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HOME INSPECTIONS LLC

INTERNACHI CERTIFIED

Home Inspection Report

123 Nowhere St, Watertown , NY 13601

Inspection Date:

Wednesday October 11, 2017

Prepared For:

John Sample

Prepared By:

PRO-SPEC Home Inspections, LLC
P.O Box 451
Watertown , NY 13601
(315) 816-7515
ProSpecNY@gmail.com

Report Number:

384-3018

Inspector:

Scott Ruttan

License/Certification #:

NY--16000066596

Inspector Signature:

Scott Ruttan

Receipt/Invoice

PRO-SPEC Home Inspections, LLC
P.O Box 451
Watertown , NY 13601
(315) 816-7515

Property Address
123 Nowhere St
Watertown , NY 13601

Date: Oct 11, 2017

Inspection Number: 384-3018

Inspected By: Scott Ruttan

Payment Method: Credit Card

Client: John Sample

Inspection	Fee
Home Inspection	$280.00
Total	**$280.00**

This confidential report is prepared exclusively for John Sample
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Report Summary

Please Read

This page reflex a brief summary of the deficiencies or critical concerns which are important to highlight as they relate to the function or safety in the home. This is only a summary page and is provide as a courtesy, it should not be considered to be the complete report. Comments in the summary are generally concerns or repairs that require most attention. The complete list of issues, concerns, deficiencies and important details pertaining to this property are found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefits from the recommendations, maintenance advice, tips and other important information about the home.

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Concerns

- ***Ground Fault Circuit Interrupter (GFCI) receptacle should be provided at all counters for added safety.***
- ***Handrail missing, potential safety concern. Recommend Installing handrail for safety.***
- ***Temperature-Pressure relief valve extension pipe missing. Extension pipe should be 4"-6" inches off of the floor for improved safety.***

Improvement Items

- ***Chimney flashing is rusted, causing staining of the roof covering. Recommend wire brushing clean and painting flashing. Refer to qualified contractor for service.***
- ***Toilet bowls are loose at base, recommend repair by a qualified plumber.***
- ***Vent pipe corroded / rusted. We are urge replacement.***
- ***Recommend properly venting dryer vent to exterior*** .
- ***Exterior fuel line is rusted. Recommend wire brush clean and paint.***
- ***Second floor bathroom plumbing is leaking into the ceiling. Recommend contacting a qualified plumber for further evaluation and repair.***
- ***Recommend trimming all trees and branches overhanging, or close to, the roof. Keep a minimum of 6 ft clearance from all trees and branches to the house to reduce the risk of insect or water damage.***

Items To Monitor

- ***Sump pump for working or not.***
- ***Sanitary grinder pump for working or not.***

Deferred Maintenance / Cost Items

- ***Boiler that is 16+ years.***
- ***Water heater that is 8+ years.***

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Report Summary

House In Perspective

Average Quality / Well Maintained

Limitations & Notes of Inspection

Home inspectors are generalist and most are not experts in any specific field, further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspected system and not be limited to specific areas cited in the home inspection report. Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but every effort is made to be as accurate as possible based on the visual evidence where accessible. When any item in the report is reported to be "Satisfactory", the meaning is that it should be given general satisfactory service within the limits of its age and any defects or current problems noted during the inspection. During the course of our inspection we must be age considerate of the home when evaluating certain components in the structure. Keeping in mind that general building practices used in a home 100 years in age or older are much different from what is used in a conventional home built today. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Once you have settled on the inspected property, please call our office with any questions related to the home or it's maintenance for the time that you own the property. The whole home inspection is conducted according to the standards of practice set by the state of New York and The International Association of Certified Home Inspector's. "Internachi" for the purpose of identifying major deficiencies that might affect your decision whether to purchase the home or not. Unfortunately, we cannot take away all the risk of homeownership. Although improvement/maintenance items are mentioned in this report, it does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection of readily accessible areas of the building are limited to visual observation only. The inspector may not move furniture and personal property or dismantle any appliance aside from removing covers on heating systems, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observation of the apparent condition the date of the inspection. The result of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of technical analysis of the structural integrity of the building or its component in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to ensure you against failure of some of the major systems of the home. These warrantees do not, however cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully. Homebuyers, after occupying the home, sometimes overlook important information and warnings contained in their report. This can result in failure of equipment or other damages, which could have been prevented if the inspectors advice, and recommendations has been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection if possible. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel your inspectors report did not give you significant warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting the problem. Please consult your inspector before you engage a contractor to examine and correct possible defects. Unless prior consultation occurs, your inspector cannot assist you further.

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Report Overview

Scope of Inspection

All components designated for inspection in the New York State & Nachi Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

North

State of Occupancy

Vacant

Weather Conditions

78°F / Cloudy

Recent Rain/Snow

Yes rain

Soil Conditions

Wet

Approximate Age

1978 / 40 years

Type Construction

Frame with Masonry

Type of Residence

Single Family Deatached

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Report Overview

Individuals Presents

- ***Client(s)***
- ***Buyers Agent***

Definitions Of Terms In This Report

Satisfactory **-** A system or component will be rated satisfactory, if in the opinion of the inspector, it is functionally consistent with its original purpose but may show signs of normal wear and tear & deterioration.

Marginal - A system or component will be rated as marginal, if in the opinion of the inspector, it will be performing substantially as intended, but is near the end of its normal service life or there is expectation of limited future usefulness. ***Service / Repair or Replace anytime in the next 5 years.***

Poor - A system or component will be rated poor if, in the opinion of the inspector it is significantly deficient (unsafe or not functioning) or shows signs of imminent failure. ***Service / Repair or Replacement Now or in the very near future.***

Maintenance - A notation in the maintenance section signifies that, in the opinion of the inspector, the item citied is in need of routine maintenance. Or a general repair is recommend to give a component **"Satisfactory"** condition.

Not Applicable / None: (N/A) - A notation of not applicable indicates that this item or component is not present.

Major Concern - A system or a component that is considered significantly deficient or is unsafe.

Safety Concern - Denotes a condition that is unsafe and is in need of immediate or proper attention.

Not Inspected - A notation of an item not being inspected will have a comment as to why it was not Inspected within the body of this report.

