

*Sample Inspection Report*  
 Adrian N. Bishop, **The Home Inspector, Inc.**  
[homeinspect@islands.vi](mailto:homeinspect@islands.vi), (340) 776-7171

<b>Definitions</b>
--------------------

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

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

<b>General Information</b>
----------------------------

**Property Information**

**Property Address** Ginger Bird House, Boat Harbor  
**City** St Thomas **State** Virgin Islands **Zip** 00802  
**Contact Name** Sally Agent  
**Phone** 770-1233 **Fax**  
**E-Mail** sally @homemail.com

**Client Information**

**Client Name** Bernard Buyer  
**Client Address** 456 Smith Cres.  
**City** Uptown **State** NY **Zip** 02222  
**Phone** 212 212-2121 **Fax**  
**E-Mail** bb@yonder.com

**Inspection Company**

**Inspector Name** Adrian Bishop, ASHI 105110  
**Company Name** The Home Inspector, Inc.  
**Company Address** P.O. Box 304077  
**City** St. Thomas **State** VI **Zip** 00803  
**Phone** 340-776-7171 **Fax** 340-776-7171  
**File Number** 0511201

**Conditions**

**Others Present** Seller's Agent, seller **Property Occupied** Yes  
**Estimated Age** 15-20 **Entrance Faces** West  
**Inspection Date** February 29, 2004  
**Start Time** 3 pm **End Time** 5 pm  
**Electric On**  Yes  No  
**Gas/Oil On**  Yes  No  
**Water On**  Yes  No  
**Temperature** 80-85 f.  
**Weather** Clearing **Soil Conditions** moist  
**Space Below Grade** cisterns  
**Building Type** Single family house / Vacation villa **Garage** None

**Sewage Disposal** Septic **How Verified** Visual Inspection

**Water Source** Cistern **How Verified** Visual Inspection

**Additions/Modifications** N/A

**Permits Obtained** N/A **How Verified** N/A

### Lots and Grounds

A NP NI M D

1. X \_ \_ \_ \_ **Walks:** Concrete and gravel
2. X \_ \_ \_ \_ **Steps/Stoops:** Wood
3. X \_ \_ \_ \_ **Patio:** Wood
4. X \_ \_ \_ \_ **Deck:** Treated wood
5. \_ \_ \_ X \_ **Balcony:** Treated wood - Rails on balcony rails are severely weathered and splintery.  
Cost to repair: \$1200.00 - \$1500.00. See the Repair/Replace Recommendations Summary.
6. X \_ \_ \_ \_ **Vegetation:** grass and sub-tropical plantings.
7. X \_ \_ \_ \_ **Grading:** Flat at house, otherwise steep
8. X \_ \_ \_ \_ **Swale:** Adequate slope and depth for drainage
9. X \_ \_ \_ \_ **Driveway:** Concrete and gravel

### Exterior Surface and Components

A NP NI M D

#### all exterior surfaces Exterior Surface

1. \_ \_ \_ X \_ **Type:** stucco on concrete - Paint peeling, on south side, also occasionally elsewhere.  
Recommend scraping and painting all exterior surfaces, including trim.  
Cost to repair: \$4500.00 - \$6000.00. See the Repair/Replace Recommendations Summary.
2. \_ \_ \_ X \_ **Trim:** Wood - Wood trim and fascia are structurally sound, but beginning to show deterioration from weathering. Rafter tails on west side are showing some splitting.
3. \_ \_ \_ X \_ **Fascia:** Wood - See notes under Trim, above
4. X \_ \_ \_ \_ **Soffits:** Wood
5. X \_ \_ \_ \_ **Entry Doors:** Metal
6. X \_ \_ \_ \_ **Patio Door:** Aluminum frame, glass sliding doors
7. X \_ \_ \_ \_ **Windows:** Wood louver, and others
8. X \_ \_ \_ \_ **Storm Windows:** Aluminum accordion-style shutters - Storm protection should be maintained, and operated once or twice a year before hurricane season, to assure that equipment will work easily when needed.
9. X \_ \_ \_ \_ **Window Screens:** Vinyl mesh
10. X \_ \_ \_ \_ **Exterior Lighting:** Surface mount
11. X \_ \_ \_ \_ **Exterior Electric Outlets:** 120 v.
12. X \_ \_ \_ \_ **Hose Bibs:** functional
13. X \_ \_ \_ \_ **Main Gas Valve:** at propane tank

