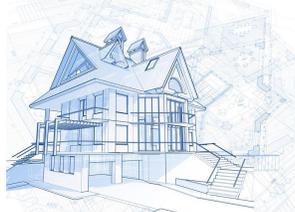


# INSPECTION REPORT



For the Property at:  
**SAMPLE REPORT**  
ANY PLACE, NY 11545

Prepared for: CLIENT HOME  
Inspection Date: Tuesday, February 25, 2025  
Prepared by: Rob Byrne



Higher Elevation Home Inspections LLC  
188 Brown Street  
Sea Cliff, NY 11579  
(516) 509- 9091  
lisc# 16000062890

[www.higherelevationllc.com](http://www.higherelevationllc.com)  
Rob@HigherElevationLLC.com

Excellence in home inspection.

# SUMMARY

SAMPLE REPORT, ANY PLACE, NY February 25, 2025

Report No. 1522, v.6

[www.higherelevationllc.com](http://www.higherelevationllc.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Higher Elevation LLC would like to thank you for choosing us to inspect your future home. Please note that every house needs annual maintenance. It is recommended the home owner budget for repair and maintenance of heating / cooling systems, plumbing, electric and site drainage (roof and gutters). The BLUE HYPER LINKS in your report will help with information about your home. Please note any recommended repairs should be done by a licensed and insured professional. Included on the last page of the report is a REFERENCE LIBRARY - PDF to help you understand your new house.

All the best

Rob Byrne - Owner / Operator

[Priority Maintenance Items](#)

## Exterior

### LANDSCAPING \ #General notes

**Condition:** • Request termite disclosure and paperwork from home owner for current up to date contract. Termite damage in basement recommend seller provide current paperwork for treatment.

## Structure

### RECOMMENDATIONS \ General

**Condition:** • Termite mud tubes  
Recommend asking seller for existing treatment contract.  
**Location:** Basement

## Cooling & Heat Pump

### RECOMMENDATIONS \ General

**Condition:** • AC is old using R-22 freon in system. This freon will not be available in the near future and is very expensive. Budget for replacement of AC unit when needed.  
Air handler in attic and compressor are 14 years old and using R22 refrigerant - budget for replacement when needed.

### AIR CONDITIONING \ Compressor

**Condition:** • [Inadequate cooling](#)  
Air conditioner not working at time of inspection recommend further evaluation.  
**Implication(s):** Increased cooling costs | Reduced comfort

## Plumbing

### SUPPLY PLUMBING \ Water main shut off valve

**Condition:** • [Leak](#)  
**Implication(s):** Chance of water damage to structure, finishes and contents | No water  
**Location:** Basement

# SUMMARY

SAMPLE REPORT, ANY PLACE, NY February 25, 2025

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Interior

### **STAIRS \ Handrails and guards**

**Condition:** • [Missing](#)

INSTALL FOR SAFETY

**Implication(s):** Fall hazard

**Location:** First Floor

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

## Observation and Recommendations

### RECOMMENDATIONS \ Overview

- 1. Condition:** • Asphalt shingle roof coverings wear out and are replaced every 20-25 years depending on number of variables. An annual roof inspection is recommended by a Licensed Roofing Contractor.
- 2. Condition:** • Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

### SLOPED ROOFING \ Asphalt shingles

- 3. Condition:** • Debris/moss

**Implication(s):** Shortened life expectancy of material



*Debris/moss*

### SLOPED ROOF FLASHINGS \ Chimney flashings

- 4. Condition:** • [Damage, loose, open seams, patched](#)

**Implication(s):** Chance of water damage to structure, finishes and contents



*Damage, loose, open seams, patched*

# ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Inspection Method and Limitations

**General:** • Age of roof cannot always be determined due to certain roofing materials and conditions. Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

**Inspection performed:**

- By walking on roof



*By walking on roof*



*By walking on roof*

## General Info and Descriptions

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Metal

## Observation and Recommendations

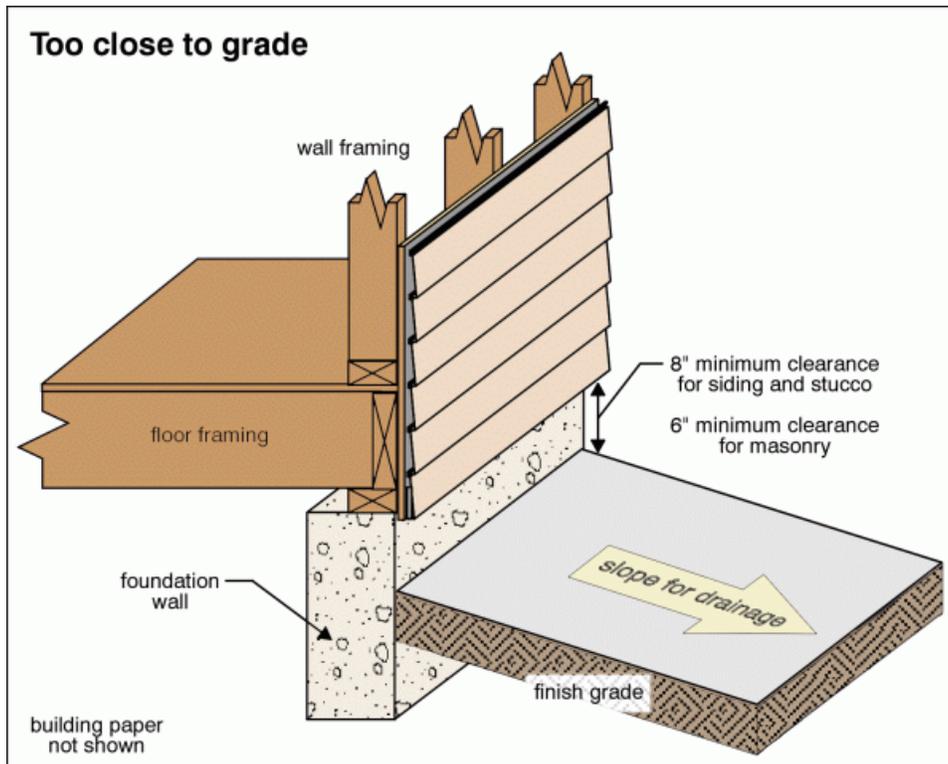
### RECOMMENDATIONS \ Overview

5. **Condition:** • Gutters and downspouts help to ensure dry basements and crawlspaces. The less water near the foundation, the lower the risk of water penetration into basement.