- A single item defect is described as "one or single or an individual"

Two similar defects are described as "two or a couple or several"

Three or more similar defects are described as "many"

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Grounds

Service Walks

Material: [X] *Brick*

Condition: [X] *Satisfactory*

Comments: *Walkways were in overall satisfactory condition.*

Driveway/Parking

Material: [X] *Asphalt*

Condition: [X] *Satisfactory* [X] *Maintenance*

Comments:
- *Driveway was in overall satisfactory condition.*
- *Recommend sealing gap between driveway and home.*

Stoops/Steps

Material: [X] *Brick*

Condition: [X] *Satisfactory*

Patio

Material: [X] *Concrete*

Condition: [X] *Satisfactory* [X] *Typical cracks*

Deck/Balcony

Material: [X] *Composite*

Condition: [X] *Satisfactory*

Finish: [X] *Satisfactory*

Comments: *Deck appeared to be in satisfactory condition. Composite decking does not require treatment and is a maintenance free deck.*

Deck/Patio/Porch Covers

Condition: [X] *Satisfactory*

Attachment/Supports: [X] *Satisfactory*

Fence/Wall

Type: [X] *Wood*

Condition: [X] *Satisfactory*

Gate: [X] *Satisfactory* *Operable:* [X] *Yes* [ ] *No*

Landscaping affecting foundation

One of the most common causes of wet basement, crawlspace and slabs is incorrect grading. The ground around the foundation should slope away from the house. A drop of six inches over six feet is recommended as a minimum. Patios that slopes towards the foundation create serious water penetration problems. Incorrect grades that channels water towards the house are a major cause of structural damage. The soil can become so wet that it's load bearing ability is reduced. During freezing weather, water in the soil expands as it freezes and can crack or heave foundations. The importance of good drainage and/or grades that slopes away from the foundation, cannot be emphasized to strongly.

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Grounds

Landscaping affecting foundation cont.

Grading / Grounds: [X] *Satisfactory* [X] *Trim back trees/shrubberies*

Comments:
- *General site drainage was properly sloping away from the house.*
- *Recommend trimming all trees and branches overhanging, or close to, the roof. Keep a minimum of 6 ft clearance from all trees and branches to the house to reduce the risk of insect or water damage.*

Hose bibs

Condition: [X] *Satisfactory*

Operable: [X] *Yes*

Comments: *Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.*

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Exterior

Chimney(s)

Due to the limitations of our inspection we are unable to adequately observe the interior of the chimney flue or vent pipe. We advise you to engage a qualified chimeny sweep before using fireplace to thoroughly inspect flue and vents. During the cleaning, the chimeny sweep will be able to determine more accurately of any portions are damaged, missing or if there are any repairs needed.

Location(s): ***Middle of Roof***

Viewed From: [X] ***Roof***

Vent Or Flue Cap: [X] ***Present***

Chase: [X] ***Brick***

Evidence of: [X] ***No apparent defects***

Crown / Top: [X] ***Masonary***

Flue: [X] ***Clay Tile***

Evidence of: [X] ***No apparent defects***

Condition: [X] ***Satisfactory***

Comments: ***Chimney appeared to be in overall adequate condition.***

Gutters/Downspouts/Runoff Drains

Water is the number one enemy of a building. Water from the roof can not only cause wet soil conditions leading to foundation problems, it can also cause rot in the siding, under eaves and even in the walls of the house. If the home has Gutters they should be kept clean. Runoff drains should be used to direct water at least 6 feet away from the foundation.

[X] ***Full Gutter System***

Condition: [X] ***Satisfactory***

Material: [X] ***Galvanized/Aluminum***

Leaking: [X] ***No apparent leaks***

Attachment: [X] ***Satisfactory***

Downspout extension (s) needed at corners: [X] ***Yes*** [X] ***Recommend Addition Of Extensions***

Runoff Drains: [X] ***Underground*** [X] ***Surface***

Comments:
- ***Gutters were in overall adequate condition.***
- ***Recommend maintaining downspout discharge a minimum of 5-6' away from the house.***

Photos

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Exterior

Recommend adding extension

Siding

Material: [X] *Vinyl*

Condition: [X] *Satisfactory*

Comments: *Siding appeared to be all intact and in overall satisfactory condition.*

Trim

Material: [X] *Aluminum/Steel* [X] *Vinyl*

Condition: [X] *Satisfactory*

Comments: *Trim appeared to be intact and in overall maintained condition.*

Soffit

Material: [X] *Vinyl*

Condition: [X] *Satisfactory*

Comments: *Soffits appeared to be intact and in overall adequate condition.*

Fascia

Material: [X] *Aluminum/Steel*

Condition: [X] *Satisfactory*

Comments: *Fascia appear to be intact and in overall adequate condition.*

Flashing

Material: [X] *Aluminum/Steel*

Condition: [X] *Satisfactory*

Caulking

Condition: [X] *Satisfactory*

Windows/Screens

Condition: [X] *Satisfactory*

Material: [X] *Vinyl*

Screens: [X] *Satisfactory*

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Exterior

Windows/Screens cont.

Window Type : [X] *Double Hung / Single Hung* [X] *Casement* [X] *Awning*

Glass: [X] *Thermopane*

Basement Windows: [X] *Satisfactory*

Comments: *Windows were all intact and in overall satisfactory condition.*

Foundation/Slab-On-Grade

Minor cracks are typical in many foundations and most do not represent a structural problem. All cracks should be sealed and observed over time for further movement. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Foundation Wall: [X] *Concrete block*

Condition: [X] *Satisfactory*

Concrete Slab: [X] *N/A*

Comments:
- *Foundation (stem) wall contains typical cracks.*
- *Foundation (stem) wall was in overall satisfactory condition.*

Electrical Service Entry

Location: [X] *Underground*

Condition: [X] *Satisfactory*

Exterior receptacles: [X] *Yes* *Operable:* [X] *Yes* [ ] *No* *Condition:* [X] *Satisfactory* [ ] *Marginal* [ ] *Poor*

