



101 Fake road
Elmira, Ny 14901

Prepared for: Home owner

Prepared by: Aber Inspection Services

Pine City, NY 14871

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 101 Fake road

City: Elmira State: Ny Zip: 14901

Client Information

Client Name: Home owner

Client Address:

City: State: Zip:

Referrer Name: no referrer

Inspection Company

Inspector Name John Aber

Company Name Aber Inspection Services

City: Pine City State: NY Zip: 14871

Email: aberinspectionsservices@gmail.com

Conditions

Others Present: Home Owner (Family member) Property Occupied: Occupied

Estimated Age: 80 years Entrance Faces: West

Inspection Date: 05-26-22

Start Time: 1:30 PM End Time: 4:30 PM

Utilities On: Yes No Not Applicable

Temperature: 80

Weather: Partly cloudy Soil Conditions: Dry

Space Below Grade: Basement

Building Type: Single family Garage: Detached

Water Source: City How Verified: Visual Inspection

Sewage Disposal: City How Verified: Visual Inspection

Lots and Grounds

A N P N I M D

- 1. Driveway: asphalt at alleyway
- 2. Walks: Concrete
- 3. Steps/Stoops: Concrete, Stone - small trip hazard at garage (steps not uniform)



- 4. Porch:



- 5. Patio:
- 6. Deck:
- 7. Balcony:
- 8. Grading:
- 9. Swale:
- 10. Vegetation: Shrubs, Trees - Tree limbs over hang the roof and should be cut back.



- 11. Window Wells: Covered - not completely covers window well
- 12. Retaining Walls:
- 13. Basement Stairwell:
- 14. Basement Stairwell Drain:

Lots and Grounds (Continued)

- 15. Exterior Surface Drain:
- 16. Fences: vinyl, Chain link
- 17. Lawn Sprinklers:

Exterior

A NPNI M D

Facing West Exterior Surface

- 1. Type: Wood - minor paint peeling in a few spots and at window sills, siding contacting roof surface, recommend about one inch gap between to eliminate any future moisture damage.



- 2. Trim: Wood
- 3. Fascia: Aluminum
- 4. Soffits: Wood - Damaged, Wood rot



- 5. Door Bell: Hard wired
- 6. Entry Doors: Wood, Metal - front storm door catches on door frame, cracked glass



Exterior (Continued)

- 7. Patio Door: French door
- 8. Windows: Vinyl double hung
- 9. Storm Windows: None
- 10. Window Screens: Metal
- 11. Basement Windows: Wood casement
- 12. Exterior Lighting: Surface mounted lamps front and rear
- 13. Exterior Electric Outlets:
- 14. Hose Bibs: Rotary - Rear hose bib leak at knob, hose bib at south side of house inoperable



- 15. Gas Meter: Basement
- 16. Main Gas Valve: Located at gas meter

Roof

A NPNI M D

Main Roof Surface _____

- 1. Method of Inspection: On roof
- 2. Unable to Inspect: 10%
- 3. Material: Asphalt shingle
- 4. Type: Gable
- 5. Approximate Age: 10-15 years

Garage Roof Surface _____

- 6. Method of Inspection: Ground level
- 7. Unable to Inspect: 10%
- 8. Material: Asphalt shingle
- 9. Type: Gable
- 10. Approximate Age: 10-15 years
- 11. Flashing: Aluminum
- 12. Valleys:
- 13. Skylights:
- 14. Plumbing Vents: Cast Iron
- 15. Electrical Mast: Surface mount
- 16. Gutters: Aluminum
- 17. Downspouts: Aluminum
- 18. Leader/Extension: Aluminum

Roof (Continued)

North Chimney

- 19. Chimney: Block
- 20. Flue/Flue Cap: Metal
- 21. Chimney Flashing: Galvanized

Garage/Carport

A N P N I M D

Rear Garage

- 1. Type of Structure: Detached Car Spaces: 1
- 2. Garage Doors: Metal
- 3. Door Operation: Mechanized
- 4. Door Opener: Craftsman
- 5. Exterior Surface: Wood - Gaps not properly sealed at rear addition, Rot noted at bottom, recommend clearing vegetation away from siding