### WALLS \ -Vinyl siding

6. **Condition:** • [Too close to grade](#)

**Implication(s):** Chance of water damage to structure, finishes and contents



Too close to grade



Too close to grade

**EXTERIOR WINDOWS \ Frames**

7. Condition: • Insect damage

Implication(s): Material deterioration

Location: Basement



Insect damage



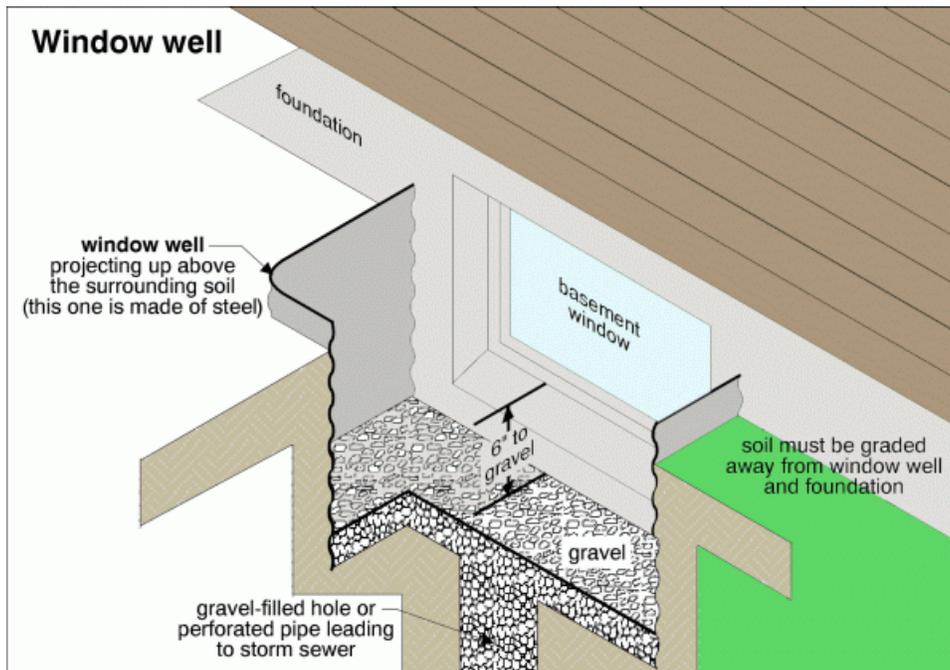
Insect damage

**EXTERIOR WINDOWS \ Wells**

8. Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Rear



# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Missing*

## DOORS \ Doors and frames

9. Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Location: Left Side



*Rot*

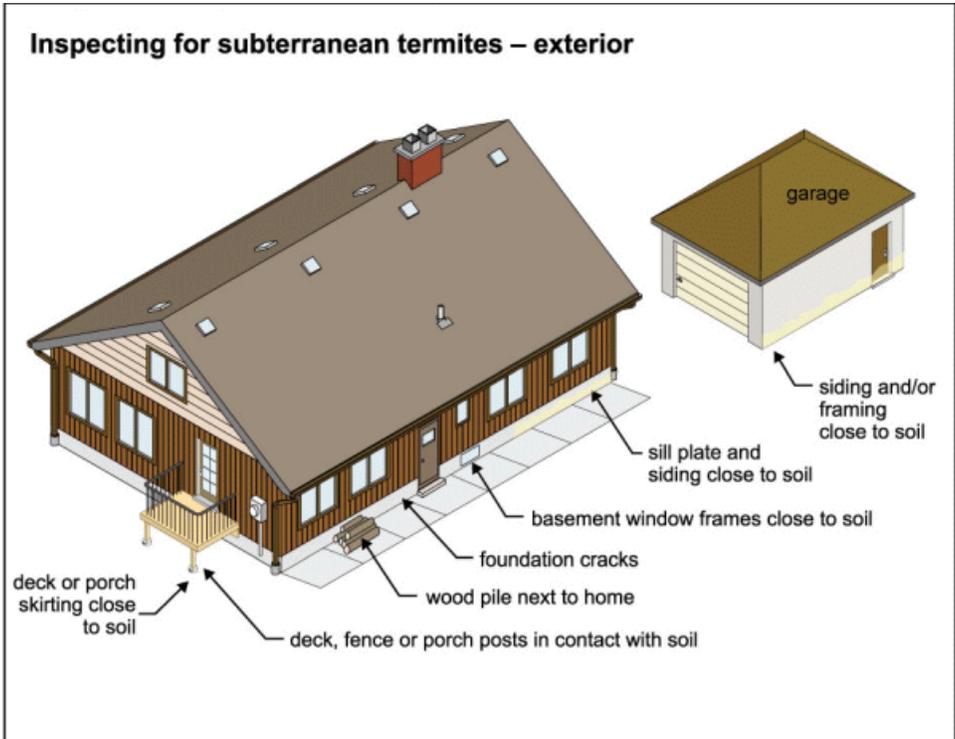
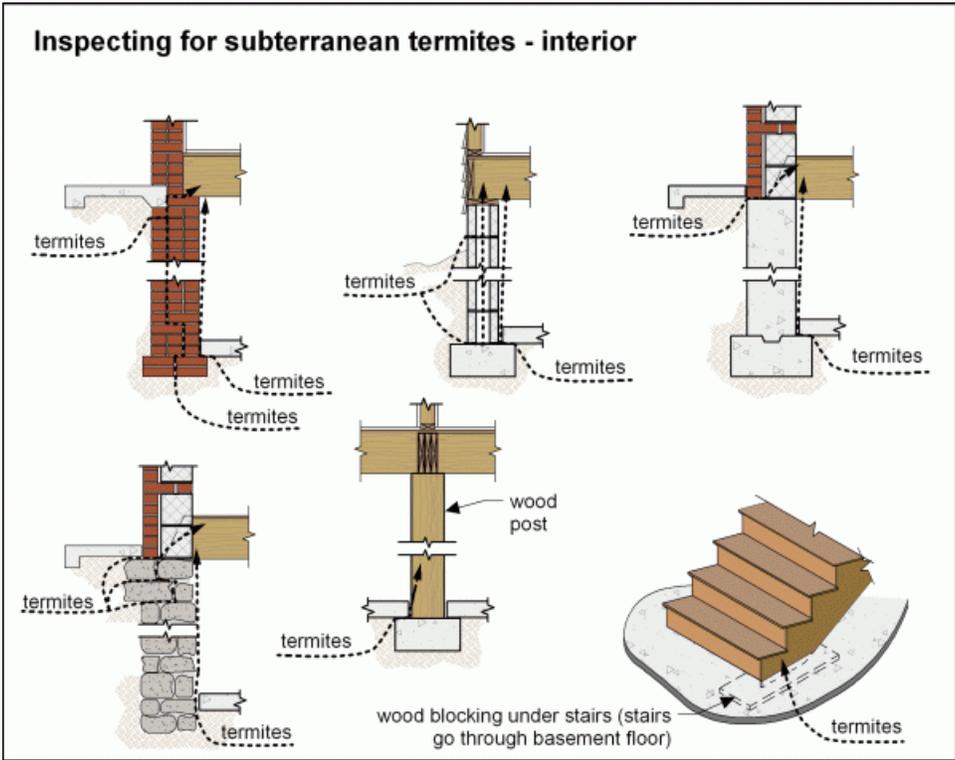