GFCI present: [X] *Yes* *Operable:* [X] *Yes* [ ] *No*

Building(s) Exterior Wall Construction

Type: [X] *Framed*

Condition: [X] *Satisfactory*

Exterior Doors

Main Entrance: *Weatherstripping:* [X] *Satisfactory* [ ] *Marginal* [ ] *Poor* [ ] *Missing* [ ] *Replace*
Door condition: [X] *Satisfactory* [ ] *Marginal* [ ] *Poor* *Door Material:* [ ] *Wood* [X] *Metal*
[ ] *Plastic/Fiber Glass*

Patio / Side Door: *Weatherstripping:* [X] *Satisfactory* [ ] *Marginal* [ ] *Poor* [ ] *Missing* [ ] *Replace*
Door condition: [X] *Satisfactory* [ ] *Marginal* [ ] *Poor* *Door Material:* [ ] *Wood* [X] *Metal*
[ ] *Plastic/Fiber Glass*

Rear door: *Weatherstripping:* [X] *Satisfactory* [ ] *Marginal* [ ] *Poor* [ ] *Missing* [ ] *Replace* *Door condition:*
[X] *Satisfactory* [ ] *Marginal* [ ] *Poor* *Door Material:* [ ] *Wood* [ ] *Metal* [X] *Plastic /Fiber Glass*

Strom Door: *Door condition:* [X] *Satisfactory* [ ] *Marginal* [ ] *Poor* *Door Material :* [ ] *Wood* [X] *Metal*
[ ] *Plastic*

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Roof

General

Age and general usefulness are considered in this roof inspection. A satisfactory roof may show evidence of prior or present leaks which can be repaired and give satisfactory service within the limits of its age.

Visibility: [X] ***All***

Inspected From: [X] ***On The Roof***

Style of Roof

Type: [X] ***Combination Gable***

Pitch: [X] ***Medium***

Roof #1 ***Type: Architectural Asphalt Shingles***
Layers: 1+ Layers
Age: 5-10+
Location: Main house & Garage

Roof #2 [X] ***None***

Roof #3 [X] ***None***

Comments: ***(Architectural shingles) or dimensional asphalt multi thickness shingles are heavier and more durable than 3 tab asphalt shingles, typically a minimum 30-year warranty. Longer-lasting and less prone to storm damage and leaking than a 3 tab shingle.***

Ventilation System

Type: [X] ***Gable Vents***

Flashing

Material: [X] ***Galv/Alum*** [X] ***Rubber***

Condition: [X] ***Satisfactory*** [X] ***Maintenance*** [X] ***Rusted***

Comments: ***Chimney flashing is rusted, causing staining of the roof covering. Recommend wire brushing clean and painting flashing. Refer to qualified contractor for service.***

Photos

Rusted flashing causing staining of the shingles

Condition of Roof Coverings

Roof #1: [X] ***Satisfactory***

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Roof

Condition of Roof Coverings cont.

Roof #2: [X] ***N/A***

Roof #3: [X] ***N/A***

Comments: ***Roof covering appeared to be all intact and in serviceable condition.***

Plumbing Vents

Material: [X] ***Plastic***

Condition: [X] ***Satisfactory***

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Garage/Carport

Type

T his inspection only includes one readily identifiable standard attached or detached garage or carport. Sheds, barnes or other ancillary structures even if used for auto storage are not part of this inspection. Visual inspection of walls and floors maybe limited due to storage of personal belongings, materials, parked cars. Storage of these items in the garage area has the ability to cover, conceal historical clues and or damage to building components.

Type: [X] *Attached* [X] *3-Car*

Automatic Opener

Operation: [X] *Operable*

Safety Reverse

Operation: [X] *Operable* [X] *Need(s) adjusting* [X] *Photo eyes and pressure reverse tested*

Comments: *Overhead door openrer did not reverse when tested, or required excessive force to return. For safety, the down force control should be adjusted for maximum sensitivity - Safety Concern for small children.*

Roofing

Material *Type: Architectural Asphalt Shingles*
Approx. age: 5-10 years Approx. layers: 1 Layer +

Condition: [X] *Satisfactory*

Comments: *Roof appeared to be overall intact and in satisfactory condition.*

Gutters/Downspouts

Condition: [X] *Same as house*

Downspouts: [X] *Same as house*

Siding

Material: [X] *Same as house*

Trim

Material: [X] *Same as house*

Floor

Material: [X] *Concrete*

Condition: [X] *Satisfactory* [X] *Typical cracks*

Source of Ignition within 18" of the floor: [X] *No*

Floor Drain: [X] *Yes*

Comments:
- *The foundation is overall adequate with no major defects evident.*
- *Garage floor has typical cracks.*
- *The floor is overall adequate with no major defects evident.*

Sill Plates

Sill Plate: [X] *Elevated*

Condition [X] *Satisfactory*

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Garage/Carport

Overhead Door(s)

Material: [X] *Metal*

Condition: [X] *Satisfactory*

Comments: *Garage door and opener was in normal working order.*

Exterior Service Door

Material: [X] *Metal*

Condition: [X] *Satisfactory*

Electrical Receptacles

Electrical Receptacles: [X] *Yes* *Operable:* [X] *Yes* [ ] *No*

Reverse polarity: [X] *No*

Open ground: [X] *No*

GFCI Present: [X] *Yes* *Operable:* [X] *Yes* [ ] *No*

Fire Separation Walls & Ceiling

[X] *Present*

Interior Wall Condition: [X] *Satisfactory*

Moisture Stains Present: [X] *No*

Typical Cracks: [X] *Yes*

Fire door: [X] *N/A*

Self closure: [X] *N/A*

Comments: *Typical wall & ceiling settlement cracks.*

Photos

Typical cracking

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Kitchen

Countertops

Condition: [X] *Satisfactory*

Comments: *Counter top has normal wear.*

Cabinets

Condition: [X] *Satisfactory*

Comments: *Cabinets have normal wear.*

Plumbing

Faucet : [X] *Single Lever*

Faucet Leaks: [X] *No*

Pipes/Drain leaks: [X] *No*

Pipes corroded: [X] *Yes* [X] *No Leaking*

Water shut off valves present: [X] *Yes*

Sink/Faucet: [X] *Satisfactory* *Sink Type:* [X] *Stainless Steel* [ ] *Cast Iron* [ ] *Metal Enamel* [ ] *Plastic*