### Outbuilding

A NP NI M D

#### West bedrooms Outbuilding

1. X \_ \_ \_ \_ **Exterior Surface:** Stucco
2. X \_ \_ \_ \_ **Roof:** Plywood & batten
3. X \_ \_ \_ \_ **Roof Structure:** Hip roof, 3x rafters
4. X \_ \_ \_ \_ **Ceiling:** Exposed framing
5. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib

6. X \_ \_ \_ \_ **Floor:** Ceramic tile
7. X \_ \_ \_ \_ **Foundation:** Poured concrete
8. X \_ \_ \_ \_ **Doors:** Hollow wood
9. X \_ \_ \_ \_ **Windows:** Aluminum slider
10. X \_ \_ \_ \_ **Electrical:** gfi & 120 v. outlets and lighting
11. X \_ \_ \_ \_ **Plumbing:** Copper supply lines, pvc waste.
12. X \_ \_ \_ \_ **Gutters:** wood, integral with roof edges.
13. X \_ \_ \_ \_ **Downspouts:** Plastic
14. X \_ \_ \_ \_ **Leader/Extension:** Plastic, direct run-off water to cisterns, for domestic water supply.
- 2, Generator room; work shop Outbuilding**
15. X \_ \_ \_ \_ **Exterior Surface:** Stucco
16. X \_ \_ \_ \_ **Roof:** Plywood
17. X \_ \_ \_ \_ **Roof Structure:** Rafter / shed roof
18. X \_ \_ \_ \_ **Ceiling:** Exposed framing
19. X \_ \_ \_ \_ **Walls:** Concrete & block
20. X \_ \_ \_ \_ **Floor:** Concrete
21. X \_ \_ \_ \_ **Foundation:** Poured slab
22. \_ \_ \_ X \_ **Doors:** Hollow wood, plus solid wood & steel grille - At generator room, bottom hinge of grille door is loose.
23. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits

<b>Roof</b>
-------------

A NP NI M D

**Main structure / flat perimeter sections Roof Surface**

1. **Method of Inspection:** walked
2. X \_ \_ \_ \_ **Unable to Inspect:** 0%
3. \_ \_ \_ X \_ **Material:** plywood, (and batten) with liquid applied membrane - Several fasteners are showing rust onto the roof membrane. No downspout opening on south side of main roof. Recommend adding spouting, re-coat roof in 1-2 years. Cost to repair: \$250.00 - \$350.00. See the Repair/Replace Recommendations Summary.
4. **Type:** Hip, and flat over gallery
5. **Approx Age:** wood, 15-20; paint surface 1-3.
6. X \_ \_ \_ \_ **Flashing:** fabric
7. X \_ \_ \_ \_ **Skylights:** Plastic
8. X \_ \_ \_ \_ **Plumbing Vents:** PVC
9. X \_ \_ \_ \_ **Electrical Mast:** free standing mast
10. X \_ \_ \_ \_ **Gutters:** wood, integral with roof edges.
11. X \_ \_ \_ \_ **Downspouts:** Plastic
12. X \_ \_ \_ \_ **Leader/Extension:** Plastic, direct run-off water to cisterns, for domestic water supply. - Cistern is located under Great Room. Hatches on balcony. Appear to be in satisfactory condition.