*Rot*

## LANDSCAPING \ #General notes

10. Condition: • Request termite disclosure and paperwork from home owner for current up to date contract. Termite damage in basement recommend seller provide current paperwork for treatment.

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



# EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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REFERENCE



termite baiting station around perimeter off house

Request termite disclosure and paperwork...



evidence of termite damage between basement and garage wall

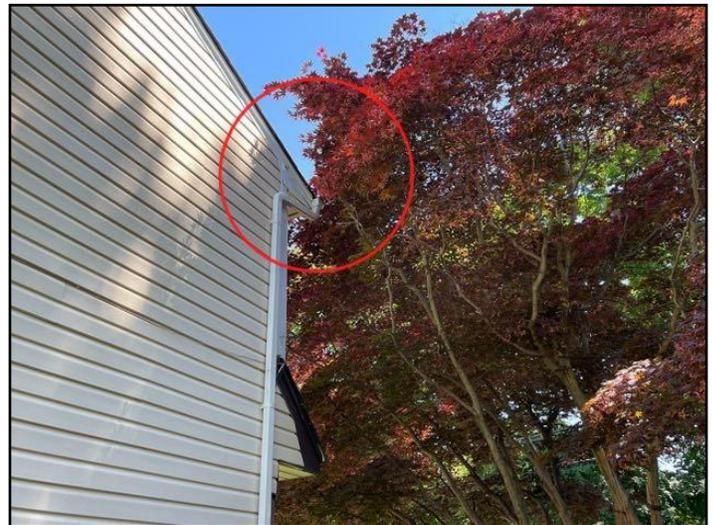
Request termite disclosure and paperwork...

**11. Condition:** • Trim tree branches



keep trees trimmed away from house

Trim tree branches



Trim tree branches

**12. Condition:** • Animal bating station

# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Animal baiting station*

## **GARAGE \ Vehicle doors**

**13. Condition:** • [Missing safety cables through extension spring](#)

**Implication(s):** Chance of damage to contents, finishes and/or structure | Physical injury



*Missing safety cables through extension...*

## **COMMENTS \ Additional**

**14. Condition:** • See Home Reference Library on last page of report for more information and understanding of your new house.

**15. Condition:** • Photos are only a representative sample of condition observed. There may be other areas of concern not shown by photo but stated in the report as a recommendation.

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

## General Info and Descriptions

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:**

- Close to house no soffits



*Close to house no soffits*

**Gutter & downspout discharge:** • [Below grade](#)

**Lot slope:** • [Flat](#)

**Wall surfaces and trim:**

- [Vinyl siding](#)

Siding close to ground is conducive to hidden moisture damage. Keep water away from foundation.



*Brick Veneer*

- Brick Veneer

# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Garage:

- Attached



Storage in garage



Storage in garage

- Garage vehicle door operator: • Present

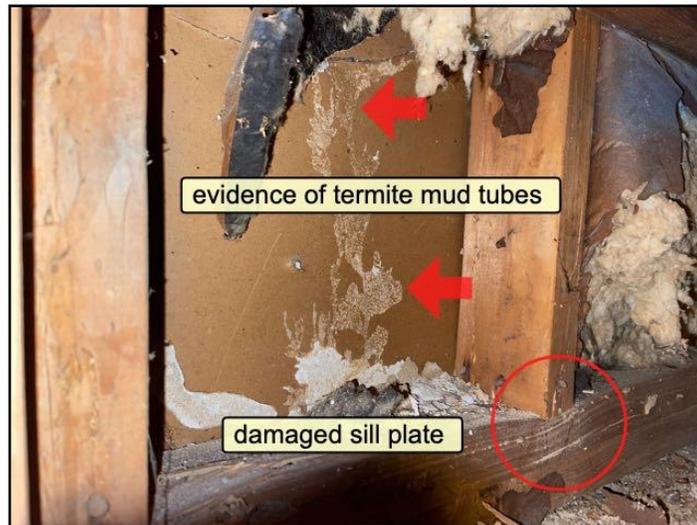
## Observation and Recommendations

### RECOMMENDATIONS \ General

**16. Condition:** • Termite mud tubes

Recommend asking seller for existing treatment contract.