Functional drainage: [X] *Satisfactory* *Trap Type:* [X] *"S" Trap* [ ] *"P" Trap* [X] *Metal* [X] *Plastic*

Functional flow: [X] *Satisfactory*

Comments

- *Water flow was normal with several fixtures operated at the same time.*
- *There were no visible active piping leaks at the time of the inspection.*
- *Drain lines had no visible leaks or signs of backup at the time of inspection.*
- *Metal trap corroded but not leaking now - replacement recommended.*

Photos

Trap corroded

Walls & Ceiling

Condition: [X] *Marginal* [X] *Typical cracks* [X] *Moisture stains*

Comments: *Second floor bathroom plumbing is leaking into the ceiling. Recommend contacting a qualified plumber for further evaluation and repair.*

Photos

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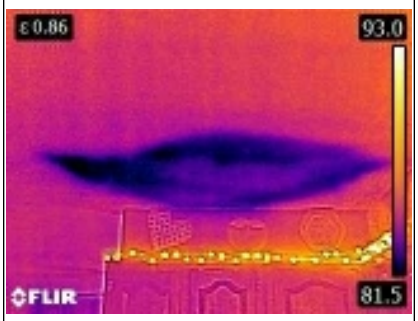
Kitchen



Darker purplish color represents moisture

Heating/Cooling Source

Heat source present: [X] *Yes* *Vents:* [ ] *Floor* [ ] *Wall* [ ] *Ceiling* [X] *Baseboard heaters* [ ] *Radiators*

Floor

Material: [X] *Ceramic Tile*

Condition: [X] *Satisfactory*

Appliances

Garbage Disposal: *Operable:* [X] *Yes* [ ] *No* [X] *Not Recommend With Septic System*

Oven: *Operable:* [X] *Yes* [ ] *No* [X] *Electric*

Range: [X] *N/A* [X] *Electric*

Cook Top *Operable:* [X] *Yes* [ ] *No* [X] *Electric*

Dishwasher: *Operable:* [X] *Yes* [ ] *No*

Exhaust fan: *Operable:* [X] *Yes* [ ] *No* [X] *Recirculating*

Refrigerator: *Operable:* [X] *Yes* [ ] *No*

Microwave: [X] *Built-in* *Operable:* [X] *Yes* [ ] *No*

Dishwasher drain line looped: [X] *Yes*

Receptacles present: [X] *Yes* *Operable:* [X] *Yes* [ ] *No*

GFCI: [X] *No* *Recommend GFCI Receptacles:* [X] *Yes* [ ] *No* [X] *Safety concern*

Open ground/Reverse polarity: [X] *No*

Comments:

- *Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.*
- *Ground Fault Circuit Interrupter (GFCI) receptacle should be provided at all counters for added safety.*

Photos

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Kitchen

Kitchen

Recommend adding GFCI outlets

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Laundry Room

Laundry

The washer and dryer operation is not part of our inspection and these units were not tested. The max vent run for a dryer is 25 ft. with 5 ft. reduction for each 90° degree elbow. All dryers should be vented to the outside.

Laundry sink: [X] *Metal*

Faucet leaks: [X] *No*

Pipes leak: [X] *No*

Cross connections: [X] *No*

Drains & Traps: [X] *Plastic* [X] *"P" Trap*

Energy Source: [X] *220 Electric*

Dryer vented: [X] *Not vented to exterior* [X] *Recommend repair*

Electrical: *Open ground/reverse polarity:* [ ] *Yes* [X] *No*

GFCI present: [X] *No* [X] *Recommend GFCI Receptacles*

Appliances: [X] *Washer* [X] *Dryer*

Washer hook-up lines/valves: [X] *Satisfactory*

Washer Drains: [X] *Trapped Line*

Gas shut-off valve: [X] *N/A*

Comments:
- *Recommend adding GFCI receptacles to the laundry area for improved safety.*
- *Recommend properly venting dryer vent to exterior* .

Photos

Laundry room

Dryer vents into the basement

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Bathroom (1)

Bath

Location: *Second floor full bath*

Sinks: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes leak:* ☐ *Yes* ☒ *No*

Tubs: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes Leak:* ☐ *Yes* ☐ *No* ☒ *Not Visible*

Showers: ☒ *N/A*

Toilet: *Bowl loose:* ☒ *Yes* ☐ *No* *Operable:* ☒ *Yes* ☐ *No* ☒ *Recommend Repair*

Whirlpool: ☒ *N/A*

Shower/Tub Walls: ☒ *Plastic* *Condition:* ☒ *Satisfactory* ☐ *Marginal* ☐ *Poor* ☐ *Rotted floors*
Caulk/Grouting needed: ☐ *Yes* ☒ *No*

Drainage: ☒ *Satisfactory* *Trap Type:* ☒ *"S" Trap* ☐ *"P" Trap* ☐ *Metal* ☒ *Plastic*

Water flow: ☒ *Satisfactory*

Moisture stains present: ☒ *No*

Doors: ☒ *Satisfactory*

Window: ☒ *Satisfactory*

Receptacles present: ☒ *Yes* *Operable:* ☒ *Yes* ☐ *No*

GFCI: ☒ *Yes* *Operable:* ☒ *Yes* ☐ *No*

Open ground/Reverse polarity: ☒ *No*

Floor: ☒ *Ceramic* *Condition:* ☒ *Satisfactory* ☐ *Marginal* ☐ *Poor* ☐ *Recommend repair/replace*

Ventilation: ☒ *Window* ☒ *Exhaust Fan* *Operable:* ☒ *Yes* ☐ *No* ☒ *Noisy*

Comments

- *Drains show no signs of back-up at the time of inspection.*
- *There was no visible active plumbing leaks at the time of the inspection.*
- *Toilet bowl is loose at base, recommend repair by a qualified plumber.*

Photos

Bathroom

Toilet loose at base

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Bathroom (2)

Bath

Location: *Master bath*

Sinks: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes leak:* ☐ *Yes* ☒ *No*

Tubs: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes Leak:* ☐ *Yes* ☐ *No* ☒ *Not Visible*

