo 37-2



38) *Safety, Repair/Maintain* - Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<https://www.reporthost.com/?SMKALRMLS>



Photo 38-1



Photo 38-2

39) *Safety, Repair/Maintain* - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 39-1

40) *Safety, Evaluate* - Few receptacles (outlets) were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.



Photo 40-1

41) *Safety, Evaluate* - Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

42) *Repair/Replace, Evaluate* - One or more electric receptacles (outlets) appeared to have no power in the garage. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Photo 42-1

43) *Repair/Replace* - One or more receptacles (outlets) have been painted, and slots were clogged with paint in the garage. Recommend that a qualified electrician replace such receptacles as necessary.

44) *Comment* - Electric Service



Photo 44-1

## Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Required repair, replacement and/or evaluation (see comments below)

Water service: Public

Location of main water shut-off: Basement

Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)

Supply pipe material: Copper, PEX plastic, CPVC plastic

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Required repair, replacement and/or evaluation (see comments below)

Vent pipe material: Plastic

Sump pump installed: None visible

Sewage ejector pump installed: Yes

Condition of sewage ejector pump: Appeared serviceable

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

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45) *Safety, Repair/Replace, Evaluate* - Based on gas odors, gas appeared to be leaking at one or more flexible connectors and/or on the furnace.. This is an explosion and fire hazard. A qualified contractor and/or the gas utility company should evaluate and repair immediately.

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46) *Safety, Repair/Replace* - One or more sections of gas supply piping were underground and didn't appear to have an approved coating to prevent corrosion or rust. This piping is likely to rust as a result. Recommend that a qualified contractor repair per standard building practices.



Photo 46-1



Photo 46-2

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47) *Safety, Comment* - Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:

<https://www.reporthost.com/?LEADDW>

<https://www.reporthost.com/?LEAD>

48) *Repair/Replace, Evaluate* - The water service pipe appeared to be lacking standard support or strapping. Leaks may occur as a result and pipes and fittings may be damaged. Recommend water main be evaluated and repaired per common building practices.



Photo 48-1

49) *Repair/Replace, Evaluate* - One or more drain pipes or fittings were substandard. Recommend that a qualified plumber evaluate and repair as necessary and per standard building practices.



Photo 49-1

50) *Repair/Replace, Evaluate* - Sewage ejector pump on Utility Sink in basement was venting into the basement. This is not a standard practice. Recommend a qualified plumber properly vent to the exterior of the building

51) *Repair/Replace* - Only one vent pipe was visible for the plumbing system and it was too small. Main vent stack pipes should be at least 3 inches in diameter. If too small, then fixtures may not drain properly or sewer gases can enter living spaces. Recommend that a qualified plumber repair per standard building practices.



Photo 51-1

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52) *Repair/Maintain* - One or more plastic PEX water supply pipes had substandard support or were loose. Leaks can occur as a result. PEX supply pipes should have approved hangers every 32-36 inches when run horizontally. Special hangers that allow movement from expansion and that won't damage the soft plastic piping should be used. Recommend that a qualified person install hangers or secure pipes per standard building practices.



Photo 52-1

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53) *Repair/Maintain* - One or more plastic PVC or CPVC water supply pipes had substandard support or were loose. Leaks may occur as a result. PVC and CPVC supply pipes should have supports every 4 feet. Special hangers that allow movement from expansion and that won't damage the soft plastic piping should be used. Recommend that a qualified person install supports or secure pipes per standard building practices.



Photo 53-1

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54) *Repair/Maintain* - One or more waste pipes had a substandard slope. Clogging or leaks can occur as a result. Drain and waste pipes should be sloped 1/4 inch per foot of length if less than 3 inches in diameter, or 1/8 inch per foot of length for larger diameters. Recommend that a qualified plumber repair per standard building practices.



Photo 54-1

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55) *Comment* - One or more hose bibs (outside faucets) were not evaluated due to their being winterized with covers. They are excluded from this inspection.



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56) *Comment* - Gas Meter



Photo 56-1

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57) - Basement Utility Sink



Photo 57-1

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## Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: 10 yo - from label on tank

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Hot water temperature tested: No

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

58) *Comment* - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Photo 58-1

59) *Comment* - Water heater



Photo 59-1

## Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Electric heaters

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: No Label

Condition of electric heaters (not forced air): Appeared serviceable

Electric heater type (not forced air): Baseboard

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas  
Location of forced air furnace: Basement  
Condition of furnace filters: Appeared serviceable  
Location for forced air filter(s): At base of air handler  
Condition of forced air ducts and registers: Appeared serviceable  
Condition of burners: Appeared serviceable  
Type of combustion air supply: Intake duct, Vent(s) to exterior  
Condition of cooling system and/or heat pump: Appeared serviceable  
Cooling system and/or heat pump fuel type: Electric  
Condition of controls: Appeared serviceable

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60) *Safety, Repair/Replace* - One or more ceiling fans were installed so the blades were less than 7 feet from the floor. This is a safety hazard. Recommend that a qualified contractor repair as necessary so blades are at least 7 feet off the floor (8 feet is better). For optimal air flow, ceiling fans should be installed at least 8-9 feet above the floor. If unable to repair so blades are at this height, then recommend removing the fan(s).

