GOT YOUR SIX NY HOME INSPECTIONS LLC
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RESIDENTIAL ROOM-BY-ROOM INSPECTION

123 Main St.
Anywhere, NY 11111

08/06/2025

Inspector
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MAINTENANCE ITEM

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REPAIR NEEDED

4
IMMEDIATE ACTION NEEDED

1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Occupancy
Occupied

Style
Ranch

Temperature (approximate)
86 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Humid

2: EXTERIOR GRADING / GROUND SLOPE

Information

Ground Grading: **Description**

General sloping of ground away from house.

no evidence of water pooling or wet areas at time of inspection.



3: DRIVEWAY / PARK AREA

Information

Driveway: Description

Driveway sloping away from Dwelling. No major cracks or wear points in driveway.


Observations

3.1.1 Driveway

Repair Needed

CRACKING

Note cracking blacktop around garage door area.

recommend further inspection by qualified driveway contractor.

Recommendation

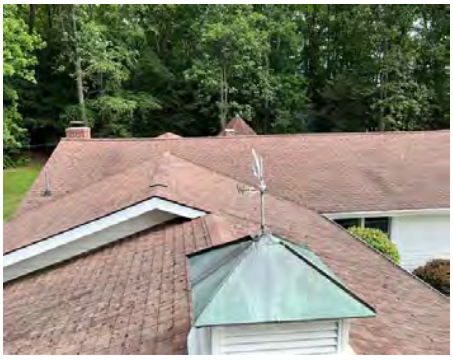
Contact a qualified driveway contractor.


4: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Gable, Gable / Reverse gable design




Coverings: Material
Asphalt


Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Observations

4.1.1 Coverings

TILES CRACKED/BROKEN

Repair Needed

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.


4.2.1 Roof Drainage Systems

Repair Needed

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

4.2.2 Roof Drainage Systems

Immediate Action Needed

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Gutter on east side of dwelling disconnected from downspout causing possible water and moisture intrusion close to foundation.

Recommendation

Contact a qualified gutter contractor

4.2.3 Roof Drainage Systems

Immediate Action Needed

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor

4.3.1 Flashings

Repair Needed

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.












4.4.1 Skylights, Chimneys & Other Roof Penetrations

Repair Needed

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.


4.4.2 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

East side chimney of dwelling.

Recommendation

Contact a qualified chimney contractor.

4.4.3 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

RIDGE TOWER / WEATHERVANE

Wood trim at base of rooftop structure beginning to show signs of rotting. Recommend further inspection and repair by qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



5: EXTERIOR

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Siding, Flashing & Trim: Siding Material
Wood, Aluminum

Siding, Flashing & Trim: Siding Style
Shiplap



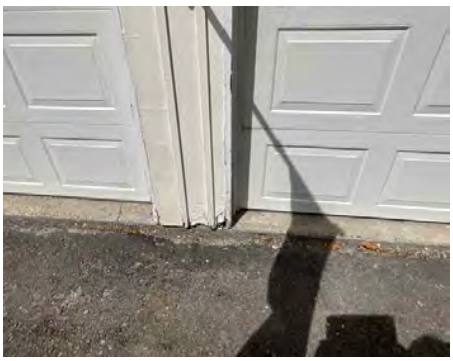
Exterior Doors: Exterior Entry Door
Steel, Wood



Walkways, Patios & Driveways: **Driveway Material**

Pavers, Asphalt




Decks, Balconies, Porches & Steps: Appurtenance

Deck

Decks, Balconies, Porches & Steps: Material

Wood

Eaves, Soffits & Fascia: Description

Verify existence of vented soffit. Composite wood material.

Vegetation, Grading, Drainage & Retaining Walls: Visual Description

Note presence of vegetation in planter surrounds around circumference of dwelling. Verify adequate clearance between house structure and growth.

Observations

5.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Maintenance Item

Siding showed cracking in one or more places. Possibly due to previous repair from window replacement (per conversation with owner).

Recommendation

Contact a qualified siding specialist.

5.3.1 Exterior Doors

Maintenance Item

WEATHERSTRIPPING NOT PRESENT

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

Recommendation

Contact a qualified door repair/installation contractor.

5.4.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.