Showers: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes Leak:* ☐ *Yes* ☐ *No* ☒ *Not Visible*

Toilet: *Bowl loose:* ☒ *Yes* ☐ *No* *Operable:* ☒ *Yes* ☐ *No* ☒ *Recommend Repair*

Whirlpool: ☒ *N/A*

Shower/Tub Walls: ☒ *Plastic* *Condition:* ☒ *Satisfactory* ☐ *Marginal* ☐ *Poor* ☐ *Rotted floors*
Caulk/Grouting needed: ☐ *Yes* ☒ *No*

Drainage: ☒ *Satisfactory* *Trap Type:* ☒ *"S" Trap* ☐ *"P" Trap* ☐ *Metal* ☒ *Plastic*

Water flow: ☒ *Satisfactory*

Moisture stains present: ☒ *No*

Doors: ☒ *Satisfactory*

Window: ☒ *Satisfactory*

Receptacles present: ☒ *Yes* *Operable:* ☒ *Yes* ☐ *No*

GFCI: ☒ *Yes* *Operable:* ☒ *Yes* ☐ *No*

Open ground/Reverse polarity: ☒ *No*

Floor: ☒ *Ceramic* *Condition:* ☒ *Satisfactory* ☐ *Marginal* ☐ *Poor* ☐ *Recommend repair/replace*

Ventilation: ☒ *Window* ☒ *Exhaust Fan* *Operable:* ☒ *Yes* ☐ *No*

Comments

- *Drains show no signs of back-up at the time of inspection.*
- *There was no visible active plumbing leaks at the time of the inspection.*
- *Toilet bowl is loose at base, recommend repair by a qualified plumber.*

Photos

Bathroom

Toilet loose at base

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Bathroom (3)

Bath

Location: *Basement full bath*

Sinks: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes leak:* ☐ *Yes* ☒ *No*

Tubs: ☒ *N/A*

Showers: *Faucet leaks:* ☐ *Yes* ☒ *No* *Pipes Leak:* ☐ *Yes* ☐ *No* ☒ *Not Visible*

Toilet: *Bowl loose:* ☐ *Yes* ☒ *No* *Operable:* ☒ *Yes* ☐ *No*

Whirlpool: ☒ *N/A*

Shower/Tub Walls: ☒ *Ceramic* *Condition:* ☒ *Satisfactory* ☐ *Marginal* ☐ *Poor* ☐ *Rotted floors*
Caulk/Grouting needed: ☐ *Yes* ☒ *No*

Drainage: ☒ *Satisfactory* *Trap Type:* ☐ *"S" Trap* ☒ *"P" Trap* ☐ *Metal* ☒ *Plastic*

Water flow: ☒ *Satisfactory*

Moisture stains present: ☒ *No*

Doors: ☒ *Satisfactory*

Window: ☒ *None*

Receptacles present: ☒ *Yes* *Operable:* ☒ *Yes* ☐ *No*

GFCI: ☒ *Yes* *Operable:* ☒ *Yes* ☐ *No*

Open ground/Reverse polarity: ☒ *No*

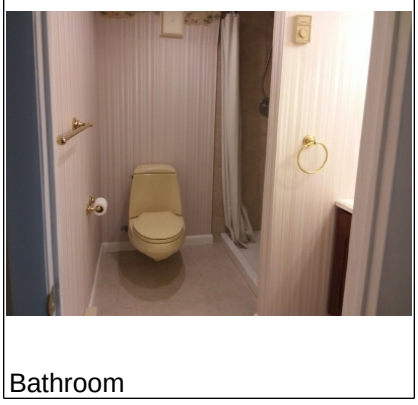
Floor: ☒ *Ceramic* *Condition:* ☒ *Satisfactory* ☐ *Marginal* ☐ *Poor* ☐ *Recommend repair/replace*

Ventilation: ☒ *Exhaust Fan* *Operable:* ☒ *Yes* ☐ *No*

Comments

- *Drains show no signs of back-up at the time of inspection.*
- *There was no visible active plumbing leaks at the time of the inspection.*

Photos



Bathroom

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Bedroom's

Bedroom's

Type: Bedrooms

Walls & Ceiling: [X] *Satisfactory* [X] *Typical cracks*

Moisture stains: [X] *No*

Floor: [X] *Satisfactory*

Ceiling fan: [X] *Satisfactory*

Electrical: *Switches:* [X] *Yes* [ ] *No* [X] *Operable* *Receptacles:* [X] *Yes* [ ] *No* [X] *Operable*
Open ground/Reverse polarity: [ ] *Yes* [X] *No*

Heating source present: [X] *Yes* *Vents:* [ ] *Walls* [ ] *Ceilings* [ ] *Floor* [ ] *Radiators* [X] *Baseboard Heaters*

Bedroom Egress restricted: [X] *No*

Doors: [X] *Satisfactory*

Windows: [X] *Satisfactory*

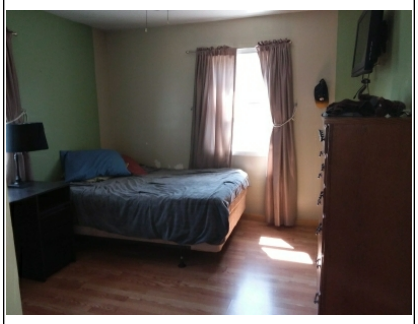
Comments: *Typical wall & ceiling settlement cracks.*

Photos

Bedroom

Bedroom

Bedroom


Bedroom

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Interior

Fireplace

This inspection is not able to determine the condition of the interior flues within the chimeny, nor determine the draft capability of any fireplace or stove. See important chimney flue comments on page 11 of this report.

