



# Inspection Report

**Mr. Sampler Sampleview**

**Property Address:**

100 Need an Inspection Dr  
Warwick RI 02893

**House Doctor Home Inspection INC.**

**Don Lariviere RI# 43978 CT# HOI.0001296  
P.O. Box 17546  
Esmond RI 02917**

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INVOICE

House Doctor Home Inspection INC.  
P.O. Box 17546  
Esmond RI 02917  
Inspected By: Don Lariviere

Inspection Date: 1/21/2023  
Report ID: Sample007

Customer Info:	Inspection Property:
Mr. Sampler Sampleview	100 Need an Inspection Dr Warwick RI 02893
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
Payment Status:  
Note:

<b>Date:</b> 1/21/2023	<b>Time:</b> 08:30 AM	<b>Report ID:</b> Sample007
<b>Property:</b> 100 Need an Inspection Dr Warwick RI 02893	<b>Customer:</b> Mr. Sampler Sampleview	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. This item may include monitoring and or an upgrade consideration. Some IN checks are disclosure notes to clients as labelled in report.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Safety Hazard (SH)** = This item is a safety hazard and needs repair by a qualified individual.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Pictures** = Pictures are taken as an example, they do not describe the whole repair or job necessary, A qualified or licensed person will need to further evaluate items or components noted in report and perform repairs or replacements as needed.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see older wiring and old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Type of building:**

Single Family (2 story)

**In Attendance:**

Customer and both agents

**Style of Home:**

Cape

**Approximate age of building:**

Over 50 Years

**Temperature:**

Below 60

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Standards of Practice:**

ASHI American Society of Home Inspectors

House Doctor Home Inspection Inc. P.O. Box 17546 Esmond, RI 02917 (401) 597-0050

This Report has been prepared exclusively for: Mr. Sampler Sampleview, Report # Sample007 Property Address: 100 Need an Inspection Dr Warwick RI 02893

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mr. Sampler Sampleview (hereinafter, "Client") and House Doctor Home Inspection, Inc. (hereinafter "Inspector") **RI# 43978 CT# HOI.0001296** agree as follows:

**Paragraph 1 (INSPECTION CONTRACT AGREEMENT):** This is intended to be a legally binding contract. Please Read Carefully. I hereby request a limited non-invasive visual inspection of the structure at the address named above on this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

**Paragraph 2 (SCOPE OF INSPECTION):** Inspector will perform a limited, non-invasive, visual inspection of the property. The Inspection will be conducted under the Standards of Practice ("SOP") and in accordance with the American Society of Home Inspectors ("ASHI"). A copy of the ASHI SOP can be found at [www.ashi.org](http://www.ashi.org).

**Paragraph 3 (Disclaimer of Warranty):** This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense and should be done before purchase to determine if further repairs or action is needed.

**Paragraph 4 (ARBITRATION):** **Dispute Resolution Binding Arbitration:** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. Client agrees to pay all required filing fees. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any court of competent jurisdiction.

**Paragraph 5 (CONFIDENTIAL REPORT):** The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

**Paragraph 6 (ATTORNEY'S FEES):** In the event of litigation relating to the subject matter of this Agreement, the non- prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom.

**Paragraph 7 (SEVERABILITY):** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**Paragraph 8 (DISPUTES):** **Notice and Waiver Clause:** Any claim arising out of or related to any act or omission of the Inspector in connection with the inspection of the property shall be made in writing and reported to the Inspector within fourteen (14) business days of discovery and to allow Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before undertaking any repairs. Client agrees that a failure to comply with the terms of this paragraph shall constitute a waiver of such claim.

**Paragraph 9 (Complaints):** Complaints regarding the home inspection or home inspector can be directed to House Doctor Home Inspection Inc. and or the RI Contractors Registration and Licensing Board 560 Jefferson Blvd Suite 200 Warwick RI 02886 401-921-1590

**Paragraph 10 (No Rule Of Construction):** The parties acknowledge that each of them has had ample opportunity for their own counsel to participate in negotiating and drafting this Agreement. Therefore, no rule of

construction shall apply to this Agreement that construes ambiguous or unclear language in favor of or against any party.