**Location:** Basement

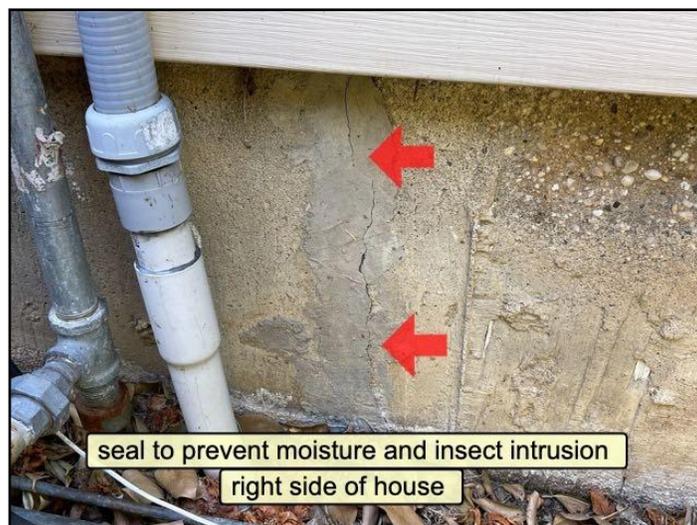


*Termite mud tubes*

### FOUNDATIONS \ General notes

**17. Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building



*Typical minor cracks*

### FLOORS \ Sills

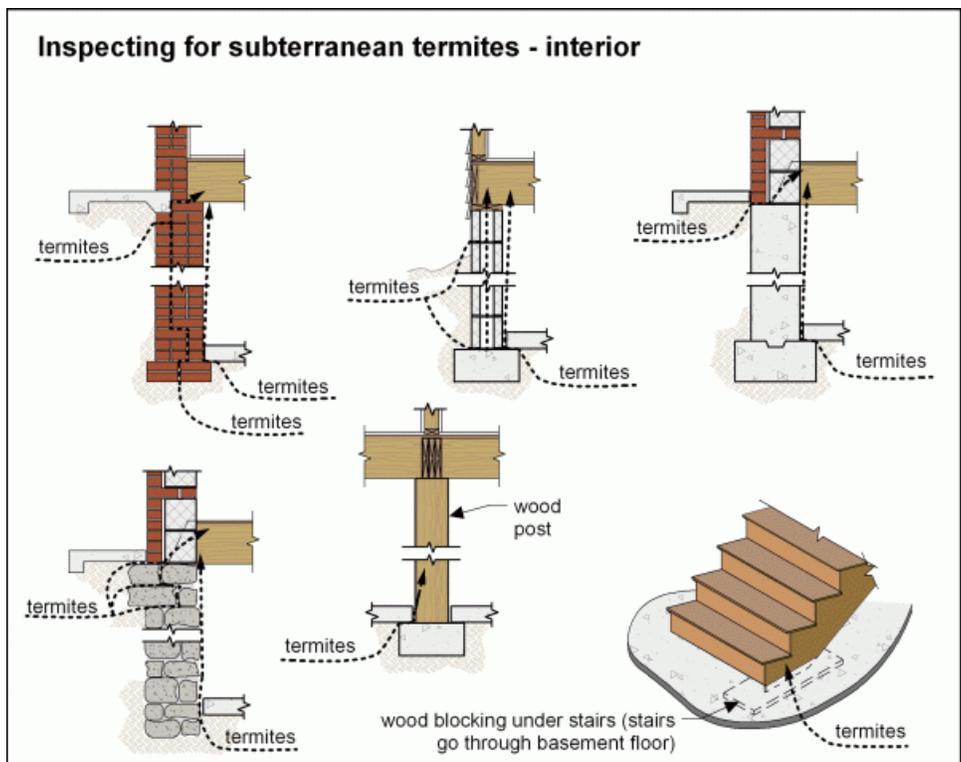
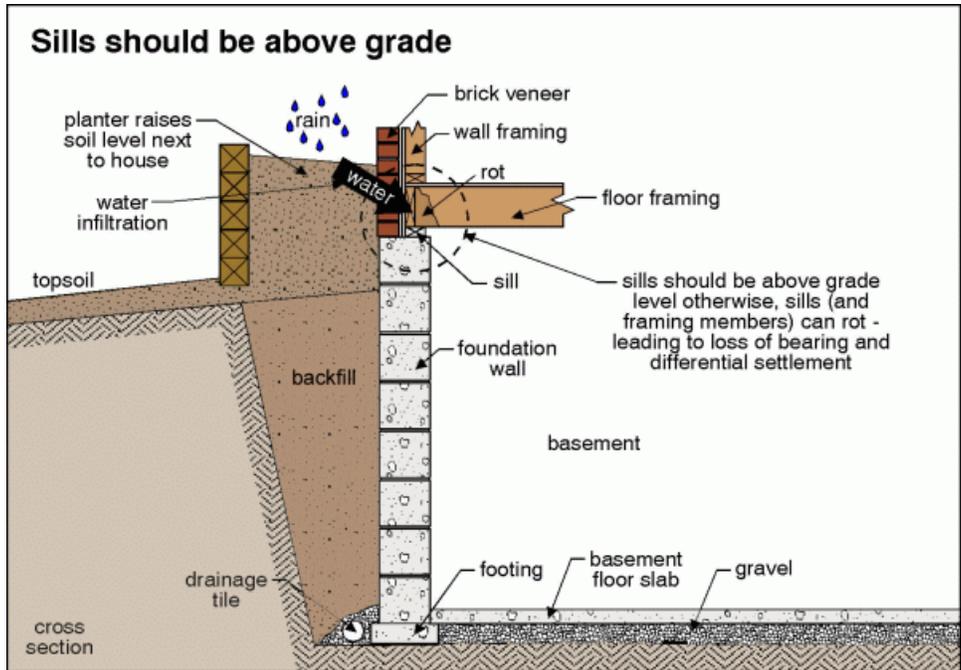
**18. Condition:** • Termite damage

Replace damaged wood when renovating.

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

**Implication(s):** Weakened structure

**Location:** Basement





*Termite damage*

## Inspection Method and Limitations

**General:** • Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Finished living space unable to do a visual inspection.

**Not included as part of inspection:** • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

## General Info and Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Ceiling Joists • Rafters • [Plywood sheathing](#)

**Observation and Recommendations**

**DISTRIBUTION \ Junction boxes**

19. Condition: • Missing cover

Location: Attic



Missing cover

**DISTRIBUTION \ Outlets**

20. Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Second Floor Bedroom



Ungrounded



Ungrounded

**COMMENTS \ Additional**

21. Condition: • See Home Reference Book located on last page of report for additional information and understanding of the systems in your home.