Location(s) *Living room*

Type: [X] *Wood*

Material: [X] *Masonry*

Miscellaneous: *Blower Built-in:* [ ] *Yes* [X] *No* *Damper Operable:* [X] *Yes* [ ] *No* [ ] *Recommend Repair*

Damper modified for gas operation: [X] *N/A*

Hearth extension adequate: [X] *Yes*

Mantel: [X] *Secure*

Physical condition: [X] *Satisfactory* [X] *Maintenance*

Comments: *Creosote or excessive soot build-up in the firebox or visible flue area. Have a qualified chimney sweep clean and inspect before using. We are not able to adequately inspect the flue.*

Photos

Fireplace

Stairs/Steps/Balconies

Condition: [X] *Satisfactory*

Handrail: [X] *Satisfactory*

Risers/Treads: [X] *Satisfactory*

Headway Over Stairs: [X] *Satisfactory*

Smoke/Carbon Monoxide detectors

Smoke Detector: [X] *Present* *Operable:* [ ] *Yes* [ ] *No* [X] *Not tested* [ ] *Recommend additional*

CO Detector: [X] *Present* *Operable:* [ ] *Yes* [ ] *No* [X] *Not tested* [ ] *Recommend additional*

Comments:

- *After moving in, we urge you to ensure smoke dectectors are installed in all bedrooms and on each level of the house. Carbon monoxide detectors should be installed within 15 feet of any sleeping area for improved safety.*
- *Recommend replacing batteries every 6 months.*

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Interior

Attic/Structure/Framing/Insulation

Access: [X] *Pulldown Stair*

Inspected from: [X] *In the attic*

Location: [X] *Bedroom Closet*

Flooring: [X] *Partial*

Insulation: [X] *Fiberglass Depth: 10 inches*

Installed in: [X] *Between ceiling joists*

Vapor barriers: [X] *Kraft/foil faced*

Ventilation: [X] *Ventilation appears adequate*

Fans exhausted to: *Attic:* [ ] *Yes* [X] *No* [ ] *Recommend repair* *Outside:* [X] *Yes* [ ] *No*

HVAC Duct: [X] *N/A*

Chimney chase: [X] *Satisfactory*

Structural problems observed: [X] *No*

Roof structure: [X] *Rafters* [X] *Wood*

Ceiling joists: [X] *Wood*

Sheathing: [X] *Planking*

Evidence of condensation: [X] *No*

Evidence of moisture: [X] *No*

Evidence of leaking: [X] *Yes* [X] *Old Stains Around Chimney*

Firewall between units: [X] *N/A*

Electrical: [X] *No apparent defects*

Comments:

- *Rafters appeared to be in overall adequate condition.*
- *Roof sheathing, examined from the attic, showed no major defects or moisture damage.*
- *Insulation was sufficient for homes in this area.*
- *Ventilation was normal.*
- *Bathroom exhaust fans appeared to be vented to the exterior.*
- *Chimney section in attic appeared to be in satisfactory condition.*
- *Evidence of pest, vermin or other critters observed in the Attic. Refer to a pest control company.*

Photos

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Interior

Evidence of vermin

Evidence of vermin

Old moisture stains around chimney

Evidence of vermin

Room(s)

In the process of conducting this home inspection, the inspector is not premitted to move furniture or pick up carpeting or rugs. The inspector is not required to observe paint, wallpaper, and other finish treatments on the interior walls, ceilings and floors. Carpeting drapes, blinds and window treatments are not part of this inspection. We did not evaluate the presence or absence of lead paint on any surface, or any possibility of asbestos material contained in any of the building products.

Type: **Living room, Dining room and other interior rooms.**

Walls & Ceiling: [X] ***Satisfactory*** [X] ***Typical cracks***

Moisture stains: [X] ***No***

Floor: [X] ***Satisfactory***

Ceiling fan: [X] ***Satisfactory***

Electrical: ***Switches:*** [X] ***Yes*** [ ] ***No*** [X] ***Operable*** ***Receptacles:*** [X] ***Yes*** [ ] ***No*** [X] ***Operable***
Open ground/Reverse polarity: [ ] ***Yes*** [X] ***No***

Heat source present: [X] ***Yes*** ***Vents:*** [ ] ***Floor*** [ ] ***Wall*** [ ] ***Ceiling*** [X] ***Baseboard Heaters*** [ ] ***Radiators***

Doors [X] ***Satisfactory***

Windows: [X] ***Satisfactory***

Comments: ***Typical wall & ceiling settlement cracks.***

Photos

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Interior

Living room

Dining room

This confidential report is prepared exclusively for John Sample
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Basement

Stairs

Inspection of the buildings structural elements and portions of it mechanical system **maybe limited because basement has been finished or because of personal belongings/materials.** These include the foundation, structural framing and distribution systems for electricity, plumbing and heating and cooling. Each accessible and visible component and system's was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the basement and we advise periodically inspecting these areas. Significant or frequent water accumulation can affect the structure foundation and support system and would indicate the need for future evaluation by professional drainage contractor. We advise you to monitor your basement throughout the year for water intrusion.

Condition: [X] ***Satisfactory***

Handrail: [X] ***Yes*** ***Condition:*** [X] ***Satisfactory*** [ ] ***Loose*** [X] ***Handrail/Railing/Balusters recommended***

Headway over stairs: [X] ***Satisfactory***

Comments: ***Handrail missing, potential safety concern. Recommend Installing handrail for safety.***

Photos

Missing railing

Foundation

Coverd walls / Finished area: [X] ***None***

Movement apparent: [X] ***No***

Material: [X] ***Concrete Block***

Condition: [X] ***Satisfactory***

Indication of moisture / Water penetration: [X] ***No evidence at time of inspection***

Penetration appears do to: [X] ***None***

Comments: ***Foundation appeared to be in overall satisfactory condition.***

Drainage

Sump pump pit: [X] ***Yes***

Sump pump: [X] ***Yes*** [X] ***Working***

Floor drains: [X] ***Yes*** [X] ***Drains not tested***

Comments:

- ***No evidence of moisture penetration was visible in the basement walls at the time of inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a***

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Basement

Drainage cont.

Comments: cont. ***problem in the future. The vast majority of basement leakage problems are the result of insufficient control of stormwater at the ground surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least (5) feet from the foundation or into functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the grounds (Grading) and exterior (Gutters) section of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.***

- **Recommend monitoring sump pump for working or not.**

Photos

Sump pump pit

Floor

Material: [X] ***Concrete***

Condition: [X] ***Satisfactory***

Comments: ***Floor structure showed no major structural defects.***

Seismic bolts

Condition [X] ***Appear satisfactory***

Girders/Beams

Condition: [X] ***Satisfactory***

Material: [X] ***Wood***

Comments: ***Main beam(s) show no signs of major defects, rot and/or damage at the time of inspection.***

Columns

Condition: [X] ***Satisfactory***

Material: [X] ***Steel***

Comments: ***Support columns showed no signs of damage or major defect at the time of inspection.***

Joists

Condition: [X] ***Satisfactory***

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Basement

Joists cont.

