

www.RickBates.com
Rick@RickBates.com

P.O. Box 4127
Elmira, NY 14904

phone: 607-734-7900

**Rick
Bates**



NYS License # 16000007336
Certified Construction Inspector
Certified Environmental Inspector
Certified/Registered Home Inspector
International Consultant, Educator, & Inspector
Developer of the Gold Standard Reporting System
9,840+ completed inspections & reports since 1987

26 yrs. Experience * Licensed * Insured * Certified * Better Business Bureau Accredited with A+ Rating

HOME INSPECTION REPORT



Front View



Back View

FOR PUBLIC RELEASE

Sample Rick Bates Home Inspection Report

Please Note: "Homes are like people, no one is perfect!"
"There will always be repairs & maintenance to be completed"
"Even new homes may have health & safety concerns"
"If a problem is found, a viable solution will also be found"

Rick Bates provides independent, unbiased, professional reports concerning the health and safety conditions of real estate properties. Please contact me at any time with questions concerning this report. Be advised that no report documents or specific information can be released without client consent.

Rick Bates

Digitally signed by Rick Bates
DN: cn=Rick Bates, o=Bates Consulting, Inc. dba RickBates.net,
ou=NYS16000007336, email=Rick@RickBates.com, c=US
Date: 2013.09.18 21:35:49 -0400

Jan 6, 2014

Inspector Signature: _____

Date: _____

Rick Bates, NYS#16000007336

Each Report is Digitally Secure Yet Interactive

TABLE OF CONTENTS

Sample Rick Bates Home Inspection Report

What the Home Inspection Report "IS"	3
What the Home Inspection Report "IS NOT"	4
Professional Qualifications of the Inspector	5
Key & Site Specific Data	6
Lot & Grounds	7
Exterior	8
Roof	9
Foundation	10
Electrical	11-12
Plumbing	13
Heating	14
Air Conditioning & Ventilation	15
Living, Dining, & Family Rooms	16
Kitchen	17
Bathrooms	18
Bedrooms	19
Attic	20
Garage	21
Summary Part One (Lot & Grounds to Heating)	22
Summary Part Two (AC & Ventilation to Garage)	23

No Extra Filler Pages of Non-Essential Information. No Clumsy Binder Taking Up Space and Collecting Dust

This is an explanation of the general inspection process. Please read each point carefully to fully understand the scope of this report. These points limit our liability.

"Home inspectors are licensed by the NYS Department of State. Home inspectors may only report on readily accessible and observed conditions as outlined in this document, Article 12B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home inspectors are not permitted to provide engineering and architectural services." ; and "If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property."

Clear, Concise and "To The Point" Language

1. This inspection is a ***visual inspection*** of the general systems and components in order to identify items in need of ***immediate major repair or replacement***. A component or system that has been identified as ***"Significantly Deficient"*** is unsafe and/or not functioning as designed in the opinion of the inspector.
2. This inspection is performed without the use of invasive or destructive measures.
3. ***Only readily accessible areas are inspected***. In the event that an area is blocked, sealed, or concealed, we will not forcibly gain access. No destructive testing or dismantling is performed. ***Client assumes all responsibilities pertaining to the conditions of the areas that are concealed***.
4. The inspector is a generalist and is not an expert in any particular area or trade.
5. This inspection is performed in compliance with standards of practice established by the State of New York.
6. ***Any follow-up recommendations***, as noted on the "Summary and Recommendations" sections in this report, ***are the responsibility of the client and must be completed before closing***.
7. The inspection report reflects the observed conditions at the time of the inspection.
8. Client must contact us immediately with any concerns that are contrary to the reported conditions. ***Contact us before any repairs are initiated***. Top priority is given to all client concerns.
9. The content of this report is confidential material and released solely to the client by the inspector and inspection company. ***The release of information contained in this report is prohibited without the permission of the client and inspection company***.
10. Just like no two homes are alike, no two home inspectors and inspection reports are alike even if performed on the same property at the same time. Although we perform all inspections and write all reports objectively, without regard to any party's personal interests, additional inspections should be considered.

This is an explanation of what this inspection is not and what is not included.

Please read each point carefully to fully understand our limited liability.

1. This inspection is **not a warranty, guarantee, or insurance policy**. Components are visually inspected and operated with normal controls without regard to life expectancy as specified in the NYS Standards of Practice.