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61) *Safety, Repair/Maintain, Evaluate* - The last service date of the gas or oil-fired forced air furnace / boiler appeared to be more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary before first use. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit: <https://www.reporthost.com/?ANFURINSP>

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62) *Comment* - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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63) *Comment* - Furnace Interior



Photo 63-1

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64) *Comment* - A/C Compressor/Condenser unit



Photo 64-1

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## Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Freestanding stove

Condition of chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

Gas-fired flue type: Masonry with metal liner

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65) *Repair/Replace, Evaluate* - Masonry Block on chimney was cracked. This can allow water to enter the chimney and cause further damage. Recommend a certified contractor repair/replace damaged section(s).



Photo 65-1

66) *Evaluate* - The inspector was unable to determine if the gas fireplace or stove was operable or serviceable, or perform a full evaluation. Normal controls such as an on/off switch, thermostat or remote control were not found, or operating such controls that were found had no effect on the stove or fireplace. Consult with the property owner and reviewing all available documentation for such appliances.



Photo 66-1

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## Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable  
Condition of under-sink food disposal: Appeared serviceable  
Condition of dishwasher: Appeared serviceable  
Condition of range, cooktop or oven: Appeared serviceable  
Range, cooktop or oven type: Natural gas  
Condition of refrigerator: Appeared serviceable  
Condition of built-in microwave oven: Appeared serviceable

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67) *Comment* - Kitchen Sink and under sink



Photo 67-1



Photo 67-2

68) *Comment* - Garbage Disposal



Photo 68-1

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## Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, first floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows



Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

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69) *Repair/Replace* - The exhaust fan at location(s) #A was inoperable. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

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70) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between the shower enclosure and the walls at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 70-1

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## Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall or plaster

Ceiling type or covering: Drywall or plaster

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Laminate, Tile

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

71) *Safety, Repair/Replace* - One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 71-1

72) *Safety, Repair/Replace* - The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 72-1

73) *Repair/Replace* - One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 73-1

74) *Repair/Maintain* - Tile flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.



Photo 74-1

75) *Comment* - Front Door



Photo 75-1



Photo 75-2

## Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Not inspected because no access was found

Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)

Roof ventilation type: Box vents (roof jacks)

76) *Repair/Replace, Evaluate* - Attic spaces greater than 30 inches in height appeared to exist in this building, but no access points were found. Standard building practices require that access points be installed for attic spaces more than 30 inches in height for periodic evaluation. Recommend that a qualified person install attic access points where missing and per standard building practices (e.g. adequate size, insulated, weatherstripped). A qualified person should fully evaluate these attic spaces and roof structures. These areas are excluded from this inspection.

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77) *Repair/Maintain* - One or more attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.



Photo 77-1

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78) *Comment* - Roof Vents



Photo 78-1

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## FOLLOW-UP INSPECTION POLICY

Generally we discourage follow-up inspections for these reasons

### 1. Quality of Repairs

If repairs are made to a property based on the results of an inspection, the work should be performed by qualified contractors, not the seller. By qualified, we mean licensed, bonded, state-certified where applicable and with a reasonable amount of experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose rather than the seller making repairs as cheaply as possible.

### 2. Inaccessible areas follow-up inspections

On occasion, partial follow-up inspections may be requested for areas that were blocked or sealed during initial inspection date. The request must be made within (3) days of initial inspection date. Examples include:

- Evaluating a crawl space that was inaccessible on original inspection date
- Evaluating an attic that was inaccessible on original inspection date.

Fees for follow-up inspections are a \$100 minimum charge

Additional charges usually apply for travel outside of Genesee County.

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## SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

- Crawl space areas less than 18 inches in height
- Attic spaces less than 5 feet in height
- Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

#### Items not Included

1. Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
2. Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
3. Noise pollution or air quality in the area;
4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
5. Engineering level evaluations on any topic;
6. Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
8. Any repairs which relate to some standard of interior decorating;
9. Cracked heat exchangers or similar devices in furnaces;
10. Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;{/\*]
11. Washers and dryers;
12. Circuit breaker operation;
13. Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
14. Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues;
15. Evaluations involving destructive testing;
16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
17. Design problems and adequacy or operational capacity, quality or suitability;
18. Fireplace drafting;
19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;
20. Any evaluation which would involve scraping paint or other wall coverings;
21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
22. Legal description of property such as boundaries, egress/ingress, etc.;
23. Quality of materials;
24. Conformance with plan specifications or manufacturers specifications;
25. Flood conditions or plains;
26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for All Point Home Inspections to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

#### Disclaimer



In some cases we may recommend your consulting a specialist such as a Structural Engineer, Electrician, Plumber or General Contractor. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT. THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO BATAVIA HOME INSPECTION SERVICES,LLC.