## General Info and Descriptions

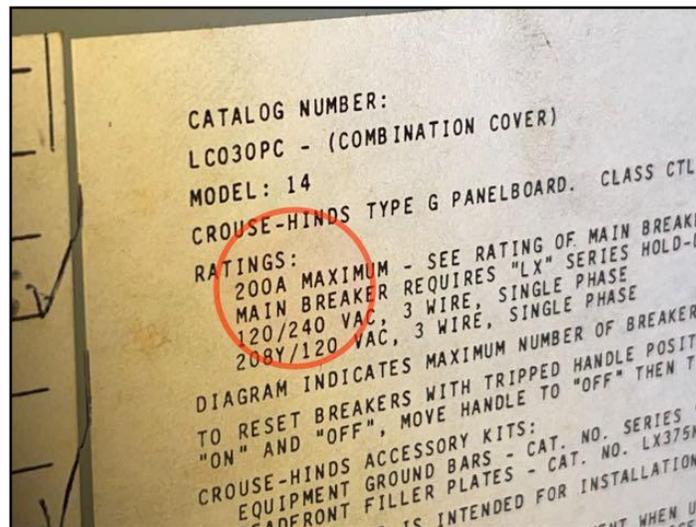
**General:** • More than 25% of all smoke detectors in homes do not operate properly. Recommend any smoke detectors that are over 10 years old or have damaged test buttons be replaced immediately.

**Service size:** • 125



**Main disconnect/service box rating:**

- [200 Amps](#)



200 Amps

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**Auxiliary and other:**

- Generator



Generator



Generator

**Type and number of outlets (receptacles):** • Grounded and ungrounded - typical • Ground Fault outlets (GFCI) and/or breakers are required for safety, in all interior and exterior areas, where water will be in contact with an electrical power source. Ground fault circuit interrupter (GFCI) devices should be tested periodically to ensure they remain in proper working condition.

**Smoke alarms (detectors):** • Recommend replacing prior to moving in

**Carbon monoxide (CO) alarms (detectors):** • Recommend replacing prior to moving in

## Observation and Recommendations

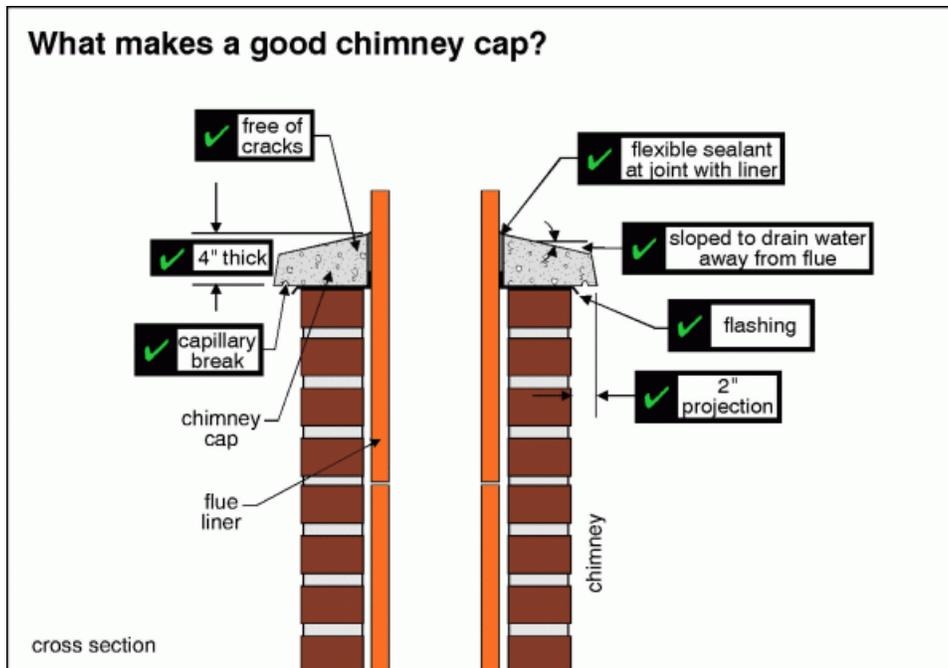
### RECOMMENDATIONS \ General

22. **Condition:** • Recommend an annual service contract with a licensed heating contractor.

### CHIMNEY \ Inspect/sweep

23. **Condition:** • Inspect (and/sweep if needed) before using. Recommend annual inspection.

**Implication(s):** Fire hazard



## Inspection Method and Limitations

**General:** • Older houses with a masonry chimney need to be visually inspected by a professional chimney sweep to further evaluate condition of chimney prior to closing.

**Not included as part of a building inspection:** • Interiors of vent systems, flues, and chimneys

## General Info and Descriptions

**System type:**

- [Boiler](#)