2. This inspection is **not a substitute for the "Real Estate Property Disclosure"** furnished by the seller.

3. This building inspection is **not an engineering analysis, building code compliance report, certificate of occupancy, or zoning ordinance report**. The inspection process and report is not designed or intended to be technically exhaustive.

Know Exactly What Is Not Included

4. This inspection is **not a property survey or property appraisal of value**.

5. This inspection **does not include the following**, whether concealed or not:

- a) Central fire and security systems
- b) Intercoms, telephones, televisions, and satellite systems, components and wiring
- c) Radio-controlled devices, elevators, lifts and dumbwaiters
- d) Timer controls, i.e.: thermostats, lighting, hot water set-backs, motion sensors, etc.
- e) Water softeners, water filters, and any other treatment and purification systems
- f) Pools, spas, saunas, steam bath fixtures and components, unless specifically ordered by the client as an additional service
- g) Asbestos, lead, formaldehyde, electro-magnetic radiation, radon, mold, above ground storage tanks, underground storage tanks or any other environmental hazard unless specifically ordered by the client as an additional service
- h) Termites, carpenter ants, powder-post beetles, bores, or any other wood-destroying insect, unless specifically ordered by the client as an additional service
- i) Private wells, water flow rate, water potability, water nitrates, water lead, and private septic systems, unless specifically ordered by the client as an additional service
- j) Kitchen and laundry appliances, unless specifically ordered by the client as an additional service

"LIVE" Web Site
Link on Every Page

Professional Qualifications of Inspector Page 5 of 23

Rick Bates, CCI, CEI, CHI, RHI

Not All Home Inspectors are Equal. Get Referrals from Multiple Sources i.e. coworkers, your attorney, lenders, etc.

TECHNICAL CONSULTANT:

- Litigation witness in structural, mechanical, environmental cases 1991-present
- Consultant & trouble shooter for contractors and material suppliers 1990-present
- Consultant to engineers & managers of manufacturing facilities 1987-1991
- Consultant to Realtors, Appraisers, Bankers, and Lawyers 1987-present
- Furnished statistics to trade organizations for training 1988-1992
- Furnished field data & support for NYS Energy Office Training Courses 1988-1992
- Inspected luxury hotels in Cancun, Mexico for Mexican Government 1992
- Regional inspector for Real Estate Support Services (RESS) 1988-1998
- Regional inspector for Residential Inspection Technologies (RES-I-TEC) 1991-1994
- Regional inspector for U.S. Toxic Substance Testing Bureau 1993-1998
- NYS hot Line representative for Environmental Assessment Assoc. 1993-1995
- Interviewed by regional newspaper - structural & environmental issues 1991-present
- Featured presenter at Environmental North American Expo 1994
- Featured presenter for Environmental Education Foundation & EPA 1995-2005
- Featured presenter for Real Estate Expos & Conferences 1995-present
- Chairman of Real Estate Expo & Conference - Las Vegas, NV 1995 & 1999
- Chairman of Environmental Conference - Puerto Rico 1997
- National consultant for structural, mechanical, environmental issues 1995-present
- Regularly published articles in "Environmental Times" newspaper 1995-1999
- Author of (6) inspection training manuals 1996-2005

INSTRUCTOR:

- Numerous home buyer workshops for various agencies & organizations 1988-present
- Design & classroom instruction of "Suspected Asbestos Materials in Buildings" 1989
- Design & classroom instruction of "Residential Electrical Course" 1991
- Design & classroom instruction of "How to Tell the Age of Residential Dwellings" 1991
- Design & classroom instruction of "Heating Codes for Inspectors" 1991
- Design & classroom instruction of "Environmental Impact on Banking" 1992-2007
- Design & classroom instruction of "Performing Phase I Environmentals" 1994-2005
- Design & classroom instruction of "Performing Effective Home Inspections" 1996-2005
- Design, classroom, internet instruction of "Mold Awareness 101, 102, & 103" 2003-2007

SPECIALIZED TRAINING:

- State University of New York - Degree in Land Development 1978
- Includes classroom & field work in surveying, soils, geology, drainage, well & septic systems, site analysis, construction, entomology, plant pathology, botany, environmental contaminants including insecticides, herbicides, & fungicides.
- NYS Academy of Fire Science Certificates in Code Enforcement Practices: 1988
 - NYS Energy Office courses: Energy Conservation Code, Oil Heating, Installation of Steam Boilers, Multi-Family Energy Efficiency, Reducing Indoor Radon 1988-1991
 - NYSTAR certified - program for indoor air quality and super insulated homes 1991
 - Certified Construction Inspector (CCI) designation #3508 1992-present
 - Certified Environmental Inspector (CEI) designation #8786 1992-present
 - Specialty Hydronic Heating workshops - European Techniques 1992-1993
 - Employee Relocation Council National Home Inspection Format 1992
 - Americans with Disabilities Act (ADA) - "New & Historic Building Accessibility" 1992
 - International Ground Source Heat Pump Assoc. certification #11932-694. Certified in design, construction, & trouble shooting of geothermal heating systems. 1994
 - Work with environmental physicians on national preventive medicine programs 1994-present
 - Registered Home Inspector (RHI) #2718 1995-present
 - Registered Indoor Air Quality Manager 1998-2012
 - Registered Environmental Expert Witness 2000-2012
 - New York State Licensed Home Inspector # 16000007336 2005-present

The Icons Below Describe Observed Conditions of Inspected Components



Appears Serviceable - performing intended function safely and as designed



Minor Repair or Adjustment likely to be made serviceable.



Potential Health and/or Safety Concern - Possible threat to human health and safety. Should be given top priority.



Significantly Deficient - not performing as intended or designed. May need replacement.

n/a

Not Applicable, Not Present



Recommend further investigation or inspection by a professional specialist, contractor, engineer, etc. Additional information on this topic should be obtained from a knowledgeable source

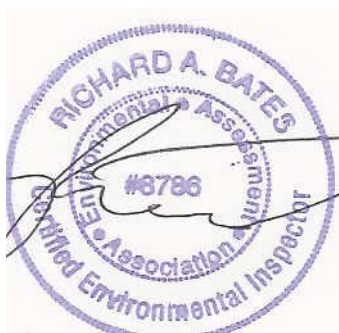
Rick Bates Exclusive "GOLD STANDARD" Report Format. Anyone can quickly & easily understand the issues.

"Go to www.RickBates.com

for further information including referrals, recommendations, explanations, guidelines, standards, educational & informative photos and more!"

SITE SPECIFIC DATA








Icons Make It Simple & Easy to Read the Entire Report in No Time



Number of Units:	Single Family
Occupancy Status:	Occupied
Size of Structure:	less than 3,000 sq. ft.
Age of Structure:	5-10 years
Temperature:	60 deg. F to 70 deg. F
Weather Conditions:	Sunny
Soil Conditions:	Moist

LOT & GROUNDS

Appears Serviceable Minor Repair Significantly Deficient Potential Safety Concern Recommend Inspect Further

Driveway 	Location: Front Type: Black top Comment: <div style="border: 1px solid red; padding: 5px; display: inline-block;">Each of the Areas and Systems Has Its Own Report Page</div>	
Sidewalk(s) 	Location: Front Type: Concrete Comment:	
Retaining Wall(s) n/a	Location: Type: Comment: Photo of paver walk alongside garage showing some settling in the center	
Patio 	Location: Back Type: Pavers Comment: Appears properly sloped away from the foundation	
Slope & Drainage 	Location: Entire Perimeter Type: Planting beds with shrubs & perennials Comment: Regrading w/topsoil to provide 6 inch slope in 10 ft. Min. Maintain min. 6 inch clearance below bottom of siding	
Vegetation 	Location: Perimeter of structure Type: Planting beds Comment: <div style="border: 1px solid red; padding: 5px; display: inline-block;">Each Page Has a Summary for That Area or System</div>	
Electrical Entrance 	Location: Left side Type: Underground Comment: <div style="border: 1px solid red; padding: 5px; display: inline-block;">Each Page Has Recommendations for That Area or System</div>	
Lot & Grounds Summary	No major concerns were observed Only minor repairs needed	
Lot & Grounds Recommendations	Monitor foundation for moisture intrusion due to ground slope Must keep drainage ditches clear and flowing - some ponding at driveway drain pipe	

EXTERIOR

Appears Serviceable Minor Repair Significantly Deficient Potential Safety Concern Recommend Inspect Further

Steps & Railings



Location: Front
Type: Wood
Comment:



Deck(s)

n/a

Location:
Type:
Comment:

Easy to See When a Feature Does Not Apply - No Check Box
Type Report Where Inspectors Can Easily Make an Error

Porch(es)



Location: Front
Type: Concrete
Comment: Common cracks observed



Soffit, Fascia & Trim



Location: All areas
Type: Mixture of materials
Comment: No enclosure yet installed under front left bedroom cantilever - potential pest entry point.