Material: [X] ***Engineered I-Type***

Comments: ***Floor joist showed no signs of major defect, rot and/or damage at the time of inspection.***

Subfloor

Material: [X] ***Plywood***

Condition: [X] ***Satisfactory***

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Plumbing

Water service

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply; drain waste, water heater, venting, gas line, faucets, fixtures, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. Water or Gas Shut off valves anywhere in the house are Never tested for there function only for there presents. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls floors and ceiling voids. Our review of the plumbing system does not include landscape irrigation system, water wells, on site and/or private water supply, offsite community water supply systems, **or private (septic) waste disposal system.**

"P" Traps - When the sink trap is properly vented the trap holds enough water to form a seal against the entry of sewer gas. The gases vent harmlessly through the vent stacks to the outside.
"S" Traps - When the sink trap is not properly vented, the rush of the waste water can siphon the water seal out of the trap. With no water seal sewer gases can escape into the house.

Main shut-off location: In the Basement

Water Supply/Drain System : *Water Supply:* ☐ *Public Water* ☒ *Private Well* *Drain System:* ☐ *Public Sewage System* ☒ *Private Sewage System*

Water entry piping: ☒ *Polyethylene Plastic*

Lead other than solder joints: ☒ *No*

Visible water distribution piping: ☒ *Copper* ☒ *PEX Plastic*

Condition: ☒ *Satisfactory*

Flow: ☒ *Satisfactory*

Branch Pipes Condition - [Supply/Drain]: ☒ *Satisfactory* *Cross Connections:* ☐ *Yes* ☒ *No*

Main Drain/Waste/Vent pipe: ☒ *PVC*

Condition: ☒ *Satisfactory*

Support/Insulation: *Type:*
- *Metal strapping*
- *Plastic strapping*

Traps proper P-Type: ☒ *Yes*

Drainage: ☒ *Satisfactory*

Interior fuel storage system: ☒ *Yes* *Leaking:* ☐ *Yes* ☒ *No*

Fuel line: ☒ *Copper* ☒ *Black iron*

Condition: ☒ *Satisfactory*

Comments:
- *There was no visible active plumbing leaks in the water supply lines at the time of inspection.*
- *There was no active fuel leaks at the time of inspection.*

Photos

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Plumbing

Main water shut off valve

Building Fuel Type

Main Fuel Shut Off Location: ***Outside at the meter***

Fuel Type: [X] ***Natural Gas***

Storage Tanks/Gas Meter: [X] ***Fully Exposed Outside***

Comments:
- ***Gas meter on exterior of home.***
- ***Exterior fuel line is rusted. Recommend wire brush clean and paint.***

Photos

Main fuel shut off valve

Well pump

Type: [X] ***Submersible*** [X] ***Well pit***

Pressure gauge operable: [X] ***Yes*** ***Well pressure:*** ***45 psi***

Well Type: [X] ***Drilled Well***

Photos

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Plumbing

Well pump / Expansion tank

Sanitary/Grinder pump

Operable: ☒ ***Yes*** ☐ ***No***

Sealed Crock: ***Sealed crock:*** ☒ ***Yes*** ☐ ***No***

Check Valve: ***Check valve:*** ☒ ***Yes*** ☐ ***No***

Shut-off Valve: ***Shut-off valve:*** ☒ ***Yes*** ☐ ***No***

Vented: ☒ ***Yes***

Comments ***Recommend monitoring sanitary grinder pump for working or not.***

Photos

Sanitary grinder pump

Water heater #1

General:
Brand Name: Bradford White
Serial #: 024876T432
Capacity: 80 gallons
Approx. age: 2002 / 16 years

Type: ☒ ***Gas***

Gas Piping: ☒ ***Shut off Valve Present***

Combustion air venting present: ☒ ***Yes***

Cold water shut-off valve: ☒ ***Present***

Temp/Pressure Relief Valve: ☒ ***Yes*** ***Extension Pipe Proper:*** ☒ ***Yes*** ☐ ***No*** ☐ ***Pipe Short*** ☒ ***Pipe Missing***

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Plumbing

Water heater #1 cont.

Temp/Pressure Relief Valve: ☒ *Yes* *Extension Pipe Proper:* ☒ *Yes* ☐ *No* ☐ *Pipe Short* ☒ *Pipe Missing*

Vent pipe: ☒ *Satisfactory*

Condition: ☒ *Marginal*

Comments:
- *Temperature-Pressure relief valve extension pipe missing. Extension pipe should be 4"-6" inches off of the floor for improved safety.*
- *Water heater is advanced in age, unit may have limited serviceable life remaining.*
- *Water heater was in normal working order at the time of inspection.*

Photos

Missing extension pipe

Water softener

Loop installed: ☒ *Yes*

Plumbing hooked up: ☒ *Yes*

Plumbing leaking: ☒ *No*

Comments: *Brine tank empty of water/salt.*

Photos

Softner system

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Heating System

Heating system

☒ *N/A*

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Mid-Efficiency and High-Efficiency have induced and forced draft venting systems. The heat exchangers are inaccessible by design, therefore they are not Inspected. For a true test of these systems requires the dismantling of the plenum for a proper evaluation of the heat exchanger. Our inspection does not include disassembly of the furnace or air ducting, supply adequacy or distribution balances are not inspected. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating technician.