**Paragraph 11 (Binding on Others Clause):** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective spouses, heirs and successors.

**Paragraph 12 (Integration Clause):**This Agreement constitutes the entire agreement of the parties with respect to the subject matter thereof, and supersede all prior negotiations, agreements and understandings with respect thereto. This Agreement may only be amended by a written document duly executed by all parties and shall be construed and enforced in accordance with the laws of the State of Rhode Island.

**Paragraph 13 (Non-Waiver Clause):** The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

**Paragraph 14 (Waiver of Statute of Limitations):** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time shall be barred, without regard to any other limitations period set forth by law or statute.

Client Signature \_\_\_\_\_Date: 1/21/2023

Inspector Signature \_\_\_\_\_Date: 1/21/2023

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1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Vinyl

Trim Material:

vinyl  
aluminum

Stairs:

concrete  
wood

Driveway:

Asphalt

Walkways:

brick  
pavers

Appurtenance:

Covered porch  
Patio

Land grade:

Land slopes away from house

		IN	NI	SH	RR
1.0	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
1.1	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
1.2	Eaves, Soffits and Fascias	•			
1.3	Wall Cladding, Flashing and Trim	•			
1.4	Disclosure to client	•			
1.5	Doors (Exterior)	•			
1.6	Windows				•
1.7	Plumbing Water Faucets (hose bibs)		•		

IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace

Comments:

1.0 Patios and walkways are worn.



1.0 Item 1 (Picture)

1.1 The Stairs on the rear of house settled. I recommend a qualified licensed contractor evaluate and make needed repairs..



1.1 Item 1 (Picture)

1.4 (1) If the inspector finds any areas of visible deterioration to siding or trim on the exterior of the property, it is highly advised to seek further evaluation by a licensed contractor before purchase. The inspection is not intrusive or dismantling of finished surfaces, if there is surface damage there may be further damage not visible.

1.4 (2) It is always recommend to perform preventive pest control to avoid any infestation of wood-destroying insects or possible rodents entering the home. This is typical home ownership maintenance.

1.6 Basement windows are lower or at soil level height at right side (facing front). Windows wells are needed to prevent water entry and deterioration



1.6 Item 1 (Picture)



**1.7 The hose faucet was off and it was too cold to test at the time of the inspection.**

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

It is always recommended to perform preventive pest control to avoid any infestation of wood-destroying insects or possible rodents entering the home. This is typical home ownership maintenance.

2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Most basements will exhibit signs of water or moisture intrusion over time, it is impossible to determine the frequency or severity of this from a one time visit. Home inspections are not a guarantee for dry basements.

Styles & Materials

<b>Foundation:</b> Poured concrete not fully visible	<b>Floor Structure:</b> Wood joists not fully visible	<b>Wall Structure:</b> Wood
<b>Columns or Piers:</b> Steel lally columns	<b>Structure not fully visible:</b> Partly finished basement solid walls solid ceilings limited access	<b>Method used to observe Crawlspace:</b> Crawled insualtion

		IN	NI	SH	RR
2.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
2.1	Walls (Structural)	•			
2.2	Columns or Piers	•			
2.3	Floors (Structural)	•			
2.4	Ceilings (Structural)	•			
2.5	Disclosure Structure	•			
2.6	Insulation under Floor System or on wall	•			
IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace		IN	NI	SH	RR

Comments:

**2.5** (1) If the inspector finds any areas of visible deterioration to the structure of the property, it is highly advised to seek further evaluation by a licensed contractor or structural engineer if needed before purchase. The inspection is not intrusive or dismantling, we do not remove insulation, storage, furniture or other items, if there is visible damage found due to probing or inspection there may be further damage not visible.

**2.5** (2) Half of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.



**2.5 Item 1 (Picture)**

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The Home inspector is not required to traverse across attic with structural components covered with insulation.