5.5.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Recommended DIY Project

5.6.1 Eaves, Soffits & Fascia

Maintenance Item

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.

5.7.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Recommended DIY Project

6: ATTIC

Information

Ventilation: **Ventilation Type**

Soffit Vents, Ridge Vents, Gable Vents

Verify presence of both soffit and ridge venting systems.



7: BASEMENT, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Basements & Crawlspaces: Description

Initial inspection verifies porion of basement to be finished with floor overlayment and exercise accessories. Several adjacent utility rooms housing system mechanicals (hot water tank, furnace, well pump etc.)

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

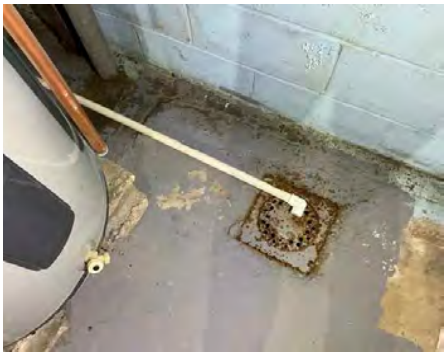
Floor Structure: Basement/Crawlspace Floor
Concrete

Ceiling Structure: Description

Ceiling observed as wooden floor joist. plywood sub flooring present.

Sump Pump: Location
Basement

Floor drain leading out to exterior drainage.



Observations

7.1.1 Basements & Crawlspaces

EFFLORESCENCE

Maintenance Item

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified masonry professional.

8: ELECTRICAL

Information

Description

Service lateral supply system. 200 amp service panel with adjoining sub-panel setup.


Service Entrance Conductors: Electrical Service Conductors

Below Ground, Aluminum, 220 Volts




Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

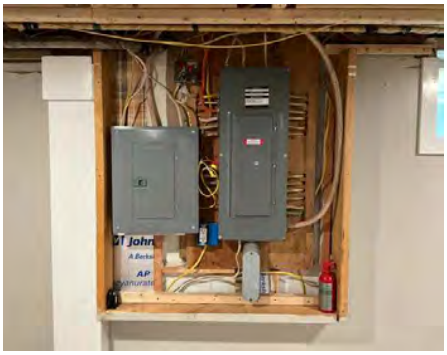
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Limitations

General

CONDITIONS DESCRIPTION

Did NOT remove main panel breaker covering (per owner's request). observed and inspected what culled only be visually observed at stand alone condition.

Observations

8.1.1 Service Entrance Conductors

Immediate Action Needed

CONDUIT HARDWARE

"LB" (conduit 90 deg fitting) missing cover screw. improper securement of cover can lead to damaged supply conduit or injury.Safety concern.

Recommendation

Contact a qualified electrical contractor.


8.3.1 Branch Wiring Circuits, Breakers & Fuses

Immediate Action Needed

IMPROPER WIRING

Several uncovered branch wiring connection points.

Connection points not secure in conduit box and cover.

Recommendation

Contact a qualified electrical contractor.


9: KITCHEN

Information

Description

Open kitchen layout design. Propane gas stove top with "over-under"stack oven design present. Stainless appliances (refrigerator, sink , dishwasher.)




Dishwasher: Brand

Unknown

Inspect dishwasher for power-up functionality. Did not operate individual wash cycles.

Refrigerator: Brand

GE

Range/Oven/Cooktop: Range/Oven Energy Source

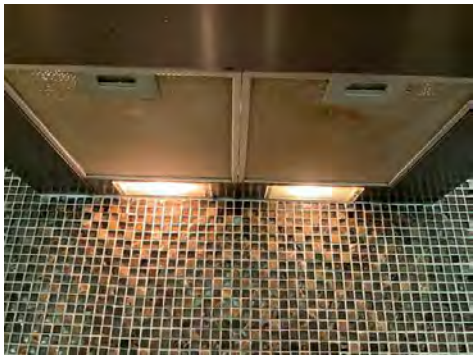
Gas

Range/Oven/Cooktop: Range/Oven Brand

GE

Range/Oven/Cooktop: Exhaust Hood Type

Vented



Sink: Water supply, operation, temperature

Check operation off both hot and cold faucet functions. verify hot water temp using infra red thermometer.