Walls & Siding



Location: All areas
Type: Vinyl
Comment: Photo of damaged panel at back door.
Warped siding at back - likely from heat of grill.



Hose Faucet(s)



Location: All areas
Type: Frost free
Comment:



Electrical



Location: All areas
Type: Ground fault protected except at front yard light outlet
Comment: Consider upgrade to GFCI outlets for safety at pole light



Exterior Summary

No major concerns were observed
Only minor repairs needed






Safety Items Clearly Stand Out & Always Include Photos

Exterior Recommendations

Safety items should be a repair priority
Check closely for any pest nesting and mold at exposed fiberglass insulation.

ROOF

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

<p>Chimney(s)</p> <p>n/a</p>	<p>Location:</p> <p>Type: Note: Key is at the Top of Each Page for Easy Reference</p> <p>Comment: No chimney structures - all direct vent appliances</p>
<p>Main Roof</p> <p></p>	<p>Inspected: Ladder at eaves/edges and telephoto from ground</p> <p>Type: Composition shingles</p> <p>Comment: First row of shingles not overhanging drip edge</p> 
<p>Addition(s) Roof</p> <p></p>	<p>Inspected: Ladder at eaves/edges</p> <p>Type: Composition shingles</p> <p>Comment: First row of shingles not overhanging drip edge-monitor for leakage behind gutters</p> 
<p>Porch(es) Roof</p> <p></p>	<p>Inspected: Ladder at eaves/edges</p> <p>Type: Composition shingles</p> <p>Comment: First row of shingles not overhanging drip edge</p> 
<p>Flashing</p> <p></p>	<p>Location: All areas</p> <p>Type: Metal</p> <p>Comment: Recommend a piece of flashing at the base of the garage valley - water running behind gutter - minor</p> 
<p>Sky Lights</p> <p>n/a</p>	<p>Location:</p> <p>Type:</p> <p>Comment: *** Every Rick Bates Home Inspection Report is Interactive - You can Add Your Own Electronic Comments Directly to the Digitally Secure Report Document Using Adobe Reader Version 9 or Higher. This Makes Sharing the Info that Much Easier...</p>
<p>Roof Water Controls</p> <p></p>	<p>Location: All areas</p> <p>Type: Metal gutters & downspouts</p> <p>Comment: No debris screen at downspout of subsurface drains</p> 
<p>Roof Summary</p>	<p>No major concerns were observed</p> <p>Only minor repairs needed</p>
<p>Roof Recommendations</p>	<p>Discoloration (Algae growth) can be cleaned away.</p> <p>Proper roof & surface water control will prevent basement moisture & future mold</p>

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

Basement Walls 	<p>Location: Perimeter of basement</p> <p>Type: Poured concrete</p> <p>Comment: Insulation not to floor and standard dimensional lumber (not pressure treated) use along base of insulation</p>	
Basement Floor 	<p>Location: Entire floor area</p> <p>Type: Poured concrete</p> <p>Comment:</p>	
Crawl Space(s) 	<p>Inspected: Observed from entry only</p> <p>Type: Framed and sheetrocked space under stairway</p> <p>Comment:</p>	
Framing 	<p>Location: Basement</p> <p>Type: Engineered wooden I-Joists</p> <p>Comment: Joists improperly cut for utilities - should be checked by an professional engineer for corrective reinforcement</p>	
Supports 	<p>Location: Under main beams</p> <p>Type: Metal screw jack posts</p> <p>Comment: Plates and posts not secured to floor in some locations</p>	
Moisture Controls 	<p>Location: None visible</p> <p>Type: Not yet installed</p> <p>Comment: Photo of condensate pump that can be used for connection to dehumidifier drain - will never need to empty unit.</p>	
Electrical 	<p>Location: Throughout foundation area</p> <p>Type: Non-Metallic (NM) cable</p> <p>Comment: Photo of hanging wires below fireplace. Unknown if holes cut through I-Joists for wiring are properly located</p>	

Approximately (300) Photos are Taken with (60) Included in the Body of the Report







All the Photos are Made Available Through DropBox for Client Use - Another Rick Bates Exclusive at No Extra Charge!

Foundation Summary **Wooden I-Joists improperly cut for utilities - need further evaluation by a professional structural engineer. One minor area of visible mold on subfloor - small area.**

Foundation Recommendations **Proper roof & surface water controls will help keep basement dry & prevent mold**
Must keep relative humidity level at 35-40% year round to prevent mold growth

ELECTRICAL

Appears Serviceable Minor Repair Significantly Deficient Potential Safety Concern Recommend Inspect Further











Main Panel 	Location: Basement Type: Circuit breakers Comment: Neutrals not marked as load carrying - (2)	
Main Conductor 	Location: Basement Type: Aluminum Comment:	
Ground 	Location: Main panel Type: Copper wire with cable clamps Comment: Not fully visible	
Sub Panel #1 n/a	Location: Type: Comment: Photo of ground wire & clamp on gas line for installation of corrugates stainless steel tubing.	
Sub Panel #2 n/a	Location: Type: Comment:	
Branch Wiring 	Location: All areas Type: Non-Metallic (NM) cable. Improper type wiring on pump Comment: Outlet in laundry area not GFCI protected. See next page for specific areas for wiring repairs	
Capacity 	Amps: 200 Volts: 120/240 volts Comment:	

Priority Repairs
Clearly Listed

Electrical Panel Summary No major concerns were observed
Only minor repairs needed. New booster wiring not proper type installed.

Electrical Panel Recommendations Any repairs should be made by a professional electrical contractor
Electrical repairs should be a safety priority

ELECTRICAL Areas

Entrance page 7	Location: Left side Type: Underground Comment:	Share this Page with a Contractor in Order to Make the Proper Repairs the First Time.	
Exterior page 8	Location: All areas Type: Ground fault protected except at front yard light outlet Comment: Consider upgrade to GFCI outlets for safety at pole light		
Foundation page 9	Location: Throughout foundation area Type: Non-Metallic (NM) cable Comment: Photo of hanging wires below fireplace. Unknown if holes cut through I-Joists for wiring are properly located		
Heating page 14 AC page 15	Comment: Comment:		
LR,DR,FMLY Rms page 16	Location: All rooms Type: Three prong outlets Comment: No power to outlet under fireplace - likely wire that is coiled up in basement below fireplace.		
Kitchen page 17	Location: Counter area Type: Ground fault protected Comment: Unknown if proper type bulbs are in vent hood - need to be sure that do not break with any moisture/steam		
Bathroom(s) page 18	Location: All bathrooms Type: Ground fault protected Comment: Must check when GFCI receptacles are reset that they do not produce an "Open Neutral" condition.		
Bedrooms page 19	Location: All bedrooms Type: Newer three prong outlets but not arc fault protected Comment: (2) outlets on outside wall of bedroom over garage tested to have reversed polarity		
Attic page 20	Location: Main attic area Type: Non-Metallic (NM) cable Comment: Not fully visible	Rick Bates is Always Just Quick Phone Call Away.	
Garage page 21	Location: Entire garage area Type: Ground fault protected Comment: Tested normally		

PLUMBING

Sample Rick Bates Home Inspection Report

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

Water Source 	Location: Front Type: Municipal Comment: Photo of exterior reader for water meter	
Main Line 	Location: Basement Type: Copper Comment:	
Supply Lines 	Location: Throughout structure Type: Plastic Comment: Photo of booster pump installed to increase pressure. Must monitor pump for leakage -constant head pressure	
Laundry 	Location: Laundry room Type: Vented electric dryer Comment: Upgrade dryer vent pipe to smooth metal type Dryer vent in need of cleaning	
Waste Lines 	Location: Throughout structure Type: Plastic Comment: Recommend upgrade to standpipe drain in basement to include a check valve to prevent back-ups	
Fuel System 	Location: Exterior Type: Natural gas Comment: Pipes corroded at exterior - simply paint Photo of flex gas line against metal casing of fireplace	
Water Heater 	Gallons: 48 Type: Natural gas Comment:	







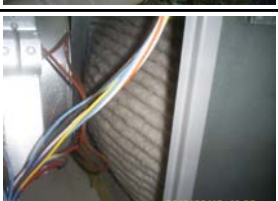
Never Get Lost in a Rick Bates Report. You Always Know Where You Are

Plumbing Summary No major concerns were observed
 Only minor repairs needed - start with safety items.

Plumbing Recommendations Consider the installation of electronic moisture sensor to detect water leakage
 Upgrade dryer vent piping to smooth metal type w/minimal bends & taped joints

HEATING

Appears Serviceable Minor Repair Significantly Deficient Potential Safety Concern Recommend Inspect Further

Main system 	Fuel: Natural gas Type: Forced air Comment:	
Second system 	Fuel: Electric Type: Convection Comment: Electric fireplace in sunroom area - not tested	
Electrical Controls 	Location: At separate disconnect Type: Unit wiring Comment:	
Burners 	Location: Center Comment: Normal color and shape to flame when tested	
Combustion Air 	Location: Exterior Type: Fan induced Comment:	
Venting 	Location: Exterior Type: Direct vented Comment: Must keep intake and discharge piping clear	
Distribution 	Location: All areas Type: Ducts Comment: Photo of filter that is distorted due to restricted air flow- must change tighter filters more often	

Rick Bates Uses Special Time Lapse Photos to Show Actual Conditions

Recommendations to Prevent Future Problems

Repeated as a Reminder

Heating Summary

No major concerns were observed
Only minor repairs needed

Heating Recommendations

Be sure to activate system on your final walk through inspection
Be sure not to restrict air flow too much with better type filters.

AC & VENTILATION

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

Air Conditioning 	Fuel: Electric Type: Central electric Comment: Compressor not level at exterior - minor	
AC Wiring 	Location: At compressor Type: Flex Conduit Comment:	
AC Condensate 	Location: At evaporator coil Type: Condensate pump Comment:	
AC Distribution 	Location: All areas Type: As part of furnace ducts Comment: Must remember to change register openings seasonally for balance of heating and cooling.	
Kitchen Fan 	Location: Above cooking appliance Type: Hood vented to interior Comment: Interior vented No exterior louver	
Hall Bath Fan 	Location: Ceiling mounted Type: Improperly discharges to soffit area Comment: Improper discharge point No exterior louver	
Owner's Bath Fan 	Location: Ceiling mounted Type: Unknown discharge point Comment: Improper discharge point No exterior louver	
AC & Ventilation Summary	No major concerns were observed Only minor repairs needed	
AC & Ventilation Recommendations	Bath & kitchen vent fans with exterior discharges needed for modern family Bath vent fans should run while shower & for at least 40 minutes after	

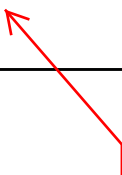
Now You Know What That Is...With a Photo.

Unique & Valuable Information You Get Only from Rick Bates

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

Sink(s) 	Comment: Dishwasher lacks hloop trap to prevent drain back-up	
Ceilings 	Location: Entire kitchen area Type: Sheetrock Comment:	
Walls 	Location: Entire kitchen area Type: Sheetrock Comment:	
Floors 	Location: Entire kitchen area Type: Wood Comment:	
Windows & Doors 	Location: Window & door Type: Casement Comment:	
Counter & Cabinets 	Location: Entire counter area Type: Solid core material Comment:	
Electrical 	Location: Counter area Type: Ground fault protected Comment: Unknown if proper type bulbs are in vent hood - need to be sure that do not break with any moisture/steam	
Heat & A/C 	Location: Wall Type: Forced air Comment: heating and cooling discharge at toe space by sink	

Did You Know that this is Improperly Installed in 9 out of 10 Area Homes?



Kitchen Summary No major concerns were observed
 Appliances not tested with this type inspection

Kitchen Recommendations Check appliances on your final walk through inspection
 Carefully inspect once personal items have been removed

BATHROOMS

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

<p>CeilingWallsFlrs</p>	<p>Location: All bathrooms</p> <p>Type: Sheetrock ceilings and walls</p> <p>Comment: Tile floor in owner's bath makes popping sound near toilet and shower stall- may be loose underlayment</p>	
<p>Toilet(s)</p>	<p>Location: All bathrooms</p> <p>Comment:</p>	
<p>Sink(s)</p>	<p>Location: All bathrooms</p> <p>Comment:</p>	
<p>Tub(s)</p>	<p>Location: All bathrooms w/tubs</p> <p>Comment: Minor scratches on hall bath tub decking - not where it would leak. Photo of whirlpool tub in operation</p>	
<p>Shower(s)</p>	<p>Location: All bathrooms w/showers</p> <p>Comment:</p>	
<p>Windows & Doors</p>	<p>Location: All bathrooms</p> <p>Comment: Must remember to keep owner's shower door tightly closed</p>	
<p>Electrical</p>	<p>Location: All bathrooms</p> <p>Type: Ground fault protected</p> <p>Comment: Must check when GFCI receptacles are reset that they do not produce an "Open Neutral" condition.</p>	
<p>Heat & A/C</p>	<p>Location: All bathrooms</p> <p>Type: Forced air</p> <p>Comment:</p>	

Unusual Noises are Also Identified

Bathroom Summary No major concerns were observed
 Unknown if floor popping is related to I-Joists in basement - should be checked.

Bathroom Recommendations Further investigation by a licensed engineer of I-Joists in basement
 Carefully inspect once personal items have been removed

BEDROOMS

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

Stairway 	Location: To second floor Type: Carpeted Comment:	
Ceilings 	Location: All bedrooms Type: Sheetrock Comment:	
Walls 	Location: All bedrooms Type: Sheetrock Comment:	
Floors 	Location: All bedrooms Type: Carpet Comment: Small rise in bedroom over garage - not a true step & has trip potential. Does not appear to be original rm	
Windows & Doors 	Location: All bedrooms Type: Double hung & casement Comment: Small window in room over garage - may not be large enough to satisfy egress requirement.	
Fireplace(s) n/a	Location: Type: Comment:	
Electrical 	Location: All bedrooms Type: Newer three prong outlets but not arc fault protected Comment: (2) outlets on outside wall of bedroom over garage tested to have reversed polarity	
Heat & A/C 	Location: Floor Type: Forced air Comment: Room over garage does not have heating/cooling at furthest outside area rather close to door - balance issue	
Bedrooms Summary	No major concerns were observed but it appears that room over garage was not an original bedroom - quality of work does match with original house construction.	
Bedrooms Recommendations	Unknown if bedroom over garage was properly permitted and inspected by the municipality to be a legal space that meets all safety requirements.	

Focus is Always on Health and Safety

Appears Serviceable
 Minor Repair
 Significantly Deficient
 Potential Safety Concern
 Recommend Inspect Further

<p>Access</p>	<p>Inspected : By viewing at entrance only</p> <p>Type: Hatch</p> <p>Comment: Access located inside hall bath - not recommended due to moisture & air movement around hatch</p>	
<p>Roof Framing</p>	<p>Location: Main attic area</p> <p>Type: Wooden trusses</p> <p>Comment:</p>	
<p>Roof Decking</p>	<p>Location: Entire attic area</p> <p>Type: Plywood</p> <p>Comment:</p>	
<p>Attic Floor</p>	<p>Location: Main attic area</p> <p>Type: Open joists/trusses</p> <p>Comment: No storage area -just insulation</p>	
<p>Ventilation</p>	<p>Location: Main attic area</p> <p>Type: Ridge & soffit</p> <p>Comment: Clearance missing at ridge - tar paper not yet cut through along ridge in some spots</p>	
<p>Insulation</p>	<p>Location: Throughout attic area</p> <p>Type: Fiberglass</p> <p>Comment: Must keep tightly fitted at bathroom hatch to prevent mold growth</p>	
<p>Electrical</p>	<p>Location: Main attic area</p> <p>Type: Non-Metallic (NM) cable</p> <p>Comment: Not fully visible</p>	

Someone Just Forgot - This Happens 5 out of 7 Times on New Roof Installations but is Easily Corrected

Attic Summary No major concerns were observed








Only minor repairs needed

Attic Recommendations No mold observed - best to fix vent fan discharges and ridge vent clearances.

Go to attic and look for moisture at least (4) times per year

GARAGE

Appears Serviceable Minor Repair Significantly Deficient Potential Safety Concern Recommend Inspect Further

Roof 	Inspected: Ladder at eaves/edges Type: Composition shingles Comment: Shingles not properly overhanging drip edge - water running behind gutter but not leaking to interior.	
Ceiling 	Location: Entire garage area Type: Sheetrock Comment:	
Walls 	Location: Entire garage area Type: Sheetrock Comment:	
Floor 	Location: Entire floor area Type: Poured concrete Comment:	
Windows & Passage Doors 	Location: At house Type: Door Comment:	
Vehicle Door(s) 	Type: Overhead (2) Safety: Tested normally on both Comment:	
Electrical 	Location: Entire garage area Type: Ground fault protected Comment: Tested normally	

Garage is Included at No Extra Charge

Garage Summary
No major concerns were observed
Visibility/access limited due to personal items

Garage Recommendations
Carefully inspect once personal items have been removed

Summary Part One

Sample Rick Bates Home Inspection Report

Follow-up recommendations are the responsibility of the client to be considered before closing.

Be sure to obtain competitive quotes from professional contractors to determine accurate costs of any repairs

Clear, Concise Summary that is a "To Do List" Going Forward

LOT & GROUNDS page 7

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed

Monitor foundation for moisture intrusion due to ground slope

Must keep drainage ditches clear and flowing - some ponding at driveway drain pipe

EXTERIOR page 8

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed

Safety items should be a repair priority

Check closely for any pest nesting and mold at exposed fiberglass insulation.

ROOF page 9

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed

Discoloration (Algae growth) can be cleaned away.

Proper roof & surface water control will prevent basement moisture & future mold

FOUNDATION page 10

Follow-up
Recommendations:

Wooden I-Joists improperly cut for utilities - need further evaluation by a professional structural engineer. One minor area of visible mold on subfloor - small area.

Proper roof & surface water controls will help keep basement dry & prevent mold

Must keep relative humidity level at 35-40% year round to prevent mold growth

ELECTRICAL pages 11-12

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed. New booster wiring not proper type installed.

Any repairs should be made by a professional electrical contractor

Electrical repairs should be a safety priority

PLUMBING page 13

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed - start with safety items.

Consider the installation of electronic moisture sensor to detect water leakage

Upgrade dryer vent piping to smooth metal type w/minimal bends & taped joints

HEATING page 14

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed

Be sure to activate system on your final walk through inspection

Be sure not to restrict air flow too much with better type filters.

Summary Part Two

Sample Rick Bates Home Inspection Report

Follow-up recommendations are the responsibility of the client to be considered before closing.

Be sure to obtain competitive quotes from professional contractors to determine accurate costs of any repairs

VENTILATION & AC page 15

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed

Bath & kitchen vent fans with exterior discharges needed for modern family

Bath vent fans should run while shower & for at least 40 minutes after

LR, DR, FMLY Rooms pages 16

Follow-up
Recommendations:

No major concerns were observed

Access/visibility limited due to personal items

Be sure to activate and test fireplace on any walkthrough inspection

Carefully inspect once personal items have been removed

KITCHEN page 17

Follow-up
Recommendations:

No major concerns were observed

Appliances not tested with this type inspection

Check appliances on your final walk through inspection

Carefully inspect once personal items have been removed

All Rick Bates Reports are Designed to be Used to Help Manage the Property. Clients Will Call Years Later with Questions - Phone Calls are "FREE for LIFE" for all Inspection Clients.

BATHROOMS page 18

Follow-up
Recommendations:

No major concerns were observed

Unknown if floor popping is related to I-Joists in basement - should be checked.

Further investigation by a licensed engineer of I-Joists in basement

Carefully inspect once personal items have been removed

BEDROOMS page 19

Follow-up
Recommendations:

No major concerns were observed but it appears that room over garage was not an original bedroom - quality of work does match with original house construction.

Unknown if bedroom over garage was properly permitted and inspected by the municipality to be a legal space that meets all safety requirements.

ATTIC page 20

Follow-up
Recommendations:

No major concerns were observed

Only minor repairs needed

No mold observed - best to fix vent fan discharges and ridge vent clearances.

Go to attic and look for moisture at least (4) times per year

GARAGE page 21

Follow-up
Recommendations:

No major concerns were observed

Visibility/access limited due to personal items

Carefully inspect once personal items have been removed