- 6. Roof: Asphalt shingle
- 7. Roof Structure: 2x6 Rafter
- 8. Service Doors: Metal
- 9. Ceiling: Exposed framing
- 10. Walls: Exposed framing
- 11. Floor/Foundation: asphalt
- 12. Hose Bibs:
- 13. Electrical: 110 VAC outlets and lighting circuits
- 14. Smoke Detector:
- 15. Heating:
- 16. Windows: wood fixed
- 17. Gutters: Aluminum
- 18. Downspouts: Aluminum
- 19. Leader/Extensions: Aluminum

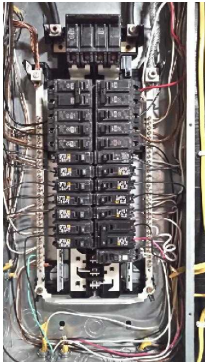
Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Copper and aluminum
3. 120 VAC Branch Circuits: Copper and aluminum
4. 240 VAC Branch Circuits: Copper and aluminum
5. Aluminum Wiring: Old wiring not presently in use
6. Conductor Type: Romex and aluminum cloth wrapped, BX
7. Ground: Plumbing ground only
8. Smoke Detectors: Battery operated
9. Carbon Monoxide Detectors:

Basement Electric Panel

10. Manufacturer: General Electric



11. Maximum Capacity: 200 Amps
12. Main Breaker Size: 200 Amps
13. Breakers: Copper and Aluminum
14. Fuses:
15. AFCI:
16. GFCI: At GFCI receptacles only
17. Is the panel bonded? Yes No

Structure

A NPNI M D

1. Structure Type: Wood frame
2. Foundation: Block
3. Differential Movement: No movement or displacement noted
4. Beams: Solid wood
5. Bearing Walls: Frame
6. Joists/Trusses: 2x10
7. Piers/Posts: Steel posts
8. Floor/Slab: Poured slab
9. Stairs/Handrails: Wood stairs with metal handrails
10. Subfloor: Dimensional wood

Attic

A NPNI M D

Main Attic

- 1. Method of Inspection: In the attic
- 2. Unable to Inspect: 30%
- 3. Roof Framing: 2x8 Rafter



- 4. Sheathing: Dimensional wood
- 5. Ventilation: Ridge and soffit vents
- 6. Insulation: Blown in, Fiberglass, Batts - missing insulation in spots, recommend putting insulation in missing spots to maximize efficiency



- 7. Insulation Depth: 6", 12"
- 8. Vapor Barrier:
- 9. Attic Fan:
- 10. House Fan:
- 11. Wiring/Lighting: 110 VAC - recommend putting wire ends in junction box or remove



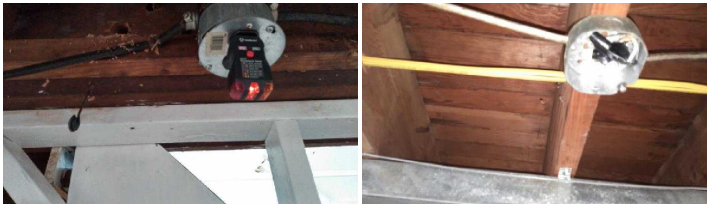
- 12. Moisture Penetration:
- 13. Bathroom Fan Venting: None

Basement

A N P N I M D

Basement

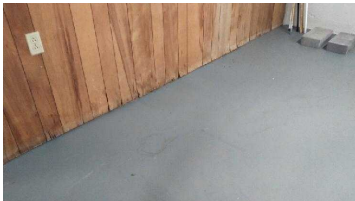
1. Unable to Inspect: 10%
2. Ceiling: Exposed framing
3. Walls: Concrete, Exposed framing
4. Floor: Poured
5. Floor Drain: capped off
6. Doors: wood
7. Windows: Wood casement
8. Electrical: 110 VAC outlets and lighting circuits - missing covers at junction boxes, exposed wires, Open ground at 3 prong outlets