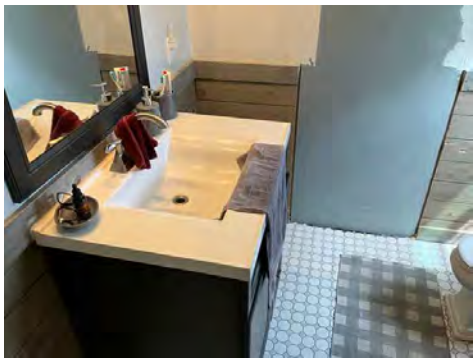
Sink: Drain, Plumbing

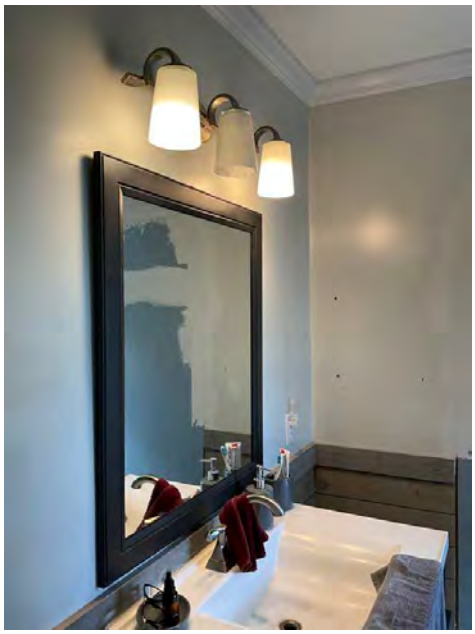
10: BATHROOM 1

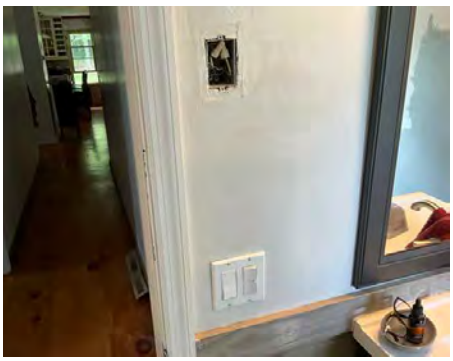
Information

Description

Standard bathroom layout. Stand up shower design with sink vanity and toilet. verify presence of opverhead fan/light fixture as well as sconce lighting above sink. Both light fixtures operated via wall mounted light switch.







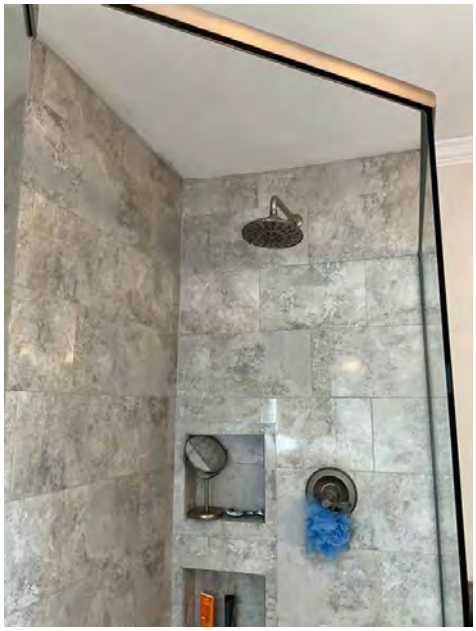
Toilet: Description

Porcelain style toilet. check for securement to flange.



Shower: Description

Stand up shower stall. glass panel enclosure with hinge swing door.Tile surround and base.

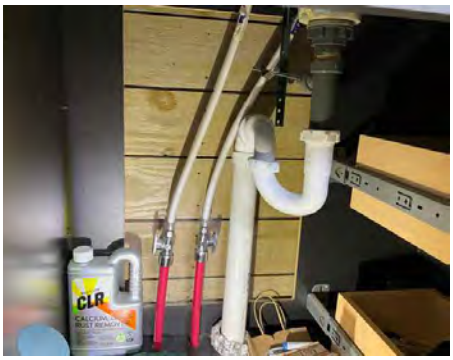




GFCI & AFCI: Description

Note presence of GFCI outlet in bathroom to the right of sink. tested functionality with socket GFCI tester.


Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

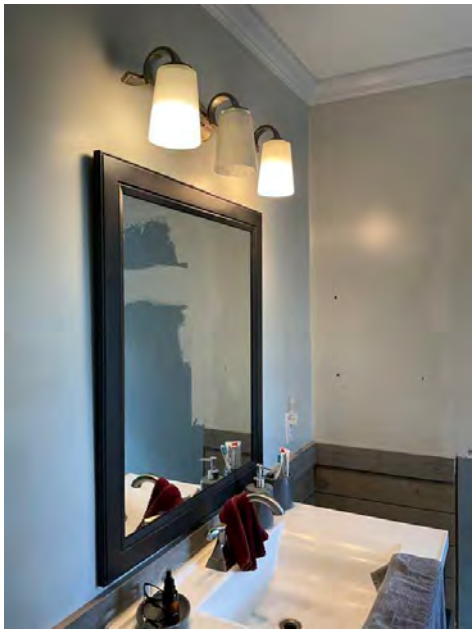


Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

Lighting Fixtures, Switches & Receptacles: Description

Verify ceiling mount exhaust fan/light assembly in center of bathroom accompanied by sconce style lighting above sink. both lighting fixtures operated by wall mount switch.



Observations

10.2.1 Shower

Maintenance Item

CORROSION,MILDEW

Note presence of mildew at base of shower stall.

Recommendation

Recommended DIY Project

10.4.1 Water Supply, Distribution Systems & Fixtures

Repair Needed

MISCELLANEOUS

Bathroom sink drain stopper is removed from sink. Conversation with owner revealed stopper corroded and inoperative. owner removed.

Recommendation

Contact a qualified plumbing contractor.

10.5.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.

11: LIVING ROOM

Information

Doors: Description

Open French door design interior door feature stepping down into open living room layout. Note presence of double sliding door assembly leading out to patio.


Windows: Window Type

Casement, Single Pane


Windows: Window Manufacturer

Andersen

Floors: Floor Coverings

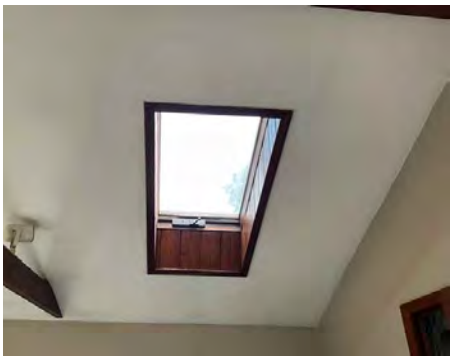
Carpet

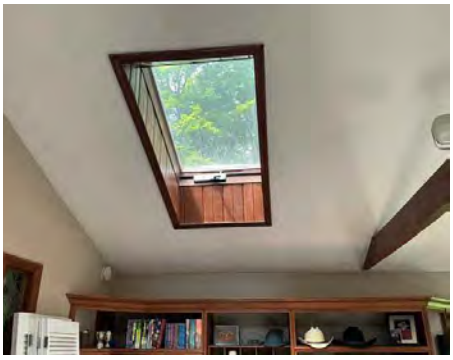
Walls: Wall Material

Drywall


Ceilings: Ceiling Material

Plaster




Thermostat Controls: Description

Dining Room

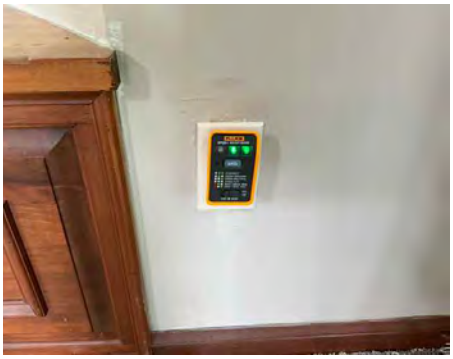
Honeywell manual thermostat.