<b>Electrical</b>
-------------------

A NP NI M D

1. **Service Size Amps:** 200 **Volts:** 120/240 volts
2. X \_ \_ \_ \_ **Service:** Copper
3. X \_ \_ \_ \_ **110 VAC Branch Circuits:** Copper
4. X \_ \_ \_ \_ **220 VAC Branch Circuits:** Copper

5.      **Aluminum Wiring:** Not present
6.      **Conductor Type:** conduit and romex
7.      **GFCI:** At GFCI receptacles and panels.
8.      **Ground:** Rod in ground only.
9.      **Smoke Detectors:** None observed - VI Housing and occupancy code requires smoke detectors in every bedroom, and one per occupied floor outside of sleeping areas. Cost to install approximately \$175-250 per detector if hard-wired, \$15-30 for battery operated.

**At meter, service disconnect Electric Panel**

10.      **Manufacturer:** General Electric - (located on exterior of apt)
11. **Max Capacity:** 200 Amps
12.      **Main Breaker Size:** 200 Amps
13.      **Breakers:** CU/AL
14. **Is the panel bonded?**  Yes  No

**Kitchen Electric Panel**

15.      **Manufacturer:** Square D
16. **Max Capacity:** 200 Amps
17.      **Main Breaker Size:** 200 Amps, located at meter - NOTE: In the VI most Main Breakers are located at the Meter. Other panels are considered to be "sub-panels" (as described in the National Electrical Code - NEC) and do not have main disconnects. Therefore this Item is noted as "Not Present" but the note tells where the disconnect is. Because our systems are built this way, houses in the VI usually will have a "floating neutral". The neutral wires (usually white) and the ground wires (bare copper, green coated or the metal conduit) are kept separate back to the Main Disconnect. "Is the panel Bonded?" "No" is the correct answer in the above description, except for the Main Disconnect which should be.
18.      **Breakers:** CU/AL
19. **Is the panel bonded?**  Yes  No

**Apartment Electric Panel**

20.      **Manufacturer:** Square D - Direct tap present, wires not protected by breaker or fuse at the panel. This line appears to serve Pump room panel.  
Cost to repair: \$200.00 - \$300.00. See the Repair/Replace Recommendations Summary.
21. **Max Capacity:** 200 Amps
22.      **Main Breaker Size:** 100 Amp at house panel
23.      **Breakers:** CU/AL
24. **Is the panel bonded?**  Yes  No

**Pump room Electric Panel**

25.      **Manufacturer:** Federal Pacific - This is Federal Pacific 'Stab Lock' brand equipment. This panel is a latent fire hazard. Its circuit breakers may fail to trip in response to an over-current or short circuit situation. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that does not trip does not afford the protection that is required or expected. In addition, failures of the connection between the breakers and the power buss have been observed. More information is available from the Consumer Product Safety Commission and/or [www.inspect-ny/fpe/fpepanel.htm](http://www.inspect-ny/fpe/fpepanel.htm). If the cover of the panel is ever warm, call an electrician immediately. Replacement is recommended.  
Cost to replace: \$1000.00 - \$1200.00. See the Repair/Replace Recommendations Summary.
26. **Max Capacity:** 100 Amps
27.      **Main Breaker Size:** 100 Amps, located at apt panel
28.      **Breakers:** CU/AL
29. **Is the panel bonded?**  Yes  No

**Generator room Electric Panel**

30.      **Manufacturer:** Square D - 20 kw propane generator located in concrete shed at edge of

- property. Operated properly.
31. **Max Capacity:** 150 Amps
32.  **Main Breaker Size:** 150 Amps
33.  **Breakers:** manual transfer switch
34. **Is the panel bonded?**  Yes  No

<b>Structure</b>
------------------

A NP NI M D

1.  **Structure Type:** Poured concrete & block
2.  **Foundation:** poured concrete
3.  **Differential Movement:** No movement or displacement noted
4.  **Beams:** poured concrete & wood
5.  **Bearing Walls:** poured and/or filled block
6.  **Joists/Trusses:** 2x members under deck
7.  **Piers/Posts:** Block piers and posts
8.  **Floor/Slab:** Poured slab
9.  **Stairs/Handrails:** Wood stairs with metal handrails