Styles & Materials

<b>Roof age:</b> 20 yrs or more	<b>Viewed roof covering from:</b> Walked roof	<b>Roof Covering:</b> Asphalt/Fiberglass Rubber membrane
<b>Roof-Type:</b> Gable	<b>Number of layers:</b> 1 visible	<b>Roof Ventilation:</b> Roof Vents
<b>Chimney (exterior):</b> Brick	<b>Method used to observe attic:</b> From entry	<b>Roof Structure:</b> Stick-built
<b>Ceiling Structure:</b> joist	<b>Attic info:</b> Attic access bedroom	<b>Attic Insulation:</b> Cellulose 10 to 16inches

		IN	NI	SH	RR
3.0	Roof Coverings	•			
3.1	Visible Flashings, Roof Penetrations and Plumbing Vent	•			
3.2	Chimneys and Skylights	•			
3.3	Roof Ventilation	•			
3.4	Roof Drainage Systems (gutters and downspouts)				•
3.5	Maintain gutters and downspouts, perform preventive measures for pests	•			
3.6	Roof Structure and Attic (Report leak signs or condensation)	•			
3.7	Disclosure to client	•			
3.8	Insulation in Attic	•			

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INNI SHRR

Comments:

**3.0** The roof covering is old, and near the end of it's life span, signs of weathering, ageing and wear, expect replacement within the next few years or less. One nail in rubber roof, needs attention.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

**3.4** The gutter leaks at seam (s) at the front. Repairs needed.



3.4 Item 1 (Picture)

**3.5** Keep or extend downspouts a minimum of 5' away from structure and maintain clear gutters and downspouts for proper drainage away from home. Always trim and maintain vegetation 18" to 24" away from exterior walls. Perform preventive measures for pest and insect control.

There are below ground drain lines for downspouts, I am unable to determine if drains function properly.



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)

**3.7 (1)** If the inspector finds any areas of visible deterioration to the attic structure of the property, it is highly advised to seek further evaluation by a licensed contractor or structural engineer if needed before purchase. The inspection is not intrusive or dismantling, we do not remove insulation or other items that may be stored in the attic, if there is visible damage found due to probing or inspection there may be further damage not visible.

**3.7 (2)** Contact RISE Engineering [www.riseengineering.com](http://www.riseengineering.com) for RI, Eversource [www.eversource.com](http://www.eversource.com) for CT or Mass Save [www.masssave.com](http://www.masssave.com) for Mass. if needed to help improve the energy efficiency of the home.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but may not, dry weather conditions will hinder this. Leakage can develop at any time and may depend on rain intensity. The assessment of the roof does not preclude the possibility of leakage. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps and drains. Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: Locate or determine the presence of under ground storage tanks (oil or propane), State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; **Operate any valve except water closet flush valves, fixture faucets, and hose faucets;** Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper PEX
<b>Plumbing Waste Line:</b> PVC Cast iron Copper	<b>Water Heater Power Source:</b> Oil	<b>Water Heater Location:</b> Basement
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people) Indirect water heater	<b>Supply and waste lines not fully visible:</b> Partly Finished basement	<b>Sump pump installed:</b> No

		IN	NI	SH	RR
4.0	Main Water Shut-off Device (Describe location)	•			
4.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
4.2	Plumbing Drain, Waste and Vent Systems	•			
4.3	Disclosure to client	•			
4.4	Main Fuel Shut-off (Describe Location)	•			
4.5	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)				•
4.6	Hot Water Systems, Controls, Flues and Vents	•			

IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace

INNI SHRR

Comments:

- 4.0 The main shut off is located in the basement. This is for your information.
- 4.3 During a normal plumbing inspection when water is on and fixtures can be operated, the water in the home is ran using all operating fixtures and flows for an extended period of time, to inspect for any visible leaks, damage, defects and functional flow. This test does not expose concealable areas and does not guarantee future performance of the plumbing system. The test only concludes visible findings for that day. Note: high efficiency water heaters require yearly service.
- 4.4 The main shut off for oil is at the oil tank.
- 4.5 The oil tank has under sized vent and or fill line(s) . . This is for your information.

The oil line connection is not protected in the concrete, note: concrete corrodes copper with direct contact. This can contaminate the soil and should be corrected. I did not inspect soil. replacement needed.



4.5 Item 1 (Picture)



4.5 Item 2 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues (only when fully visible and readably accessible), and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: know manufacturers clearances, Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this requires dismantling the unit or other technical procedures.