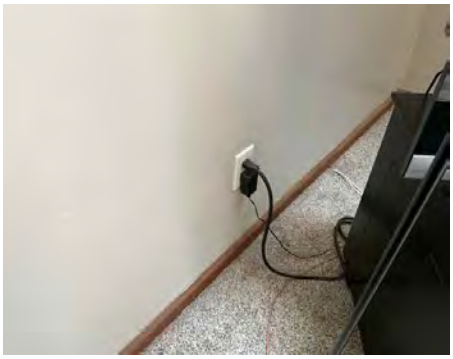
Lighting Fixtures, Switches & Receptacles: Description

Overhead mounted track lighting along with several table lamp fixtures. Ceiling mount fan with integrated light fixture also present. controlled via wall pouted switch.

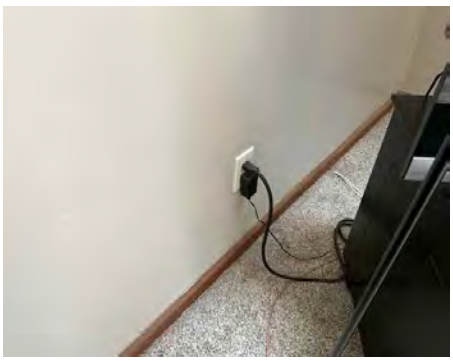
All accessible electrical receptacles inspected and tested with Fluke ST-120 TESTER.

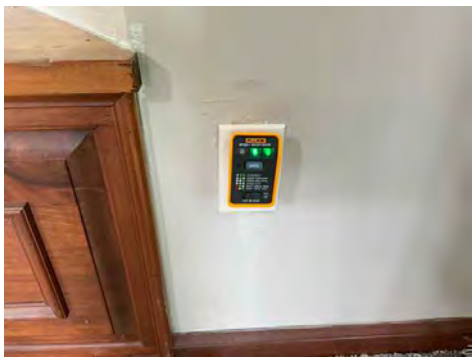


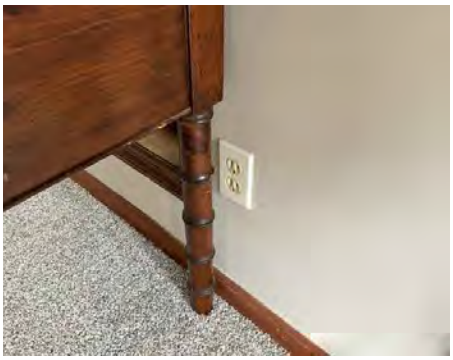




GFCI & AFCI: Description







Observations

11.1.1 Doors

Repair Needed

POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.


11.3.1 Floors

CARPET STAINS

Maintenance Item

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



11.5.1 Ceilings

STAIN(S) ON CEILING

Repair Needed

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified painting contractor.

11.8.1 GFCI & AFCI

IMPROPER INSTALLATION

Repair Needed

HOT / neutral polarity reversed at one outlet receptacle in living room. Recommend further inspection and repair by qualified electrical contractor.

Recommendation

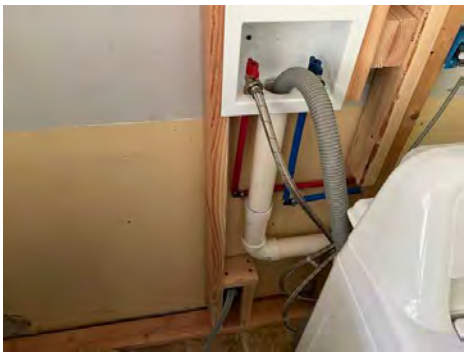
Contact a qualified electrical contractor.

12: LAUNDRY ROOM

Information

Filters
None

Dryer Power Source
220 Electric



Dryer Vent
Metal

Flooring Insulation
None

Washer type / brand: Description

Verify GE brand washer. check for power up, did NOT run through individual cycles.

Dryer type / brand: Description

Verify GE brand dryer. check for power up. did NOT run through individual cycles.

13: PLUMBING

Information

Well Pump (Water Supply): Description

Well Pump (Water Supply): Manufacturer, Build Date, Serial Number

Manufacturer: Coyote Pump

Build Date : 2003

Serial # : (Model # WX-203)

Main Water Shut-off Device: Water Source

Basement

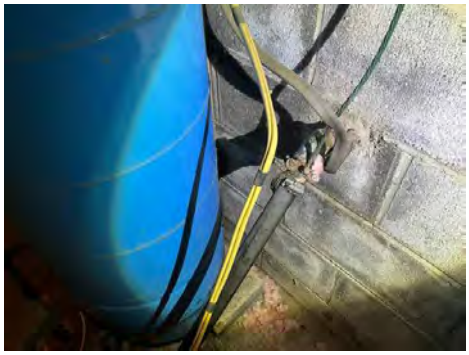
Well

Drilled well with external puller pump

Main Water Shut-off Device: Location

Basement

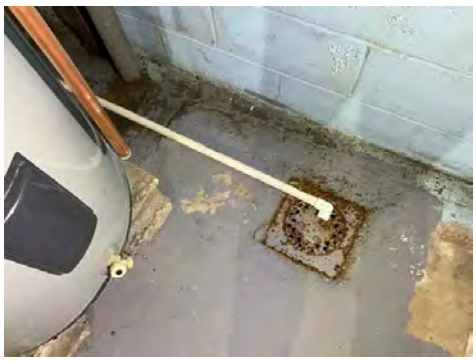
Basement



Drain, Waste, & Vent Systems: Description







Drain, Waste, & Vent Systems: Drain Size

2"



Drain, Waste, & Vent Systems: Material

PVC

Hot Water Systems, Controls, Flues & Vents: Manufacturer

American Pro line

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

80 Gal gallons

Hot Water Systems, Controls, Flues & Vents: Build Date

2003

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Observations

13.3.1 Drain, Waste, & Vent Systems

Repair Needed

SINK - POOR DRAINAGE

Kitchen sink had slow/poor drainage.

Verify kitchen sink drain pipe routed directly overhead of Main Electrical panel. inadequate patching of drain pipe possibly causing slow drainage issues with kitchen sink.

Note: plumbing drain routed in close proximity to exposed electrical junction box.

Recommendation

Contact a qualified plumbing contractor.

14: HEATING / AC

Information

System Description: Description

Propane fueled Condensing, High Efficiency, Hot air furnace with A/C split system heat exchange unit.

Fuel Supply Type: Description

Basement

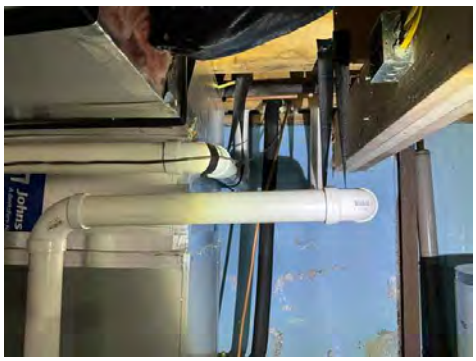
Propane fueled hot air furnace.

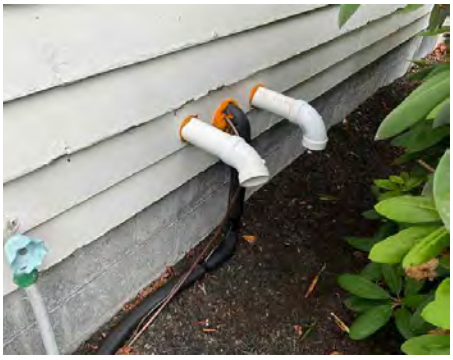
Manufacturer , Build Date , Serial Number info: Manufacturer

Blueridge

Manufacturer , Build Date , Serial Number info: Build Date / Serial Number

Exhaust and Venting : Description

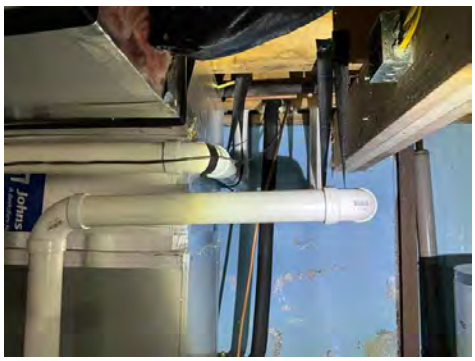





A/C System: Description

Split A/C system with exterior condenser.






A/C System: A/C Manufacturer, Build Date, Serial Number etc.

Manufacturer : Blue Summit

Build Date : 2023

Serial # : 1923C61885

STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and

receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.