9. Smoke Detector:
10. HVAC Source: recommend to add register to provide heat to basement if desired
11. Vapor Barrier: None
12. Insulation: Fiberglass, at foundation
13. Ventilation: Windows
14. Sump Pump: Pedestal - Sump was completely dry/empty-unable to test pump operation/piping for leaks. space under block wall should be reinforced to prevent any settling or erosion



15. Moisture Location: on wood paneling - past water stains present



16. Basement Stairs/Railings: Wood stairs with wood handrails

Basement (Continued)

Basement Stairs/Railings: (continued)



Air Conditioning

A NP NI M D

outside AC System

1. A/C System Operation: Functional
2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Chrysler-Airtemp
5. Model Number: VS4BD-024KB Serial Number: VSG170530714
6. Area Served: Whole building Approximate Age: 5 years
7. Fuel Type: 220 VAC Temperature Differential:
8. Type: Central A/C Capacity: 2 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: High pressure
11. Electrical Disconnect: Breaker disconnect
12. Exposed Ductwork: Metal
13. Blower Fan/Filters: Direct drive with disposable filter
14. Thermostats: Individual

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

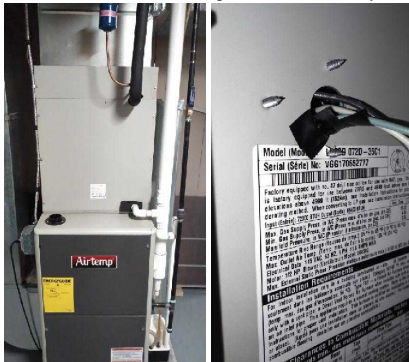
1. Freestanding Stove: Wood burning
2. Fireplace Construction: Brick
3. Type: Free standing, Electric
4. Fireplace Insert: With blower fan
5. Smoke Chamber: Brick
6. Flue: Metal
7. Damper: Metal
8. Hearth: Flush mounted

Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Adequate
2. Manufacturer: Crysler-Airtemp



3. Model Number: 072d-35c1 Serial Number: VGG170652777
4. Type: Forced air Capacity: 72k btu
5. Area Served: Whole building Approximate Age: 5 years
6. Fuel Type: Natural gas
7. Heat Exchanger: 4 Burner



8. Unable to Inspect: 15%
9. Blower Fan/Filter: Direct drive with disposable filter
10. Distribution: Metal duct
11. Circulator: Pump
12. Draft Control: Automatic
13. Flue Pipe: PVC
14. Controls: Limit switch

Heating System (Continued)

- 15. Devices: N/A
- 16. Humidifier:
- 17. Thermostats: Individual
- 18.
- 19. Suspected Asbestos: No

Plumbing

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- 1. Service Line: Copper
- 2. Main Water Shutoff: Basement



- 3. Water Lines: PVC and copper
- 4. Drain Pipes: Copper, Cast iron, PVC
- 5. Service Caps: Not visible
- 6. Vent Pipes: Cast iron, PVC



- 7. Gas Service Lines: Cast iron

Basement Water Heater

- 8. Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: whirlpool



Plumbing (Continued)

10. Model Number: 40T6-34NG 400 Serial Number: 1610102705581

11. Type: Natural gas Capacity: 40 Gal.

12. Approximate Age: 6 years Area Served: Whole building

13. Flue Pipe: Double wall

14. TPRV and Drain Tube: Copper

Bathroom

A N P N I M D

1st floor main Bathroom

1. Closet: None

2. Ceiling: plaster/sheetrock

3. Walls: plaster/sheetrock

4. Floor: Hardwood

5. Doors: Solid wood

6. Windows: Vinyl slider

7. Electrical: 110 VAC outlets and lighting circuits



8. Counter/Cabinet: Laminate and wood - Peeling laminate



9. Sink/Basin: Molded single bowl

Bathroom (Continued)

10. Faucets/Traps: metal and pvc - limited access to shut off, missing shut off knob



11. Tub/Surround: Fiberglass tub and ceramic tile surround
 12. Shower/Surround:
 13. Spa Tub/Surround:
 14. Toilets: Eljer
 15. HVAC Source: Heating system register
 16. Ventilation: Electric ventilation fan and window