Boiler system

General: *Brand name: Weil Mclain*
Approx. age: 1998 / 20 years
Model:#: P-WGO-4
Serial: #: CP3615925 BTU/KW: 126,000

Fuel / Energy Source: ☒ *Oil*

Distribution: ☒ *Hot water* ☒ *Baseboard*

Thermostat(s): ☒ *Sinlge* ☒ *Multiple*

Circulator: ☒ *Pump(s)* ☒ *Multiple zones (3)*

Heat Exchanger/ Burners: ☒ *Sealed* ☒ *Not Visible*

Controls: *Temp/pressure gauge exist:* ☒ *Yes* ☐ *No* *Operable:* ☒ *Yes* ☐ *No*

Oil & Gas Fired Units: *Disconnect(s):* ☒ *Yes* ☐ *No* ☒ *Service Switch* ☒ *Emergency Switch* ☒ *Fuse & Breaker* *Gas shut off valve:* ☒ *Yes* ☐ *No* ☐ *Recommend Repair* ☒ *Normal Operating And Safety Controls Observed*

Combustion Air Venting Present: ☒ *Yes*

OP/OT Pressure Relief Valve: ☒ *Present* *Pipe Extension Proper:* ☒ *Yes* ☐ *No* ☐ *Pipe short* ☐ *Pipe missing* ☐ *Recommend Repair*

Expansion Tank: ☒ *Present*

Vent/Flue Piping: ☒ *Rusted* ☒ *Recommend repair/replace*

Operated: *When turned on by thermostat:* ☒ *Fired* ☐ *Did not fire*

Operation: *Satisfactory:* ☒ *Yes* ☐ *No*

Comments:

- *Boiler was in normal working order at the time of the inspection.*
- *Circulating pumps were in normal working order.*
- *Flue was drafting properly at the time of inspection.*
- *Heat exchanger was not visible due to its high efficiency design.*
- *Vent pipe corroded / rusted. We urge replacement by qualified heating contractor.*
- *Boiler is advanced in age and may have limited remaining serviceable life. Average life expectancy is 20 to 30 years.*
- *Heating oil creates excessive soot buildup in the vent pipe when being burned. Recommend having heating system regularly cleaned / serviced to ensure proper safe function.*

Photos

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Heating System

Boiler unit

Visible rust hole

Emergency disconnect switch / Top of basement stairs

Other systems

Type: [X] ***Electric baseboard***

Proper operation: [X] ***Yes***

System condition: [X] ***Satisfactory***

Comments: ***Electric baseboard heaters were in working order at the time of the inspection.***

Photos

Electric baseboard heater / Basement bathroom

Electric baseboard heater

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Electric/Cooling System

Main panel

Our examination of the electrical system includes a representative number of switches and receptacles are tested. The inspector is unable to comment on the condition of buried or concealed wires. This is not a code inspection, nor does it include intercom, remote control devices, alarms systems and low voltage systems.

Location: *In the Basement*

Condition: [X] *Satisfactory*

Adequate Clearance to Panel: [X] *Yes*

Amperage/Voltage: [X] *200 Amps* [X] *120v/240v*

Breakers/Fuses: [X] *Breakers*

Appears grounded: [X] *Yes* [X] *Driven Rod*

GFCI breaker: [X] *Yes* *Operable:* [X] *Yes* [ ] *No*

AFCI breaker: [X] *No*

Main wire: [X] *Aluminum* *Condition:* [X] *Satisfactory* [ ] *Marginal* [ ] *Poor*

110 & 220 Volt branch wiring: [X] *Copper* [X] *Aluminum* [X] *Romex*

Branch wire condition: [X] *Satisfactory*

Comments:
- *Panel size appeared to be compatible to service size.*
- *Branch breaker distribution appeared normal.*
- *No signs of overheating were evident at the time of the inspection.*

Photos

Main disconnect breaker

Sub panel(s)

Location(s): *Location 1: Garage*

Evaluation: [X] *Removed Panel Cover*

Branch wire: [X] *Copper* [X] *Aluminum* *Neutral/ground separated:* [X] *Yes* [ ] *No* *Neutral isolated:* [X] *Yes* [ ] *No*

Condition: [X] *Satisfactory*

Comments: *No signs of overheating were evident at the time of the inspection.*

Photos

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Electric/Cooling System

Garsge Sub panel

Attic sub panel

Evaporator Coil Section Unit #1

General: [X] ***Central system***
Location: ***On top of the heating unit.***
Age: ***2014 / 3 years***

Evaporator coil: [X] ***Satisfactory***

Refrigerant lines: [X] ***Satisfactory***

Condensate line/drain: [X] ***To pump***

Secondary condensate line/drain: ***Present:*** [ ] ***Yes*** [X] ***No*** ***Needed:*** [ ] ***Yes*** [X] ***No***

Operation: (Proper Differential 15°-20°F) ***Differential: 16°F***

Condition: [X] ***Satisfactory***

Comments: ***A/C unit operated properly at the time of the inspection.***

Photos

Evaporator coil

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Pool/Spa

Area

Area around pool/spa: [X] *Concrete*

Condition: [X] *Satisfactory*

Pool/Spa fencing: [X] *Yes* *Min Height(ft):* *3 feet* *Gate Self-closing/latching:* [X] *Yes* [ ] *No*

Diving board platform: [X] *Satisfactory*

Liner(s)

Liner: [X] *Fiberglass/Acrylic*

Water Clarity: [X] *Clear*

Condition: [X] *Satisfactory* *Visible cracks/chips/stains:* [ ] *Yes* [X] *No* [ ] *Needs repair*

Heater

Energy Source: [X] *Gas*

Pilot lit: [X] *Yes*

Gas On: [X] *Yes*

Operated: [X] *Yes*

Operation Satisfactory: [X] *Yes*

Filter(s) and Cleaning Systems

Filter Type: [X] *Sand*

Type: [X] *Pool vac*

Operated: [X] *Yes*

Operation Satisfactory: [X] *Yes*

Self-fill Mechanism: [X] *Yes* *Operates:* [X] *Yes* [ ] *No*

Anti-Siphon valve: [X] *Yes*

Leaks observed: [X] *No*

Spa Blower: [X] *N/A*

Recommendations: [X] *None*

Electrical

Pool/Spa light(s): [X] *Yes*

G.F.C.I. Present: [X] *No* [X] *G.F.C.I Recommended*

Electrical equipment bonded: [X] *Yes*

Time clock: [X] *No* *Operates:* [X] *Yes* [ ] *No*

Interior cover plate: [X] *Yes*

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