# HEATING

SAMPLE REPORT, ANY PLACE, NY February 25, 2025

Report No. 1522, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

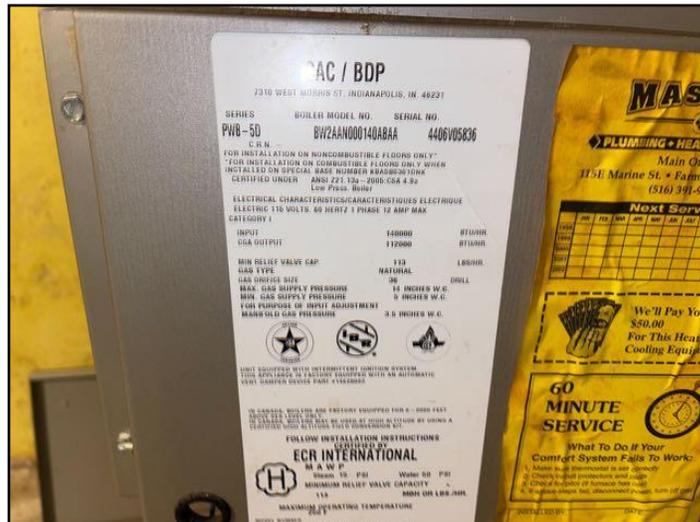
PLUMBING

INTERIOR

REFERENCE



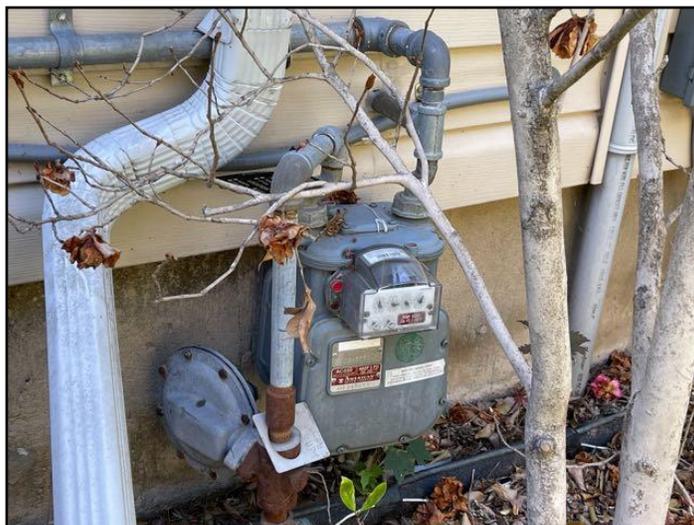
Boiler



Boiler

## Fuel/energy source:

- [Gas](#)



Gas

Heat distribution: • [Radiators](#)

Exhaust venting method: • [Natural draft](#)

Main fuel shut off at: • Meter

Chimney/vent: • [Masonry](#)

Chimney liner: • [Clay](#)

## Observation and Recommendations

### RECOMMENDATIONS \ General

**24. Condition:** • AC is old using R-22 freon in system. This freon will not be available in the near future and is very expensive. Budget for replacement of AC unit when needed.

Air handler in attic and compressor are 14 years old and using R22 refrigerant - budget for replacement when needed.



*AC is old using R-22 freon in system. This...*

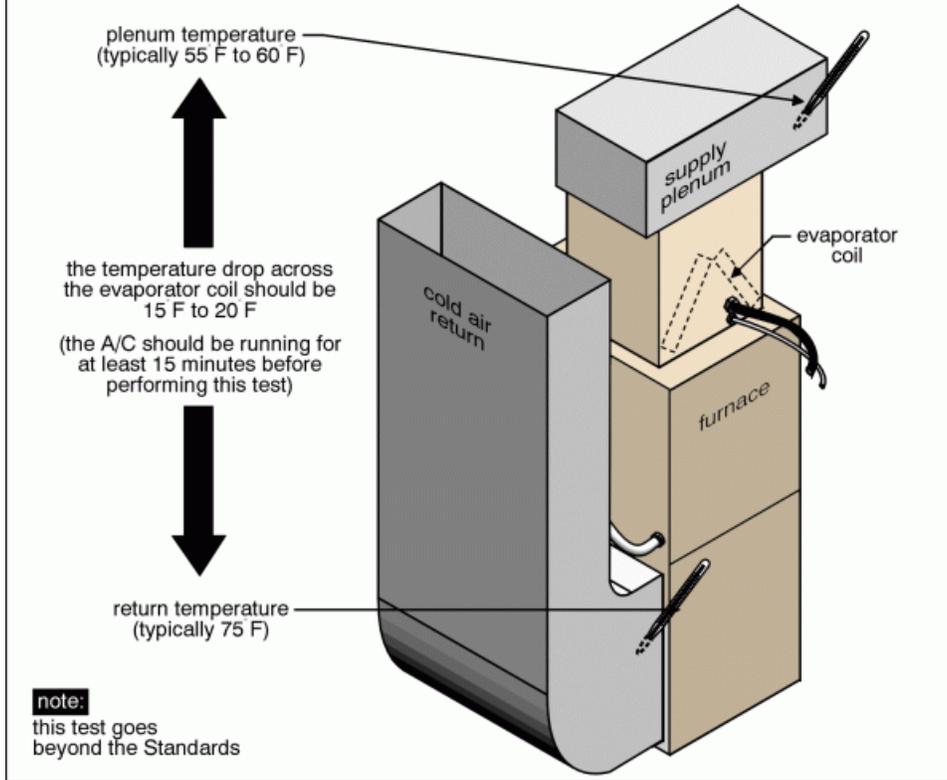
### AIR CONDITIONING \ Compressor

**25. Condition:** • [Inadequate cooling](#)

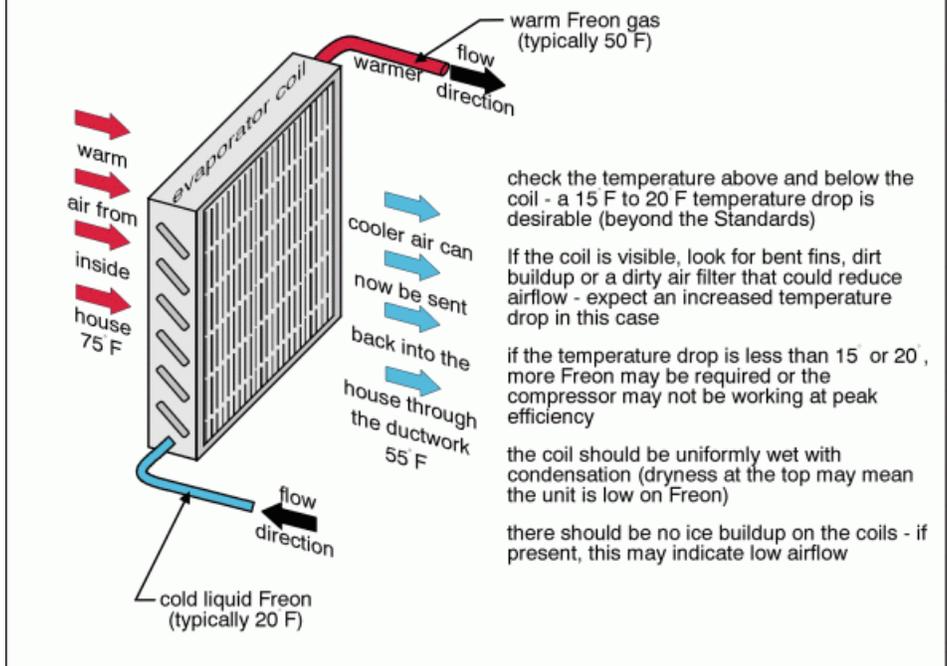
Air conditioner not working at time of inspection recommend further evaluation.