Styles & Materials

<b>Heat Type:</b> Hot water boiler Heating system is older and nearing the end of it's life span.	<b>Fire box/ burner chamber:</b> visible	<b>Energy Source:</b> Oil Note: oil tank near end of lifespan *monitoring advised
<b>Number of zones:</b> 2	<b>Number of Heat Systems (excluding wood):</b> One	<b>Distribution:</b> hot water baseboard pipes with convectors
<b>Chimney flue:</b> not visible (consider full inspection)	<b>Types of Fireplaces:</b> Conventional	

		IN	NI	SH	RR
5.0	Heating Equipment				•
5.1	Disclosure to client	•			
5.2	Combustion Air Supply	•			
5.3	Normal Operating Controls	•			
5.4	Automatic Safety Controls	•			
5.5	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
5.6	Presence of installed heat source in each room	•			
5.7	Chimneys and Vents (for fireplaces, gas water heaters or heat systems)	•			
5.8	Solid Fuel heating Devices (Fireplaces, Woodstove)	•			

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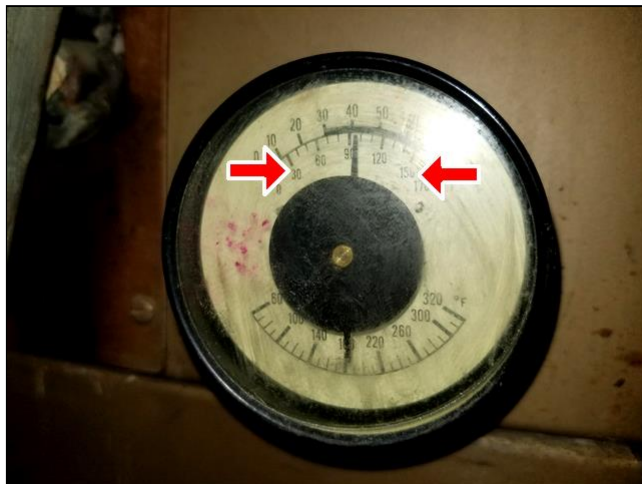
INNI SHRR

Comments:

**5.0** The oil-fired boiler was operating on, or reading high pressure and has a deteriorated fire box. Refer to a licensed HVAC contractor for evaluation and repairs.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

**5.1 (1)** If the Heating system was functional during the inspection, then it was operated using normal operating controls during the inspection. If there were no deficiencies or functional issues documented, Then the system was functioning as designed, periodic maintenance is required on all heating systems, oil fired systems and all high efficiency systems require annual Maintenance. If the system is an older unit, typically more Maint. can be expected and you will need to plan for future replacement.

**5.1 (2)** The heating system is old and operating near the end of it's life span. Future performance cannot be determined. Recommend securing a service contract, monitor and prepare for replacement in the future. It is also advised on older systems to get a complete evaluation by a licensed heating tech. before the end of your contingency period.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<b>Electrical Service Conductors:</b> Overhead service	<b>Panel capacity:</b> 100 AMP	<b>Panel Type:</b> Circuit breakers
<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex	

		IN	NI	SH	RR
6.0	Location of Main and Distribution Panels	•			
6.1	Service Entrance Conductors	•			
6.2	Main and Distribution Panels, Grounding and Service Equipment	•			
6.3	Main and Disribution Panel Branch Circuits, Overcurrent devices and Compatability				•
6.4	Interior connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house.				•
6.5	Exterior wiring and Receptacles including garage or carport	•			
6.6	Operation of GFCI (Ground Fault Circuit Interrupters)				•

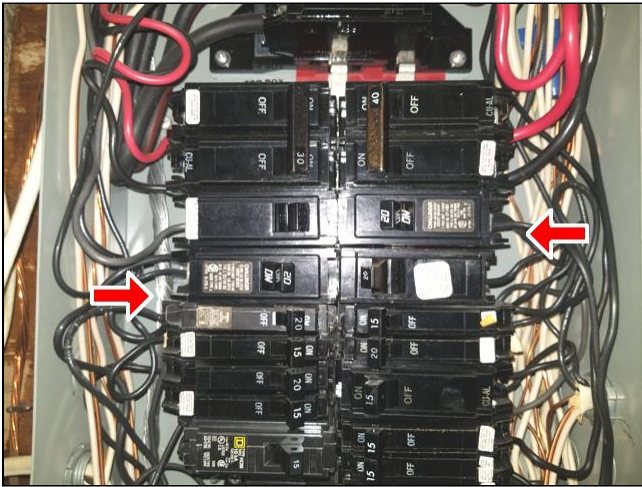
IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace

INNI SHRR

Comments:

**6.0** The main panel box is located at the basement.

**6.3** The main panel in the basement needs repair, there was doubled wiring on two circuits, evaluation and repair needed by a licensed electrician.



6.3 Item 1 (Picture)

**6.4 (1)** Two or more junction boxes need coverplates basement. Refer to an electrician for repair.



6.4 Item 1 (Picture)



6.4 Item 2 (Picture)

**6.4 (2)** This home contains two prong electrical outlets, this is normal for this era home, GFCI upgrades recommended, this is only for your information.



6.4 Item 3 (Picture)



**6.4 (3)** Some "Three-prong" outlet(s) are not grounded, GFCI protection is recommended at kitchen and Bedroom(s). Refer to a licensed electrician for repair.



6.4 Item 4 (Picture)



6.4 Item 5 (Picture)



6.4 Item 6 (Picture)

**6.4 (4)** One Outlet is not gfci protected at kitchen. Refer to a licensed electrician for repair.



6.4 Item 7 (Picture)

**6.4 (5)** One Outlet is loose in wall at kitchen left of sink. Refer to a licensed electrician for repair.



6.4 Item 8 (Picture)

**6.4** (6) One junction box with exposed wire(s) needs placing inside a box with a cover-plate garage. Refer to an electrician for repair.



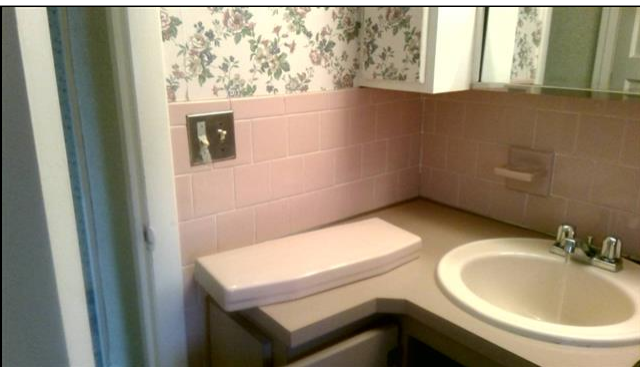
6.4 Item 9 (Picture)

**6.4** (7) The wall switch(s) are old or weak "lever" (recommend replacing) at multiple rooms. Refer to an electrician for repair.



6.4 Item 10 (Picture)

**6.6** GFCI outlet upgrades are recommended at bathroom, garage and exterior porch, this is an upgrade recommendation and not required but would improve the safety of this circuit.



6.6 Item 1 (Picture)



6.6 Item 2 (Picture)



#### 6.6 Item 3 (Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Ceiling Materials:</b>	<b>Wall Material:</b>	<b>Floor Covering(s):</b>
common cracks visble	common cracks visible	Hardwood T&G
Drywall	Drywall	Tile
Plaster	Plaster	Carpet
Compressed board	Paneling	Old 9" square tile (possible asbestos)
<b>Window Types:</b>	<b>Window materials:</b>	
Double-hung	Vinyl	
Casement		

		IN	NI	SH	RR
7.0	Doors (Representative number)				•
7.1	Windows (Representative number)				•
7.2	Walls				•
7.3	Disclosure to client	•			
7.4	Ceilings				•
7.5	Floors	•			
7.6	Steps, Stairways, Balconies and Railings	•			
IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace		IN	NI	SH	RR

Comments:

7.0 The interior door is missing at main level Bedroom. A qualified person should repair or replace as needed.



7.0 Item 1 (Picture)



7.1 (1) Three windows have stripped crank handles at the rear Sunroom and front door hallway. A qualified person or licensed contractor is recommended for repairs.



7.1 Item 1 (Picture)

7.1 (2) One window has broken lost seal(s) at the garage. A qualified person or licensed contractor is recommended for repairs.



7.1 Item 2 (Picture)

7.2 (1) Small amount of visible fungi in basement cabinet(s), spot cleaning recommended and climate control (dehumidifier).



7.2 Item 1 (Picture)

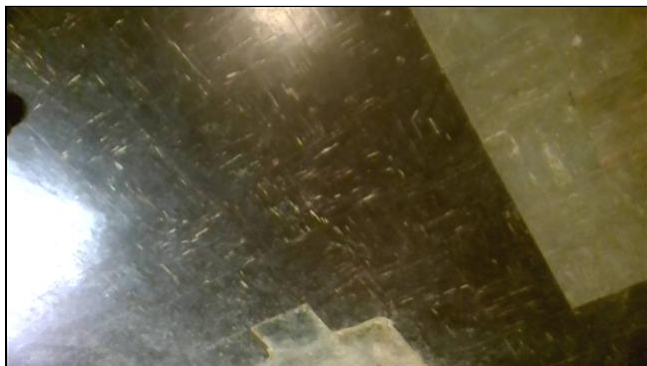
7.2 (2) Notice: the sheet rock does not extend all the way down behind the baseboard heat in areas on exterior wall, this is considered a cosmetic repair for your information.



7.2 Item 2 (Picture)

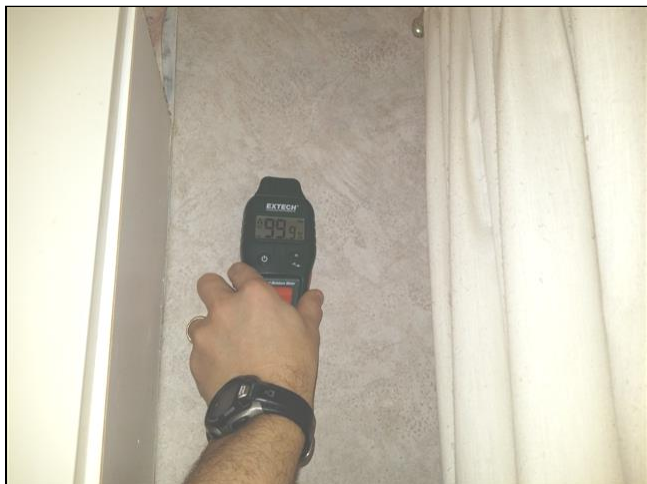
7.3 (1) If the inspector finds any areas of visible deterioration to the interior of the property, it is highly advised to seek further evaluation by a licensed contractor before purchase. The inspection is not intrusive or dismantling of finished surfaces, if there is surface damage there may be further damage not visible.

7.3 (2) Notice: this home contains 9x9 tiles, many older tiles may contain asbestos, sampling would be needed to verify.

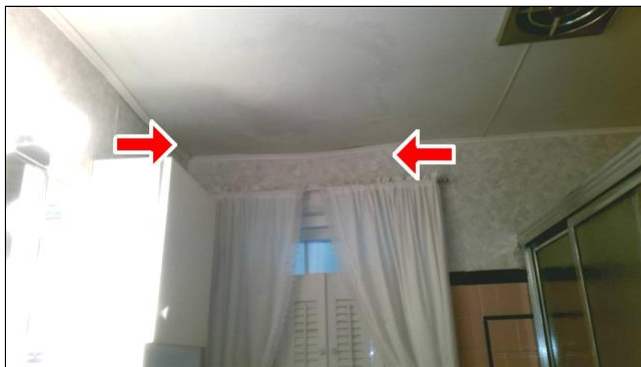


7.3 Item 1 (Picture)

7.4 The ceiling and wall reveals water stains that tested wet with use of a moisture meter indicating an active leak at the lower bathroom from the upper bathroom. refer to a plumber for further evaluation..



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances, operate washer and dryer or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

<b>Range:</b> electric	<b>Exhaust/Range hood:</b> NONE	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Laminate	<b>Refrigerator:</b> Functional	<b>Clothes Dryer Vent Material:</b> Flexible Metal
<b>Dryer Power Source:</b> 220 Electric		

		IN	NI	SH	RR
8.0	Plumbing Water Supply Faucets and Fixtures	•			
8.1	Plumbing Drain and Vent Systems	•			
8.2	Counters and a representative number of Cabinets				•
8.3	Range Hood				•
8.4	Ranges/Ovens/Cooktops	•			
8.5	Refrigerator	•			
8.6	Dishwasher	•			
8.7	Food Waste Disposer				•
8.8	Laundry connections				•
8.9	Client disclosure	•			

IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace

Comments:

8.2 Cabinet door is damaged at island. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



8.2 Item 1 (Picture)

**8.3** There is no exhaust fan installed for the range/ cooktop, exhaust fan needed to remove cooking smoke from home, repair by a qualified person advised.



8.3 Item 1 (Picture)

**8.7** The food disposer and trash compactor would not operate or non functional. I recommend repair as needed.



8.7 Item 1 (Picture)



8.7 Item 2 (Picture)

**8.8** The waste line at clothes washer sink is corroded and is leaking. I recommend repair or replace as needed.



8.8 Item 1 (Picture)

**8.9** Home inspectors are not required to check and operate appliances. However we do check and operate kitchen appliances as a courtesy. This is not and extensive technically exhaustive inspection. We are just checking to see if unit is functional at the time of the inspection (we are not appliance repairman), it's a cycle on and off for operation, not an appliance warranty of any kind. Note: Washers and dryers are not tested and dryer vents will need cleaning a minimum of once a year.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



9. Bathroom and Components

Styles & Materials

Exhaust Fans:  
Fan with light

		IN	NI	SH	RR
9.0	Plumbing Water Supply and Distribution Systems and Fixtures	•			
9.1	Plumbing Drain, Waste and Vent Systems				•
9.2	Counters, Cabinet, Tub/Shower and Walls	•			
9.3	Exhaust fan				•
9.4	Door	•			

IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace

Comments:

9.1 The waste line drains slowly at the 2nd level bath. A licensed plumber should evaluate and make needed repairs.



9.1 Item 1 (Picture)

9.3 The Exhaust fan switched is tapped off at the 2nd level bath. A qualified person should repair or replace as needed..



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)

10. Garage

Styles & Materials

Garage Door Material:  
Wood

Garage Door Type:  
One automatic

		IN	NI	SH	RR
10.0	Garage Ceiling	<div>•</div>			
10.1	Garage Walls (Including Firewall Separation)	<div>•</div>			
10.2	Garage Floor	<div>•</div>			
10.3	Garage Door (s)				<div>•</div>

IN= Inspected, NI= Not Inspected, SH= Safety Hhazard, RR= Repair or Replace

Comments:

**10.3** The garage door at the front of home is deteriorated and damaged with has broken glass(note: did not test door opener). A qualified person should repair or replace.



10.3 Item 1 (Picture)



10.3 Item 2 (Picture)



## General Summary



House Doctor Home Inspection INC.

P.O. Box 17546  
Esmond RI 02917

**Customer**  
Mr. Sampler Sampleview

**Address**  
100 Need an Inspection Dr  
Warwick RI 02893

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. Any repairs or further evaluation the inspector recommends should be done before purchase (**THIS IS HIGHLY ADVISED**). Your inspector is only a generalist and not an expert in any trade. He is only observing the visible areas of component or structure, there is no dismantling performed. The tradesman will evaluate further and may find more than the inspectors visible inspection. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Exterior

#### 1.1 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

##### **Repair or Replace**

The Stairs on the rear of house settled. I recommend a qualified licensed contractor evaluate and make needed repairs..

#### 1.6 Windows

##### **Repair or Replace**

Basement windows are lower or at soil level height at right side (facing front). Windows wells are needed to prevent water entry and deterioration

### 3. Roofing / Chimneys / Roof Structure and Attic

#### 3.0 Roof Coverings

Inspected

The roof covering is old, and near the end of it's life span, signs of weathering, ageing and wear, expect replacement within the next few years or less. One nail in rubber roof, needs attention.

### 3.4 Roof Drainage Systems (gutters and downspouts)

#### Repair or Replace

The gutter leaks at seam (s) at the front. Repairs needed.

## 4. Plumbing System

### 4.5 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

#### Repair or Replace

The oil tank has under sized vent and or fill line(s) . . This is for your information.

The oil line connection is not protected in the concrete, note: concrete corrodes copper with direct contact. This can contaminate the soil and should be corrected. I did not inspect soil. replacement needed.

## 5. Heating / Central Air Conditioning

### 5.0 Heating Equipment

#### Repair or Replace

The oil-fired boiler was operating on, or reading high pressure and has a deteriorated fire box. Refer to a licensed HVAC contractor for evaluation and repairs.

## 6. Electrical System

### 6.3 Main and Disribution Panel Branch Circuits, Overcurrent devices and Compatability

#### Repair or Replace

The main panel in the basement needs repair, there was doubled wiring on two circuits, evaluation and repair needed by a licensed electrician.

### 6.4 Interior connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house.

#### Repair or Replace

(1) Two or more junction boxes need coverplates basement. Refer to an electrician for repair.

(2) This home contains two prong electrical outlets, this is normal for this era home, GFCI upgrades recommended, this is only for your information.

(3) Some "Three-prong" outlet(s) are not grounded, GFCI protection is recommended at kitchen and Bedroom(s). Refer to a licensed electrician for repair.

(4) One Outlet is not gfci protected at kitchen. Refer to a licensed electrician for repair.

(5) One Outlet is loose in wall at kitchen left of sink. Refer to a licensed electrician for repair.

(6) One junction box with exposed wire(s) needs placing inside a box with a cover-plate garage. Refer to an electrician for repair.

(7) The wall switch(s) are old or weak "lever" (recommend replacing) at multiple rooms. Refer to an electrician for repair.

### 6.6 Operation of GFCI (Ground Fault Circuit Interrupters)

#### Repair or Replace

GFCI outlet upgrades are recommended at bathroom, garage and exterior porch, this is an upgrade recommendation and not required but would improve the safety of this circuit.

## 7. Rooms

### 7.0 Doors (Representative number)

#### Repair or Replace

The interior door is missing at main level Bedroom. A qualified person should repair or replace as needed.

### 7.1 Windows (Representative number)

#### Repair or Replace

(1) Three windows have stripped crank handles at the rear Sunroom and front door hallway. A qualified person or licensed contractor is recommended for repairs.

(2) One window has broken lost seal(s) at the garage. A qualified person or licensed contractor is recommended for repairs.

### 7.2 Walls

#### Repair or Replace

(1) Small amount of visible fungi in basement cabinet(s), spot cleaning recommended and climate control (dehumidifier).

### 7.4 Ceilings

#### Repair or Replace

The ceiling and wall reveals water stains that tested wet with use of a moisture meter indicating an active leak at the lower bathroom from the upper bathroom. refer to a plumber for further evaluation..

## 8. Kitchen Components and Appliances

### 8.2 Counters and a representative number of Cabinets

#### Repair or Replace

Cabinet door is damaged at island. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

### 8.3 Range Hood

#### Repair or Replace

There is no exhaust fan installed for the range/ cooktop, exhaust fan needed to remove cooking smoke from home, repair by a qualified person advised.

### 8.7 Food Waste Disposer

#### Repair or Replace

The food disposer and trash compactor would not operate or non functional. I recommend repair as needed.

### 8.8 Laundry connections

#### Repair or Replace

The waste line at clothes washer sink is corroded and is leaking. I recommend repair or replace as needed.

## 9. Bathroom and Components

### 9.1 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

The waste line drains slowly at the 2nd level bath. A licensed plumber should evaluate and make needed repairs.

### 9.3 Exhaust fan

#### Repair or Replace

The Exhaust fan switched is tapped off at the 2nd level bath. A qualified person should repair or replace as needed..

## 10. Garage

### 10.3 Garage Door (s)

#### Repair or Replace

The garage door at the front of home is deteriorated and damaged with has broken glass(note: did not test door opener). A qualified person should repair or replace.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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House Doctor Home Inspection INC.

P.O. Box 17546  
Esmond RI 02917

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[NPMA-33 WDIIR](#)