

Tennies Home Inspection

Sample Report (pages 1-7 of 176)

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Property Inspection Report

Client(s):

**Property
address:**

Inspection date:

This report published on...

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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

[Click here](#) for a glossary of building construction terms.

Table of Contents

[General Information](#)

[Grounds](#)

[Exterior and Foundation](#)

[Crawl Space](#)

[Basement](#)

[Roof](#)

[Attic and Roof Structure](#)

[Garage or Carport](#)

[Electric](#)

[Plumbing / Fuel Systems](#)

[Water Heater](#)

[Heating, Ventilation and Air Condition \(HVAC\)](#)

[Fireplaces, Stoves, Chimneys and Flues](#)

[Kitchen](#)

[Bathrooms, Laundry and Sinks](#)

[Interior, Doors and Windows](#)

[Wood Destroying Organism Findings](#)

[View summary](#)

General Information

[Table of contents](#)

Report number: 6819

Time started: 9:50

Time finished: 2:00

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain), Sunny

Temperature during inspection: Warm

Inspection fee: \$400.00

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 199 years

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: East

Occupied: No

1)   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>



Photo 1-1

Photo 1-2



Photo 1-3

Grounds

[Table of contents](#)

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: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Driveway needs to be resealed.

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below), The sidewalk leading to the deck has a small step which could be a trip hazard.

Sidewalk material: Poured in place concrete

Condition of decks, porches and/or balconies: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below), Decks need painting and tile replacement.

Deck, porch and/or balcony material: Wood, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

2) + Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 2-1

3) ↗ Tile deteriorated on deck. Recommend replacing with new tile and exterior grout.



Photo 3-1

4) ↗ Soffit and fascia on South side is rotten and should be replaced by a qualified contractor.



Photo 4-1

5)  The plastic basement window covers are broken. Recommend replacing to keep out water and vermin.



Photo 5-1

Photo 5-2

6)  Pavement and or concrete repair to stop water intrusion.



Photo 6-1

7)  Screen needs repair and man door to garage need weather stripping repaired.