Kitchen

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: Whirlpool
 2. Ventilator: Broan
 3. Disposal:
 4. Dishwasher: Kenmore
 5. Air Gap Present? Yes No
 6. Trash Compactor:
 7. Refrigerator: Frigidaire
 8. Microwave:
 9. Sink: Stainless Steel
 10. Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets, Non-GFCI circuit -recommend GFCI circuit be installed, Missing outlet/switch cover plates



11. Plumbing/Fixtures: Chrome, Stainless Steel
 12. Counter Tops: Laminate and composite materials

Kitchen (Continued)

13. Cabinets: wood and composite materials
 14. Pantry: at entry door way
 15. Ceiling: plaster/sheetrock
 16. Walls: plaster/sheetrock
 17. Floor: Vinyl floor covering
 18. Doors: Solid wood, swing door
 19. Windows: Vinyl double hung
 20. HVAC Source: Heating system register

Bedroom

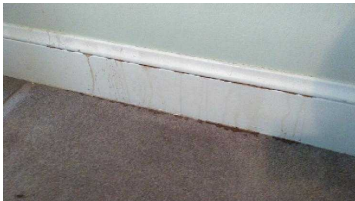
A NPNI M D

Front Bedroom

1. Closet: Single
 2. Ceiling: plaster/sheetrock
 3. Walls: plaster/sheetrock
 4. Floor: Carpet
 5. Doors: Solid wood
 6. Windows: Vinyl double hung
 7. Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
 8. HVAC Source: Heating system register
 9. Smoke Detector: at hallway
 10. Carbon Monoxide Detector:

Rear Bedroom

11. Closet: Single
 12. Ceiling: plaster/sheetrock
 13. Walls: plaster/sheetrock
 14. Floor: Carpet - Carpet Stained/soiled



15. Doors: Solid wood
 16. Windows: Vinyl double hung
 17. Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
 18. HVAC Source: Heating system register - wall register cover loose



19. Smoke Detector: at hallway
 20. Carbon Monoxide Detector:

Living Space

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Living Room Living Space

1. Closet: Single, at entry door way
2. Ceiling: plaster/sheetrock
3. Walls: plaster/sheetrock
4. Floor: Carpet
5. Doors: None
6. Windows: Vinyl double hung
7. Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
8. HVAC Source: Heating system register, electric heater in fireplace
9. Smoke Detector:
10. Carbon Monoxide Detector:

Dining Room Living Space

11. Closet: None
12. Ceiling: plaster/sheetrock
13. Walls: plaster/sheetrock
14. Floor: Carpet
15. Doors: French door to exterior, swing door
16. Windows: Vinyl double hung
17. Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
18. HVAC Source: Heating system register
19. Smoke Detector:
20. Carbon Monoxide Detector:

Sun Room Living Space

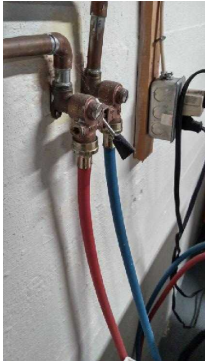
21. Closet:
22. Ceiling: vinyl
23. Walls: wood
24. Floor: outdoor carpet
25. Doors: French
26. Windows: removable screen panels
27. Electrical: 110 VAC - Non-GFCI circuit - recommend GFCI circuit be installed
28. HVAC Source:
29. Smoke Detector:
30. Carbon Monoxide Detector:

Laundry Room/Area

A NPNI M D

Basement Laundry Room/Area

1. Closet:
2. Ceiling: Exposed framing
3. Walls: Concrete
4. Floor: Poured
5. Doors:
6. Windows: Wood casement
7. Electrical: 110 VAC outlets and lighting circuits, 220 VAC - Non-GFCI circuit -recommend GFCI circuit be installed
8. Smoke Detector:
9. HVAC Source: No heat duct
10. Laundry Tub: PVC
11. Laundry Tub Drain: PVC
12. Washer Hose Bib: Multi-port



13. Washer and Dryer Electrical: 220 VAC
14. Dryer Vent: Metal flex
15. Dryer Gas Line: Cast iron
16. Washer Drain: Drains to laundry tub
17. Floor Drain: capped off

Final Comments

overall very well maintained home.

areas of concern:

-electrical grounding. older home has been undated with three prong outlets on the first floor. all of these have open grounds which defeats the purpose of the three prong grounded outlet. Outlet near kitchen sink is recommended to have a GFCI outlet in today's standards, at the very least I recommend fixing the open ground situation. because of the age of the home these are not a requirement but well worth having an electrician evaluate.