<b>Attic</b>
--------------

A NP NI M D

**Open cathedral-type ceilings Attic**

1. **Method of Inspection:** observed from living spaces.
2.  **Unable to Inspect:** 10-20 %, over closets and built-ins.
3.  **Roof Framing:** 3x rafters.
4.  **Sheathing:** Dimensional wood
5.  **Ventilation:** gravity and ceiling fans.
6.   **Insulation:** None observed
7.  **Wiring/Lighting:** lighting and ceiling fans

<b>Crawl Space</b>
--------------------

A NP NI M D

**under decks, between buildings. Crawl Space**

1. **Method of Inspection:** walked and crawled.
2.  **Unable to Inspect:** 0%
3.  **Access:** Open
4.  **Moisture Penetration:** Through the deck above
5. **Moisture Location:** under whole deck.
6.  **Ventilation:** open to the air
7.  **Electrical:** Lines to equipment.

<b>Plumbing</b>
-----------------

A NP NI M D

1.  **Service Line:** PVC - Most houses in the VI get water from roof collection which is stored in cisterns under the house. Water is delivered by electric pump. Most houses' liquid waste is treated by septic tank. Information and short courses on cisterns and septic tanks are available from Extension Services at the University of the Virgin Islands, 693-1080. Additional Information on Septic tanks is available at [www.septic-info.com](http://www.septic-info.com)

2. X \_ \_ \_ \_ **Main Water Shutoff:** at pump, located in crawl space  
 3. X \_ \_ \_ \_ **Water Lines:** cpvc and copper  
 4. X \_ \_ \_ \_ **Vent Pipes:** PVC  
 5. X \_ \_ \_ \_ **Drain Pipes:** PVC

**pump room and roof Water Heater**

6. X \_ \_ \_ \_ **Water Heater Operation:** Functional at time of inspection  
 7. **Manufacturer:** A.O. Smith  
 8. **Type:** Solar-Electric **Capacity:** 80 Gal.  
 9. **Approximate Age:** 3-5 yrs **Area Served:** Bedroom building  
 10. \_ \_ \_ \_ X **TPRV and Drain Tube:** extension missing - Drain extension from tpr valve, specified by manufacturer and plumbing code, is missing.  
 Cost to repair: \$75.00 - \$125.00. See the Repair/Replace Recommendations Summary.

<b>Bathroom</b>
-----------------

A NP NI M D

**Master suite Bathroom**

1. X \_ \_ \_ \_ **Ceiling:** Exposed framing  
 2. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib, and patio doors  
 3. X \_ \_ \_ \_ **Floor:** Ceramic tile  
 4. X \_ \_ \_ \_ **Doors:** Solid wood, and sliders to deck  
 5. X \_ \_ \_ \_ **Windows:** Aluminum sliding doors and wood louvers  
 6. X \_ \_ \_ \_ **Electrical:** gfi & 120 v. outlets and lighting  
 7. X \_ \_ \_ \_ **Counter/Cabinet:** Laminate and wood  
 8. X \_ \_ \_ \_ **Sink/Basin:** drop in ceramic  
 9. X \_ \_ \_ \_ **Faucets/Traps:** functional  
 10. X \_ \_ \_ \_ **Tub/Surround:** ceramic  
 11. X \_ \_ \_ \_ **Shower/Surround:** in tub  
 12. X \_ \_ \_ \_ **Toilets:** functional  
 13. X \_ \_ \_ \_ **Ventilation:** Window

**2nd Floor between bed rooms Bathroom**

14. X \_ \_ \_ \_ **Ceiling:** drywall  
 15. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 16. X \_ \_ \_ \_ **Floor:** Ceramic tile  
 17. X \_ \_ \_ \_ **Doors:** Hollow wood  
 18. X \_ \_ \_ \_ **Windows:** Aluminum slider  
 19. X \_ \_ \_ \_ **Electrical:** gfi & 120 v. outlets and lighting  
 20. X \_ \_ \_ \_ **Counter/Cabinet:** Laminate and wood  
 21. X \_ \_ \_ \_ **Sink/Basin:** drop in ceramic  
 22. X \_ \_ \_ \_ **Faucets/Traps:** functional  
 23. X \_ \_ \_ \_ **Shower/Surround:** ceramic  
 24. X \_ \_ \_ \_ **Toilets:** functional  
 25. X \_ \_ \_ \_ **Ventilation:** Window