**Implication(s):** Increased cooling costs | Reduced comfort

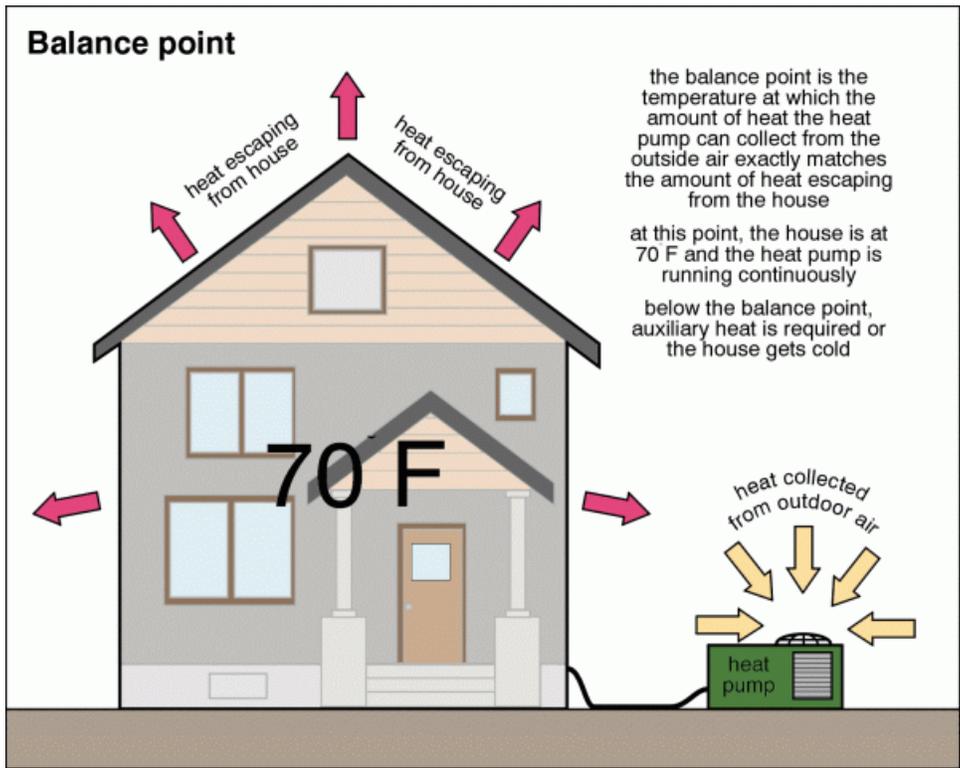
## Measure temperature drop across inside coil



## Evaporator coil - inspection procedures



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



*Inadequate cooling*

**AIR CONDITIONING \ Refrigerant lines**

**26. Condition:** • Insulation - missing

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

# COOLING & HEAT PUMP

SAMPLE REPORT, ANY PLACE, NY February 25, 2025

Report No. 1522, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Missing insulation on refrigerant line

Insulation - missing

## General Info and Descriptions

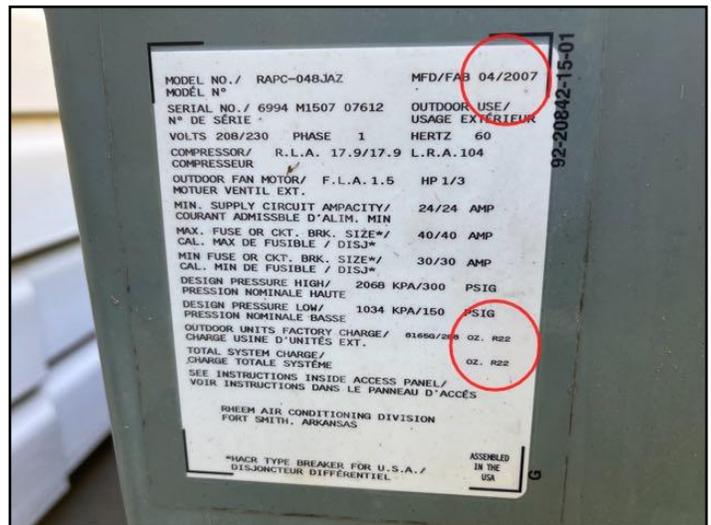
**Air conditioning type:** • Central

**Manufacturer:**

• Rheem



Rheem



Rheem

**Compressor type:** • Electric

**Compressor approximate age:** • 14 years

**Typical life expectancy:** • 10 to 15 years

**Refrigerant type:** • R-22

## General Info and Descriptions

### Attic/roof insulation material:

- [Glass fiber](#)



*Glass fiber*

- Blown loose fill insulation



*Blown loose fill insulation*

### Attic/roof ventilation: • [Gable vent](#) • [Power ventilator](#)

### Wall insulation material: • Not visible

**Observation and Recommendations**

**RECOMMENDATIONS \ General**

**27. Condition:** • Scope cesspools



Scope cesspools

**SUPPLY PLUMBING \ Water main shut off valve**

**28. Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | No water

**Location:** Basement



Leak

**SUPPLY PLUMBING \ Water distribution piping**

**29. Condition:** • Corrosion

**Implication(s):** Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy | Equipment failure

**Location:** Basement



expansion tank piping corroded - water main

*Corrosion*

**FIXTURES AND FAUCETS \ Sink**

**30. Condition:** • [Slow drains](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** First/Second Floor Bathroom



*Slow drains*



*Slow drains*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
REFERENCE									



*Drain stop ineffective*

**Inspection Method and Limitations**

**General:** • Recommend having sewer main scoped to determine condition of line prior to closing. Ask home owner when cesspool/septic system was last serviced request paperwork.