-smoke detectors. only one smoke detector in the house, recommend adding a few more through out the house.

other areas of improvement or recommendations are noted in the marginal summary

Marginal Summary

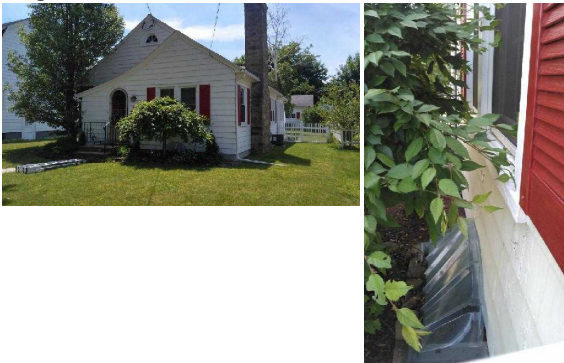
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete, Stone - small trip hazard at garage (steps not uniform)



2. Vegetation: Shrubs, Trees - Tree limbs over hang the roof and should be cut back.



3. Window Wells: Covered - not completely covers window well

Exterior

4. Facing West Exterior Surface Type: Wood - minor paint peeling in a few spots and at window sills, siding contacting roof surface, recommend about one inch gap between to eliminate any future moisture damage.



Marginal Summary (Continued)

5. Soffits: Wood - Damaged, Wood rot



6. Entry Doors: Wood, Metal - front storm door catches on door frame, cracked glass



7. Hose Bibs: Rotary - Rear hose bib leak at knob, hose bib at south side of house inoperable



Garage/Carport

8. Rear Garage Exterior Surface: Wood - Gaps not properly sealed at rear addition, Rot noted at bottom, recommend clearing vegetation away from siding



Marginal Summary (Continued)

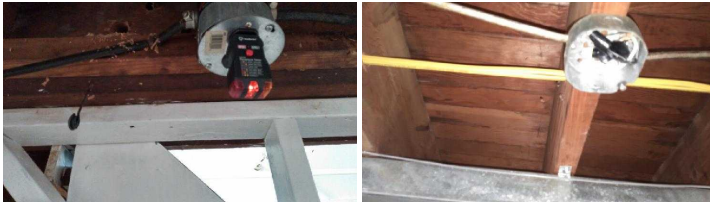
Attic

9. Main Attic Wiring/Lighting: 110 VAC - recommend putting wire ends in junction box or remove



Basement

10. Basement Electrical: 110 VAC outlets and lighting circuits - missing covers at junction boxes, exposed wires, Open ground at 3 prong outlets



11. Basement Sump Pump: Pedestal - Sump was completely dry/empty-unable to test pump operation/piping for leaks. space under block wall should be reinforced to prevent any settling or erosion



Bathroom

12. 1st floor main Bathroom Counter/Cabinet: Laminate and wood - Peeling laminate



Marginal Summary (Continued)

13. 1st floor main Bathroom Faucets/Traps: metal and pvc - limited access to shut off, missing shut off knob



Kitchen

14. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets, Non-GFCI circuit - recommend GFCI circuit be installed, Missing outlet/switch cover plates



Bedroom

15. Front Bedroom Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
16. Rear Bedroom Floor: Carpet - Carpet Stained/soiled



17. Rear Bedroom Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
18. Rear Bedroom HVAC Source: Heating system register - wall register cover loose



Marginal Summary (Continued)

Living Space

- 19. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets
- 20. Dining Room Living Space Electrical: 110 VAC outlets and lighting circuits - Open grounds noted at 3 prong outlets

Laundry Room/Area

- 21. Basement Laundry Room/Area Electrical: 110 VAC outlets and lighting circuits, 220 VAC - Non-GFCI circuit -recommend GFCI circuit be installed