**Off Great Room, Powder room Bathroom**

26. X \_ \_ \_ \_ **Ceiling:** Exposed framing  
 27. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 28. X \_ \_ \_ \_ **Floor:** Marble  
 29. X \_ \_ \_ \_ **Doors:** wood louver  
 30. X \_ \_ \_ \_ **Windows:** Wood louver

31. X \_ \_ \_ \_ **Electrical:** gfi & 120 v. outlets and lighting  
 32. X \_ \_ \_ \_ **Counter/Cabinet:** Laminate and wood  
 33. X \_ \_ \_ \_ **Sink/Basin:** drop in ceramic  
 34. X \_ \_ \_ \_ **Faucets/Traps:** functional  
 35. X \_ \_ \_ \_ **Toilets:** Eljer low flow  
 36. X \_ \_ \_ \_ **Ventilation:** Window

**Apartment Bathroom**

37. X \_ \_ \_ \_ **Ceiling:** Stucco  
 38. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 39. X \_ \_ \_ \_ **Floor:** Ceramic tile  
 40. X \_ \_ \_ \_ **Doors:** Hollow wood  
 41. X \_ \_ \_ \_ **Windows:** Wood louver  
 42. X \_ \_ \_ \_ **Electrical:** gfi & 120 v. outlets and lighting  
 43. X \_ \_ \_ \_ **Counter/Cabinet:** Corian, laminate cabinets  
 44. X \_ \_ \_ \_ **Sink/Basin:** Molded single bowl  
 45. X \_ \_ \_ \_ **Faucets/Traps:** functional  
 46. X \_ \_ \_ \_ **Shower/Surround:** ceramic  
 47. X \_ \_ \_ \_ **Toilets:** functional  
 48. X \_ \_ \_ \_ **Ventilation:** Window

**Kitchen**

A NP NI M D

**Great Room Kitchen**

1. X \_ \_ \_ \_ **Cooking Appliances:** Thermadore  
 2. X \_ \_ \_ \_ **Ventilator:** General Electric  
 3. X \_ \_ \_ \_ **Disposal:** In-Sinkerator  
 4. X \_ \_ \_ \_ **Dishwasher:** Kitchen Aid  
 5. **Air Gap Present? \_ Yes X No**  
 6. X \_ \_ \_ \_ **Refrigerator:** General Electric - Freezer temperature 9 degrees f., refrigerator is 43 f. Satisfactory. Normal settings are 0-10 and 35-45.  
 7. X \_ \_ \_ \_ **Microwave:** Sharp  
 8. X \_ \_ \_ \_ **Sink:** Molded dual bowl  
 9. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits  
 10. X \_ \_ \_ \_ **Plumbing/Fixtures:** functional  
 11. X \_ \_ \_ \_ **Counter Tops:** Laminate  
 12. X \_ \_ \_ \_ **Cabinets:** Laminate and wood  
 13. X \_ \_ \_ \_ **Ceiling:** Exposed framing  
 14. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 15. X \_ \_ \_ \_ **Floor:** Ceramic tile

**Bedroom**

A NP NI M D

**1st Floor Master Bedroom**

1. X \_ \_ \_ \_ **Closet:** Walk In  
 2. X \_ \_ \_ \_ **Ceiling:** Exposed framing  
 3. \_ \_ \_ X \_ **Walls:** Stucco on concrete & high rib  
 4. X \_ \_ \_ \_ **Floor:** Marble

5. X \_ \_ \_ \_ **Doors:** louvered  
 6. X \_ \_ \_ \_ **Windows:** Aluminum sliding doors  
 7. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits

**2nd Floor, west Bedroom**

8. X \_ \_ \_ \_ **Closet:** satisfactory  
 9. X \_ \_ \_ \_ **Ceiling:** Exposed framing  
 10. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 11. X \_ \_ \_ \_ **Floor:** Carpet  
 12. X \_ \_ \_ \_ **Doors:** louvered  
 13. X \_ \_ \_ \_ **Windows:** Aluminum sliding doors  
 14. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits

**2nd Floor, east Bedroom**

15. X \_ \_ \_ \_ **Closet:** Single small  
 16. X \_ \_ \_ \_ **Ceiling:** Exposed framing, & drywall  
 17. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 18. X \_ \_ \_ \_ **Floor:** Carpet  
 19. X \_ \_ \_ \_ **Doors:** louvered  
 20. X \_ \_ \_ \_ **Windows:** Aluminum sliding doors  
 21. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits

**Apartment Bedroom**

22. X \_ \_ \_ \_ **Closet:** Two small  
 23. X \_ \_ \_ \_ **Ceiling:** Stucco  
 24. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 25. X \_ \_ \_ \_ **Floor:** Ceramic tile  
 26. X \_ \_ \_ \_ **Doors:** Hollow wood  
 27. X \_ \_ \_ \_ **Windows:** Wood louver  
 28. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits

**Living Space**

A NP NI M D

**Great Room Living Space**

1. X \_ \_ \_ \_ **Ceiling:** Exposed framing  
 2. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 3. X \_ \_ \_ \_ **Floor:** Ceramic tile  
 4. X \_ \_ \_ \_ **Doors:** Solid wood entry door, and sliders to balcony  
 5. X \_ \_ \_ \_ **Windows:** Wood louver, casement, fixed pane, and sliding patio doors  
 6. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits  
 7. \_ X \_ \_ \_ **HVAC Source:** none

**WHAT IS MISSING HERE ?? Living Space**

8. \_ X \_ \_ \_ **Closet:** satisfactory

**Laundry Room/Area**

A NP NI M D

**Closet under stairs. Laundry Room/Area**

1. X \_ \_ \_ \_ **Ceiling:** Exposed framing, & drywall  
 2. X \_ \_ \_ \_ **Walls:** Stucco on concrete & high rib  
 3. X \_ \_ \_ \_ **Floors:** Ceramic tile

4. X \_ \_ \_ \_ **Doors:** louvered, and solid wood exterior door  
 5. X \_ \_ \_ \_ **Windows:** Wood louver  
 6. X \_ \_ \_ \_ **Electrical:** 120 volt outlets and lighting circuits  
 7. X \_ \_ \_ \_ **Washer Hose Bib:** functional  
 8. X \_ \_ \_ \_ **Washer and Dryer Electrical:** 120 / 240  
 9. X \_ \_ \_ \_ **Dryer Vent:** Rigid metal  
 10. X \_ \_ \_ \_ **Dryer Gas Line:** Copper  
 11. X \_ \_ \_ \_ **Washer Drain:** Wall mounted drain

<b>Final Comments</b>
-----------------------

Please read whole report carefully and note that not all 'cost to repair' comments transfer to summary. For more information on any aspect of this report please contact your Inspector. To comment 'on-line' about your Inspection Experience, please go to [www.ASHI.org](http://www.ASHI.org) or <http://www.ashi.org/customers/survey.asp> Your Inspector's ASHI # is 105110.

<b>Repair/Replace Recommendations</b>
---------------------------------------

The costs provided in this summary are for the convenience of the client for comparison only. The costs are shown as a Low to High range based on national averages, professional knowledge or previous experience. This is not an estimate for repairs. There is no guarantee that these prices are accurate and should not be relied upon in lieu of a professional estimate. It is recommended that repair estimates be obtained by qualified contractors specializing in the type of repair needed.

**Client Name:** Bernard Buyer  
**Property Address:** Ginger Bird House, Boat Harbor  
 456 Smith Cres.  
 St Thomas, Virgin Islands 00802

**Items Recommended for Repair****Lots and Grounds**

	<u>Low</u>	<u>High</u>
Balcony:Sand and re-finish balcony rails. Re-set balcony nails and re-finish decks.	\$1200.00	\$1500.00

**Exterior Surface and Components**

all exterior surfaces Exterior Surface - Type:Clean and paint all exterior surfaces.	\$4500.00	\$6000.00
--	-----------	-----------

**Roof**

Main structure / flat perimeter sections Roof Surface - Material:Add additional spouting to gutter sytem.	\$250.00	\$350.00
---	----------	----------

**Electrical**

Apartment Electric Panel - Manufacturer:supply and install appropriate size double pole breaker to protect line from apt to pump room.	\$200.00	\$300.00
--	----------	----------

**Plumbing**

pump room and roof Water Heater - TPRV and Drain Tube:Supply and install extensions to all tpr valves.	\$75.00	\$125.00
--	---------	----------

<b>Repair Total</b>	<b>\$6225.00</b>	<b>\$8275.00</b>
---------------------	------------------	------------------

**Items Recommended for Replacement****Electrical**

Pump room Electric Panel - Manufacturer:Replace FPE panel with Square D, Cutler Hammer or similar.	\$1000.00	\$1200.00
--	-----------	-----------

<b>Replace Total</b>	<b>\$1000.00</b>	<b>\$1200.00</b>
----------------------	------------------	------------------

Total Estimated Cost \$7225.00 \$9475.00

### Marginal Summary

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

#### Lots and Grounds

**Balcony:** Treated wood - Rails on balcony rails are severely weathered and splintery.

#### Exterior Surface and Components

**all exterior surfaces Exterior Surface - Type:** stucco on concrete - Paint peeling, on south side, also occasionally elsewhere. Recommend scraping and painting all exterior surfaces, including trim.

**Trim:** Wood - Wood trim and fascia are structurally sound, but beginning to show deterioration from weathering. Rafter tails on west side are showing some splitting.

**Fascia:** Wood - See notes under Trim, above

#### Outbuilding

**2, Generator room; work shop Outbuilding - Doors:** Hollow wood, plus solid wood & steel grille - At generator room, bottom hinge of grille door is loose.

#### Roof

**Main structure / flat perimeter sections Roof Surface - Material:** plywood, (and batten) with liquid applied membrane - Several fasteners are showing rust onto the roof membrane. No downspout opening on south side of main roof. Recommend adding spouting, re-coat roof in 1-2 years.

#### Bedroom

**1st Floor Master Bedroom - Walls:** Stucco on concrete & high rib -

### Defective Summary

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

#### Electrical

**Smoke Detectors:** None observed - VI Housing and occupancy code requires smoke detectors in every bedroom, and one per occupied floor outside of sleeping areas. Cost to install approximately \$175-250 per detector if hard-wired, \$15-30 for battery operated.

**Apartment Electric Panel - Manufacturer:** Square D - Direct tap present, wires not protected by breaker or fuse at the panel. This line appears to serve Pump room panel.

**Pump room Electric Panel - Manufacturer:** Federal Pacific - This is Federal Pacific 'Stab Lock' brand equipment. This panel is a latent fire hazard. Its circuit breakers may fail to trip in response to an over-current or short circuit situation. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that does not trip does not afford the protection that is required or expected. In addition, failures of the connection between the breakers and the power buss have been observed. More information is available from the Consumer Product Safety Commission and/or [www.inspect-ny/fpe/fpepanel.htm](http://www.inspect-ny/fpe/fpepanel.htm). If the cover of the panel is ever warm, call an electrician immediately. Replacement is recommended.

#### Plumbing

**pump room and roof Water Heater - TPRV and Drain Tube:** extension missing - Drain extension from tpr valve, specified by manufacturer and plumbing code, is missing.

**kitchen, pantry Water Heater - TPRV and Drain Tube:** extension missing - Extension tube from temp. and pressure relief valve is missing. Repair note Water Heater 1.

Palm-Tech Inspector, Copyright 1998-2001, PDmB, Inc.

Adrian N. Bishop, **The Home Inspector, Inc.**

[homeinspect@islands.vi](mailto:homeinspect@islands.vi), (340) 776-7171

[End of Sample Inspection Report]