**Inspection limited/prevented by:**

- Main house trap not visible
- UNABLE TO MAIN DRAIN AND HOUSE TRAP. RECOMMEND SCOPING MAIN SEWER LINE AND CESSPOOL PRIOR TO PURCHASE.



*Main house trap not visible*

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system • Cesspools not inspected. Recommend asking current home

owner for updated service maintenance contract. If unavailable have cesspool inspected prior to contract signing

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Landscape irrigation systems • Septic systems • Cesspool is beyond scope of home inspection

## General Info and Descriptions

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

- Basement



*Basement*

**Water heater fuel/energy source:** • [Gas](#)

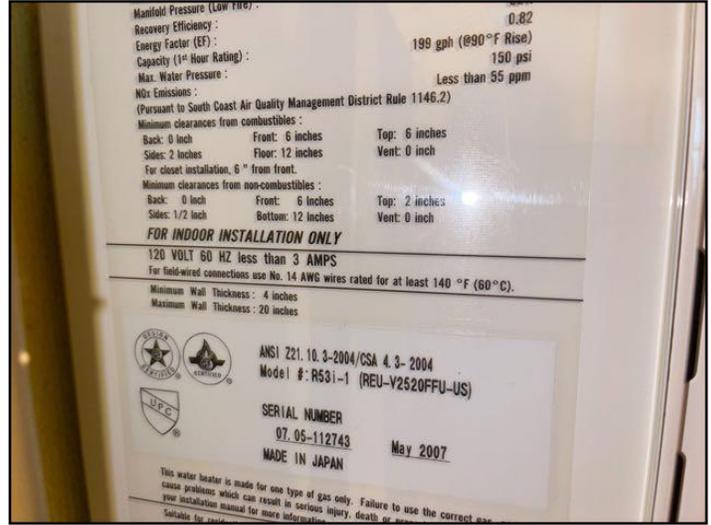
**Water heater exhaust venting method:** • Direct vent

**Water heater manufacturer:**

- Rinnai



Rinnai



Rinnai

Exterior hose bibb (outdoor faucet): • Frost free

Observation and Recommendations

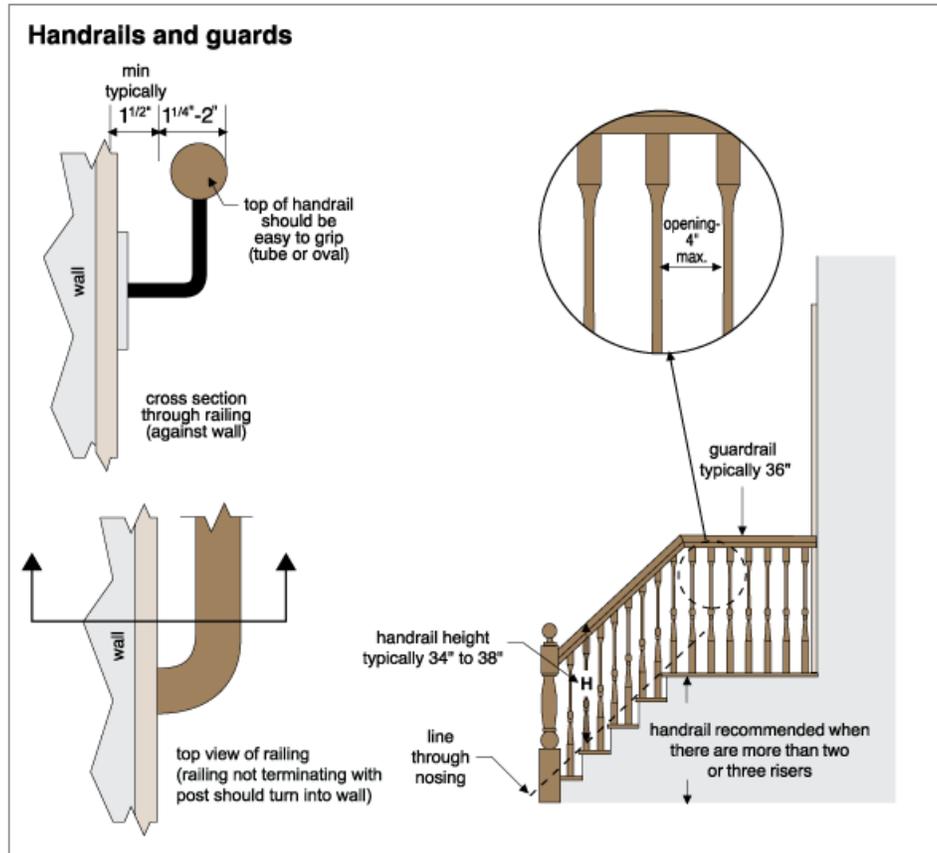
STAIRS \ Handrails and guards

31. Condition: • [Missing](#)

INSTALL FOR SAFETY

Implication(s): Fall hazard

Location: First Floor





*Missing*

## Inspection Method and Limitations

**Inspection limited/prevented by:** • Storage/furnishings

**Not tested:** • Oven • Microwave • Dishwasher • Central vacuum

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**Appliances:** • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos. • Reference library is provided on last page of report. This will help in understanding how your new house functions and scheduled preventative maintenance items to consider. Enjoy and good luck with your new home.

All the best

Rob Byrne

Higher Elevation Home Inspections

## General Info and Descriptions

**General:**

- General view of interior system

# INTERIOR

SAMPLE REPORT, ANY PLACE, NY February 25, 2025

Report No. 1522, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



# INTERIOR

SAMPLE REPORT, ANY PLACE, NY February 25, 2025

Report No. 1522, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Major floor finishes: • [Hardwood](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Cooktop fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Cooktop • Wall Oven (or Oven)

Laundry facilities: • Washer • Dryer

Bathroom ventilation: • Exhaust fan • Window

Inventory Dishwasher: • KitchenAid

Inventory Dryer: • LG

Inventory Garage Door Opener: • Chamberlain/LiftMaster

Inventory Refrigerator: • Samsung

Inventory Wall Oven: • KitchenAid

Inventory Washing Machine: • LG

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS