



Brandon Meara Report

Home Inspection Report



Inspection Date:

Monday, March 17, 2014

Prepared For:

Mr Buyer

Prepared By:

Shamrock Home Inspections
55 Sparrow Dr
Hamilton, NJ 08690
(609) 588-5558
shinsp@optonline.net

Report Number:

12,229

Inspector:

Brandon J Meara

Report Overview

THE HOUSE IN PERSPECTIVE

Read inspection report to determine the perspective of the house, I do not give a personal opinion.

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. Inspection agreement was sent out prior to day of inspection.

Not all items or deficiencies are shown in the pictures, refer to the report for full details.

Outbuildings/sheds and garage were not inspected and were not included in this inspection.

The inspection was started at 2 PM and completed at 6 PM, the buyer was present 20% and the seller 100%.

BUILDING DATA

Approximate Age: 50

Style: Single Family

Main Entrance Faces: South

State of Occupancy: Occupied

Weather Conditions: Sunny, 30 degrees

Recent Rain: No

Ground Cover: Dry

Receipt/Invoice

Shamrock Home Inspections
55 Sparrow Dr
Hamilton, NJ 08690
(609) 588-5558
shinsp@optonline.net

Date: Mon. Mar. 17, 2014 2:15

Inspection Number: 12,229

Inspected By: Brandon J Meara

Client: Mr Buyer

Inspection	Fee
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Home Inspection (Single Family Home)	
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Radon Test	
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Termite Inspection	
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Total

☒ Check ☐ Cash ☐ Credit Card

Grounds

Service Walks

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other:
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair
Comments Uneven sidewalks, could be a tripping hazard, repair and/or replace as needed.

Driveway/Parking

☐ None ☐ Not Visible
Material ☐ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other:
Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☒ Trip hazard ☐ Fill cracks and seal
Comments Driveway was in poor condition and in need of repair and/or replacement. Trip hazard in driveway, repair and/or replace as necessary.

Porch

☐ None ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended
Support Pier ☒ Concrete ☐ Wood ☐ Other:
Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard
Comments Opened front porch - Seal/patch joint at house to prevent water entry. Roof framing is enclosed and not visible. Common cracks and some surface deterioration. Paint needed at wood post. Recommend railing for porch.

Stoops/Steps

☐ None
Material ☒ Concrete ☐ Wood ☒ Other: Stone ☐ Railing/Balusters recommended
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged ☐ Cracked
☐ Settled
Comments Recommend railing for exterior steps. Step risers are uneven, may present a slight trip hazard.

Patio

☐ None
Material ☐ Concrete ☒ Flagstone ☐ Kool-Deck ☐ Brick ☐ Other:
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Deck/Balcony

☐ None ☐ Not Visible
Material ☒ Wood ☐ Metal ☒ Composite ☐ Railing/Balusters recommended
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil
Finish ☒ Treated ☐ Painted/Stained ☐ Other: ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose
Comments Deck built on grade level. Wood framed with composite decking. No clearance, framing not visible. Install missing trim at perimeter.

Fence/Wall

☐ Not evaluated ☒ None
Type ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No

Grounds

Landscaping affecting foundation

Negative Grade ☐ N/A ☒ East ☒ West ☒ North ☒ South ☐ Satisfactory ☒ Recommend additional backfill
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil

Comments Recommend window well covers. Correct grading so soil slopes from structure to direct water away and backfill SW area, seller stated it from digging up the past electric service. Cover exposed tree roots with soil to prevent a trip hazard.

Hose bibs

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ No anti-siphon valve ☒ Recommend Anti-siphon valve
Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments Hose bib(s) not frost-proof type, recommend replacing/installing. Turn off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Grounds Photos



Driveway was in poor condition and in need of repair and/or replacement. Trip hazard in driveway, repair and/or replace as necessary.



Appears to be a drain line at front yard - install proper cap

Grounds Photos



Uneven sidewalks, could be a tripping hazard, repair and/or replace as needed.



Correct grading so soil slopes from structure to direct water away and backfill SW areas, seller stated it is from a past underground electric service that has been removed. Cap opened conduit at wall.



Install missing trim at deck perimeter

Roof

Roof Visibility

☐ None ☒ All ☐ Partial ☐ Limited By:

Inspected From

☐ Roof ☐ Ladder at eaves ☒ Ground ☒ With Binoculars

Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☒ Flat ☐ Other:

Pitch ☒ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: Shingles Layers: 1 visible Age: 5 (seller stated) Location: Gable roof

Roof #2 Type: Built up Layers: 1 visible Age: 5 (seller stated) Location: Rear addition

Roof #3 Type: Metal Layers: 1 Age: Unknown Location: Side window

Ventilation System

Type ☐ Not Present
☐ Soffit ☒ Ridge ☒ Gable ☐ Roof ☐ Turbine ☐ Powered ☐ Other:

Flashing

Material ☐ Not Visible ☒ Galv/Alum ☒ Asphalt ☐ Copper ☐ Foam ☒ Rubber ☐ Lead ☐ Other:

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing ☐ Separated from chimney/roof
☐ Recommend Sealing ☐ Other:

Comments Flashings are not fully visible. Visible flashings are presently intact. Roof joints at the skylights and rear valley have been patched or tarred, ongoing maintenance will be needed. No present splits at rubber boots.

Condition of Roof Coverings

Roof #1 ☒ Satisfactory ☐ Marginal ☐ Poor

Roof #2 ☒ Satisfactory ☐ Marginal ☐ Poor

Roof #3 ☒ Satisfactory ☐ Marginal ☐ Poor

Condition ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots ☐ Broken/Loose Tiles/Shingles ☐ Nail popping
☐ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup
☐ Exposed felt ☐ Cupping ☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate
☐ Evidence of Leakage

Comments Shingles - Roof was showing normal wear, but was in overall adequate condition. Few shingles at rear roof appear to have been replaced. Some discoloration appears to be from algae and/or material bleeding. 1 shingle at rear roof has slight damage, recommend replacing. It appears there was a chimney at rear wall at one time and has been removed - removing the flashing at edge of roof and install shingles.

Built up - Roof coverings appeared overall satisfactory, but will need minor maintenance.

Metal - Corrosion to roof - paint/seal.

Skylights

Condition ☐ N/A ☐ Not Visible
☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments No visible signs of water leakage. Roof joints at the skylights have been patched or tarred, ongoing maintenance will be needed.

Plumbing Vents

Condition ☐ Not Visible ☐ Not Present
☒ Satisfactory ☐ Marginal ☐ Poor

Comments Plumbing vents are too low do not meet today's standard but are presently intact.

Exterior

Chimney(s)

☐ None Location(s): Roof
Viewed From ☐ Roof ☐ Ladder at eaves ☒ Ground (Inspection Limited) ☒ With Binoculars
Rain Cap/Spark Arrestor ☒ Yes ☐ No ☒ Recommended
Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed
Evidence of Flue ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust
☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible
Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair
Comments Chimney height appears to be too low - recommend repair and/or replacement as necessary. Typical cracks. Interior of flue/liner not visible/inspected.

Gutters/Scuppers/Eavestrough

☐ None
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☒ Recommend repair/replace
☒ Needs to be cleaned
Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum ☐ Other:
Leaking ☒ Corners ☒ Joints ☐ Hole in main run
Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped
Extension needed ☐ North ☐ South ☐ East ☐ West
Comments Insides of gutters have debris and need to be cleaned out. Gutters are leaking at the seams - recommend repair and/or replacement as needed. Recommend adding downspout extensions to discharge water away from the house, 6' - 8' extensions recommended. Underground drains not tested.

Siding

Material ☐ Stone ☐ Slate ☒ Block ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected ☐ Asphalt
☒ Wood ☐ Metal/Vinyl ☐ Other: ☒ Typical cracks ☒ Peeling paint ☐ Monitor ☐ Wood rot
☐ Loose/Missing/Holes
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/painting
Comments Siding is weathered and was in need of normal painting / staining maintenance. Caulk/patch joints as needed to prevent water entry. Exterior foundation has had a parging coat installed, areas need patching. Surface deterioration to areas of exterior block foundation and walls - patch as needed. It appears there was a chimney at rear wall at one time and has been removed - patch roof shingles and block wall as needed.

Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☒ Damaged wood ☐ Other:
Condition ☐ Satisfactory ☐ Marginal ☒ Poor
Comments Trim has moisture damage and is in need of repair or replacement in areas. Caulk joints as needed to prevent water entry. Wood trim is weathered and paint peeling - painting/scraping is needed overall. Trim damage/missing at East fascia - repair as needed.

Soffit

☐ None
Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood ☐ Other:
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments Wood trim is weathered. Trim was in need of normal painting maintenance.

Fascia

☐ None
Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☐ Damaged wood ☐ Other:
Condition ☐ Satisfactory ☐ Marginal ☒ Poor
Comments Wood trim is weathered and paint peeling - painting/scraping is needed overall.

Exterior

Flashing

Material ☐ None
☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood ☐ Other:
Condition ☐ Satisfactory ☐ Marginal ☐ Poor
Comments Not visible, condition or existence is unknown.

Caulking

Condition ☐ None
☐ Satisfactory ☐ Marginal ☒ Poor
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows/Screens

Condition ☐ Satisfactory ☒ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass ☐ Marginal
☐ Poor ☒ Wood rot ☒ Recommend repair/painting
Material ☒ Wood ☐ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad
Screens ☒ Torn ☐ Bent ☐ Not installed
Comments Window sills/trim have some damage and is in need of repairs. Some screens not installed. Some screens are torn. Paint wood as needed. Caulk joints as needed to prevent water entry and air loss. Corrosion to basement windows - paint. Glazing needed at windows, repair as needed. Several basement/crawl space windows are broken and few have been boarded up - repair as needed.

Storms Windows

Condition ☐ None ☐ Not installed Condition: ☐
☒ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting
Material ☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☒ Metal
Putty ☐ Satisfactory ☐ Needed ☐ N/A
Comments Weep holes not present at bottom of storm windows - install to allow water to exit to prevent moisture damage. Exact accounting for all storms and screens was not performed. Storms and screens were not operated.

Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☐ Poured concrete ☐ Post-Tensioned concrete ☒ Not Visible ☐ Other:
Condition ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☒ Not Evaluated
Concrete Slab ☐ N/A ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated
Comments 1st floor NW area and the addition appear to be on a slab with a sleeper floor. Foundation wall not visible, not evaluated. Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated. No visible stains or mold. An independent termite inspection was performed by Pest Blaster, they are responsible for finding any evidence and/or damage caused by wood destroying insects. If you have any question you can call them directly at 609 393-0626. House has been treated for termites - obtain a termite certification.

Service Entry

☐ Underground ☒ Overhead ☐ Weather head/mast needs repair ☐ Overhead wires too low
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Exterior receptacles ☐ Yes ☒ No Operable: ☐ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☒ Recommend GFCI Receptacles

Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Framed ☐ Masonry ☐ Other:
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
Comments Building structure not fully visible due to siding, not evaluated.

Exterior

Exterior Doors

Main Entrance ☐ N/A Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Patio ☐ N/A Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Rear door ☐ N/A Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Other door ☐ N/A Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Comments Paint wood frames/trim as needed. Recommend installing storm/screen doors.

Exterior Photos



Trim has moisture damage and is in need of repair or replacement.
Siding and trim need painting.



Exterior Photos



Surface deterioration to areas of exterior block foundation and walls - patch as needed



It appears there was a chimney at rear wall at one time and has been removed - patch roof shingles and block wall as needed.



Exterior Photos



Trim damage/missing at East fascia

Kitchen

Countertops

☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Countertops are not fully visible.

Cabinets

☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets have normal wear.

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Some minor corrosion around the joints, but no visible leaks at this time. Drain lines had no visible leaks or signs of backup at the time of inspection. View below sink restricted due to storage, not fully visible. Evidence of past leaks. Excessive corrosion on drain line - replace. There is an instant water heater under sink, it was presently turned off and not tested.

Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Moisture stains

Comments Stored items and/or furnishings restricted full view of walls, floor and ceiling.

Heating/Cooling Source

☒ Yes ☐ No

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Exhaust fan ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Microwave ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Other Operable: ☐ Yes ☐ No

Dishwasher airgap ☐ Yes ☐ No

Dishwasher drain line looped ☐ Yes ☐ No

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

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☒ No Recommend GFCI Receptacles: ☐ Yes ☐ No

☐ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments Appliances only tested for operation, working or not - quality or extent of operation not part of testing. Outlet did not function - repair as needed.

Kitchen Photos



Kitchen

Laundry Room

Laundry

Laundry sink ☐ N/A
Faucet leaks ☐ Yes ☒ No
Pipes leak ☐ Yes ☒ No ☐ Not Visible
Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Room vented ☒ Yes ☐ No
Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard
Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI Receptacles
Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible
Comments Gurgling sound at drain line indicating a venting issue, water was draining fine at the time of inspection - repair as needed. Excessive corrosion to laundry sink base. Recommend installing a catch pan under washer. Moderate corrosion at plumbing, no present leaks. Recommend cleaning dryer vent. Limited view behind machines. Install missing cover plates at outlets and switches.

Bathroom

Bath

Location 1st floor

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

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Showers ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other:
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rooted floors Caulk/Grouting needed: ☒ Yes ☐ No
 Where: Walls & Floor

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

GFCI ☐ Yes ☒ No ☒ Recommend GFCI Operable: ☐ Yes ☐ No

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ Recommend GFCI Receptacles

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Areas needs caulking/grouting. Moderate wear to cabinet and countertop. Drains show no signs of back-up during time of inspection. Moderate corrosion at plumbing and/or fixtures, no present leaks. Restricted view under sink, visibility limited. Secure loose outlet. Secure loose sink to wall. No present leaks.

Bathroom Photos



1st floor

Bathroom

Bath

Location 2nd floor

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

Tubs ☐ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door

Shower/Tub area ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☒ Other: None
 Condition: ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Rooted floors Caulk/Grouting needed: ☒ Yes ☐ No
 Where: Walls & Floor

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

GFCI ☐ Yes ☒ No ☐ Recommend GFCI Operable: ☐ Yes ☐ No

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ Recommend GFCI Receptacles

Heat source present ☒ Yes ☐ No

Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

Comments Wall tiles and faucet have been removed at tub - repair as needed, it is not functional. Areas needs caulking/grouting. Exhaust fan not present, recommend installing. Evidence of past leakage under sink, no present leaks. Moderate wear to cabinet and countertop. Drains show no signs of back-up during time of inspection. No present leaks. No present cracks at tub enclosure. Electric wall heater fan was noisy. Heater is too close to tub, recommend removing.

Bathroom Photos



2nd floor



2nd floor

Bathroom

Bath

Location 1st floor NW area
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
Doors ☒ Satisfactory ☐ Marginal ☐ Poor
Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor
Receptacles present ☐ Yes ☒ No Operable: ☐ Yes ☐ No
GFCI ☐ Yes ☒ No ☒ Recommend GFCI Operable: ☐ Yes ☐ No
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ Recommend GFCI Receptacles
Heat source present ☐ Yes ☒ No
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy
Comments Toilet only.

Room

Room	
Location: 2nd floor Type: Bedroom & Loft area Unit #:	
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input checked="" type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	Glass pane is loose from window - repair as needed. Stored items and/or furnishings restricted full view of walls, floor and ceiling. Some older floor tiles and/or adhesive contained asbestos, testing is beyond scope of this inspection.

Room

Room	
Location: 1st floor Type: Front bedroom Unit #:	
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Windows	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	Stored items and/or furnishings restricted full view of walls, floor and ceiling.

Room

Room

Location: 1st floor Type: Rear bedroom Unit #:

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Operable: ☒ Yes ☐ No Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Windows ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments Stored items and/or furnishings restricted full view of walls, floor and ceiling. Ceiling fan did not function, chain was missing - repair as needed.

Room

Room

Location: 1st floor Type: Living room Unit #:

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Operable: ☒ Yes ☐ No Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Windows ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments Stored items and/or furnishings restricted full view of walls, floor and ceiling. Ceiling fan is missing blades and is not functional - repair as needed. Moisture damage to window - repair as needed.

Room

Room	
Location: 1st floor Type: Addition Unit #:	
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input checked="" type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	Stored items and/or furnishings restricted full view of walls, floor and ceiling. Thermal seal broken/skylights are fogged up and 1 crank assembly is broken.

Room

Room

Location: 1st floor NW area Type: Original house Unit #:

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Operable: ☒ Yes ☐ No Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☒ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Windows ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments Seller stated this is the original house. Excessive stored items and furnishings restricted full view of walls, floor and ceiling. Windows covered up and blocked by storage and paper/tape, check windows at final walk through to verify they function. Partial kitchen, sink only - Install proper cap on gas line.

Interior

Fireplace

☐ None Location(s): Living room
Type ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless
Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☒ Cast Iron
Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☒ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing
Hearth extension adequate ☒ Yes ☐ No
Mantel ☒ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace
Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated
Comments Stove was on and functioning at time of inspection. Recommend cleaning fireplace/flue.

Stairs/Steps/Balconies

☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing
Handrail ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Safety hazard ☒ Hand Rail/Railing/Balusters recommended
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard
Comments Handrail missing, potential safety issue - Install handrail as needed.

Smoke/Carbon Monoxide detectors

Present ☒ Smoke detector: Operable: ☒ Yes ☐ No ☒ Not tested ☒ Recommend additional
☐ CO detector: Operable: ☐ Yes ☒ No ☐ Not tested ☐ Recommend additional
Comments Change batteries every 6 months. Test all smoke and carbon monoxide detectors prior to moving in. It is up to the local city or township to determine the location and operation of all smoke detectors and/or carbon monoxide detectors.

Interior

Attic/Structure/Framing/Insulation

☐ N/A
Access ☐ Stairs ☐ Pulldown ☐ Scuttlehole/Hatch ☐ No Access ☒ Other: Eaves
Inspected from ☒ Access panel ☐ In the attic ☐ Other
Location ☐ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other
Access limited by
Flooring ☐ Complete ☒ Partial ☐ None
Insulation ☒ Fiberglass ☒ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool Depth 3"
☐ Recommend baffles at eaves ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed
Installed in ☐ Rafters/Trusses ☐ Walls ☐ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible
☒ Recommend additional insulation
Vapor barriers ☒ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☐ Improperly installed
Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation
Fans exhausted to Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☒ Not Visible
HVAC Duct ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation
Chimney chase ☐ N/A ☐ Satisfactory ☐ Needs repair ☒ Not Visible
Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer
Roof structure ☒ Rafters ☐ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible
☐ Other:
Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible
Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated
Evidence of condensation ☐ Yes ☒ No
Evidence of moisture ☐ Yes ☒ No
Evidence of leaking ☐ Yes ☒ No
Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing
Electrical ☐ Open junction box(es) ☐ Handyman wiring ☐ Visible knob-and-tube
Comments Attic was only accessible in eaves. Rafters appeared to be in overall adequate condition where visible. Roof sheathing, examined from the attic, showed no major defects or moisture damage where visible. Insulation was marginal and could be upgraded. Recommend insulating access panels. No visible mold on framing. Not all areas accessible, recommend access be made and inspected prior to closing. Recommend installing an attic fan. Stains are presently dry. Exposed wires, splices and junction box cover missing in attic eaves - repair as needed.

Interior Photos



Wood stove

Basement

Stairs

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair
Handrail ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended
Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard
Comments Railing openings not to current standards, recommend installing balusters as needed. Handrail missing at bilco, potential safety issue - install handrail as needed. Bilco stair go to area under deck.

Foundation

Condition ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor
Material ☐ ICF ☐ Brick ☒ Concrete block ☐ Fieldstone ☐ Poured concrete
Horizontal cracks ☐ North ☐ South ☐ East ☐ West
Step cracks ☐ North ☐ South ☐ East ☐ West
Vertical cracks ☐ North ☐ South ☐ East ☐ West
Covered walls ☐ North ☐ South ☐ East ☐ West
Movement apparent ☐ North ☐ South ☐ East ☐ West
Indication of moisture ☒ Yes ☐ No ☐ Fresh ☒ Old stains
Comments Foundation appeared to be in overall satisfactory condition. No representation can be made to the conditions of the walls where not visible. Evidence of past water entry - drainage improvements are needed. Foundation walls probed in accessible areas and were intact. Some efflorescence at walls. Foundation not fully visible due to storage. Walls painted, areas are worn/flaking - scrape and repaint.

Floor

Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible ☐ Other:
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Not Visible
Comments Floor not fully visible due to storage and/or floor coverings. Floor tiles installed may contain asbestos, it is beyond scope of this inspection to test - Recommend testing and repair as/if needed.

Seismic bolts

☐ N/A ☐ None visible ☒ Appear satisfactory ☐ Recommend evaluation

Drainage

Sump pump ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested
Floor drains ☐ Yes ☒ Not Visible ☐ Drains not tested
Comments Some old moisture stains are present, need to maintain proper slope away from the house and make sure the gutters drain properly. No representation can be made to future leaking of the basement walls. Install rigid drain pipe with a check valve at sump pump.

Girders/Beams

☐ Not Visible
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
Material ☐ Steel ☒ Wood ☐ Concrete ☐ LVL ☐ Not Visible

Columns

☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
Material ☒ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible
Comments Some corrosion to steel columns - paint.

Basement

Joists

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor
Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/altered joists

Comments Additional support has been installed under wood stove. An independent termite inspection was performed by Pest Blaster, they are responsible for finding any evidence and/or damage caused by wood destroying insects. If you have any question you can call them directly at 609 393-0626. There is no visible mold on framing. Framing has settled causing slopping to interior floors, there was no excessive deflection and presently appears intact. As framing ages repairs and/or additional support may be required. Many notches at bottom of joists, appears to be from a past finished ceiling.

Subfloor

Comments ☐ Not Visible ☒ Indication of moisture stains/rotting
 Some stains, presently dry and no visible damage.

Basement Photos



Basement - excessive storage



Basement - excessive storage



Basement - excessive storage

Crawlspace

Crawl space

☐ N/A ☐ Full crawlspace ☒ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☒ Yes ☐ No

Access

☐ Exterior ☐ Interior hatch/door ☒ Via basement ☐ No access

Inspected from ☒ Access panel ☐ In the crawl space

Foundation walls

Condition ☐ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

Material ☐ Concrete block ☐ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick

Comments Walls covered with insulation, foundation walls not visible, not evaluated. No representation can be made to the conditions of the walls where not visible.

Floor

☐ Concrete ☐ Gravel ☒ Dirt ☐ Other: ☐ Typical cracks ☐ Not Visible ☐ Vapor barrier present

Comments Install a vapor barrier over dirt floor. Debris on floor - remove.

Seismic bolts

☐ N/A ☒ None visible ☐ Appear satisfactory ☐ Recommended evaluation

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested

Standing water ☐ Yes ☒ No ☐ Not Visible

Evidence of moisture damage ☐ Yes ☒ No

Comments No visible signs of past water entry. No representation can be made to future leaking of the crawl space walls.

Ventilation

☐ N/A ☐ Wall vents ☐ Power vents ☐ None apparent ☐ Additional ventilation recommended

☐ Evidence of moisture damage

Comments Window only.

Joists

Material ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments Framing is insulated and not visible. No visible mold. Framing has settled causing slopping to interior floors, there was no excessive deflection and presently appears intact. An independent termite inspection was performed by Pest Blaster, they are responsible for finding any evidence and/or damage caused by wood destroying insects. If you have any question you can call them directly at 609 393-0626. As framing ages repairs and/or additional support may be required.

Subfloor

☐ Not Visible ☐ Indication of moisture stains/rotting

Comments Not visible due to insulation, condition is unknown.

Crawlspace Photos



Crawl space

Plumbing

Water service

Main shut-off location: Basement

Water entry piping ☐ Not Visible ☒ Copper ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic ☐ PEX Plastic
☐ Lead

Lead other than solder joints ☐ Yes ☐ No ☒ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic ☐ Other:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator box

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal

Cross connection: ☐ Yes ☒ No ☐ Safety Hazard

Drain/Waste/Vent pipe ☒ Copper ☒ Cast iron ☒ Galvanized ☒ PVC ☐ ABS ☐ Brass ☐ Polyethylene

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☐ N/A Type: Starps

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☐ N/A ☒ Yes ☐ No Leaking: ☐ Yes ☒ No

Fuel line ☐ N/A ☒ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments Moderate corrosion on lines, no present leaks. Drain lines and water lines are not fully visible. Majority of water and drain lines are not visible. Drain lines run out separate walls in basement, unable to determine where or how they tie in. Secure loose water lines/faucet East wall basement, there is no sink present. Cap opened drain/tap in on drain line NW corner of basement. Sump pump ties into main drain line in basement - remove, cap and drain to exterior. Gurgling sound noted in laundry room, appears to be a vent blockage - repair as needed.

Main fuel shut-off location

☐ N/A In the basement & on the rear exterior wall

Comments Propane tank on exterior of house. No visible signs of a past underground oil tank. Oil tank in basement had some corrosion, no leaks - recommend painting

Water heater #1

☐ N/A Brand Name: Weil McLain Serial # CP5645503 Capacity: 36 gallons Approx. age: Unknown

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP ☐ Other:

Combustion air venting present ☐ Yes ☐ No ☐ N/A

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

Relief valve ☐ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

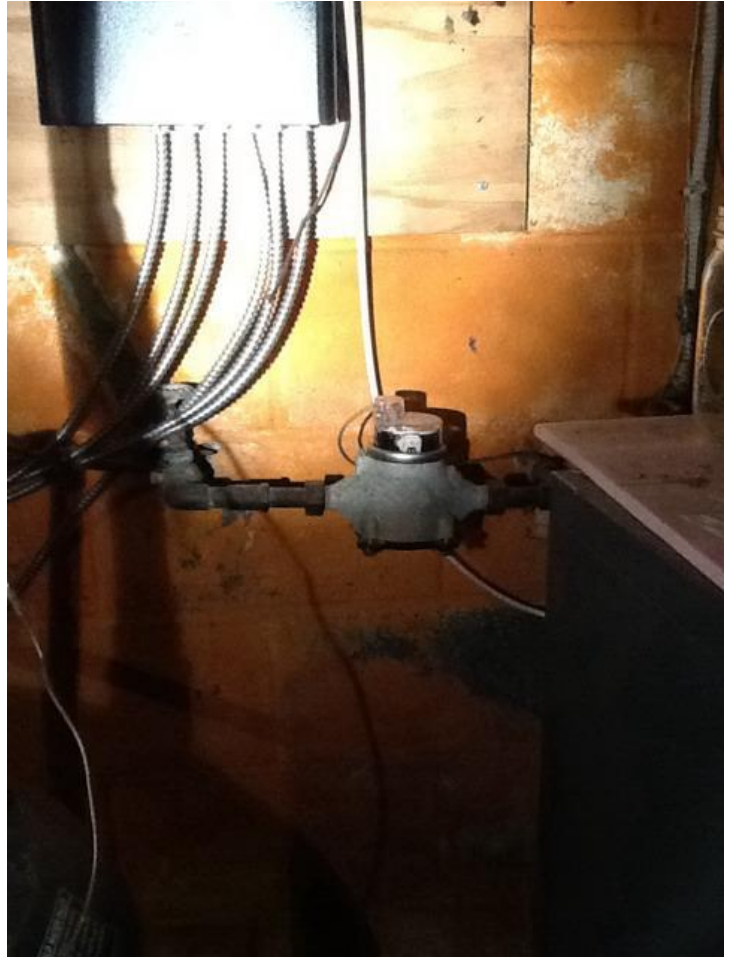
Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments Hot water is obtained from the boiler.

Plumbing Photos



Propane tank at exterior above grade



Water meter/shut off

Plumbing Photos



Oil tank in basement



Sump pump ties into main drain line in basement - remove, cap and drain to exterior

Heating System

Boiler system

☐ N/A Brand name: Sears Weil - McLain Approx. age: Unknown Model #: P-WGO-4 Serial # CP4172670
Energy source ☐ Gas ☐ LP ☒ Oil ☐ Electric ☐ Solid fuel
Distribution ☐ Hot water ☒ Baseboard ☐ Steam ☐ Radiator ☐ Radiant floor
Circulator ☒ Pump ☐ Gravity ☐ Multiple zones
Controls Temp/pressure gauge exist: ☒ Yes ☐ No Operable: ☒ Yes ☐ No
Oil fired units Disconnect: ☒ Yes ☐ No
Combustion air venting present ☒ Yes ☐ No ☐ N/A
Relief valve ☒ Yes ☐ No ☐ Missing Extension proper: ☒ Yes ☐ No ☐ Recommend repair/replace
Operated When turned on by thermostat: ☒ Fired ☐ Did not fire
Operation Satisfactory: ☒ Yes ☐ No ☐ Recommend HVAC technician examine before closing
Comments Boiler was in normal working order at the time of the inspection, system is 5 zones. Thermostats, 2nd floor, living room, 1st floor NW area, addition and basement. Circulating pump was in normal working order. Some corrosion on piping. An oil burner requires servicing annually, recommend obtaining a service contract. Repair leak at TPR valve and recommend servicing boiler system. Recommend obtaining a service contract, for example : PSE&G Worry Free program.

Heating System Photos



Boiler



Repair leak at TPR valve and recommend servicing boiler system

Electric/Cooling System

Main panel

Location: Basement
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Adequate Clearance to Panel ☒ Yes ☐ No
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☒ 120v/240v
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No
AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire
 Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard
Branch wire condition ☒ Satisfactory ☐ Poor ☒ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated Reason:

Comments ITE panel - 6 double poles and 14 singles. No signs of overheating were evident at the time of the inspection. Label breakers as needed. Install missing screws. Interior of main panel was inspected. Seller stated a new underground service is in the process of being installed, presently the panel/service in original house is temporarily powering the basement panel with a jumped wire - have installation finished and certified. Panel in original house, 1st floor NW area was not inspected due to excessive storage, panel is fused and the main cover was missing. Some bulbs were missing/burned out, replace and check prior to closing to verify lights function. Function of some switches was undetermined. Inspecting/testing of generator panel is beyond scope of this inspection, recommend having seller go over system with you prior to closing, there is no present generator installed. Install missing junction boxes and covers in basement. Secure loose outlets and wiring in basement. Install junction box at exposed wires in basement. Outlet did not function in kitchen - repair as needed. Exposed wires, splices and junction box cover missing in attic eaves - repair as needed.

A/C Unit #1

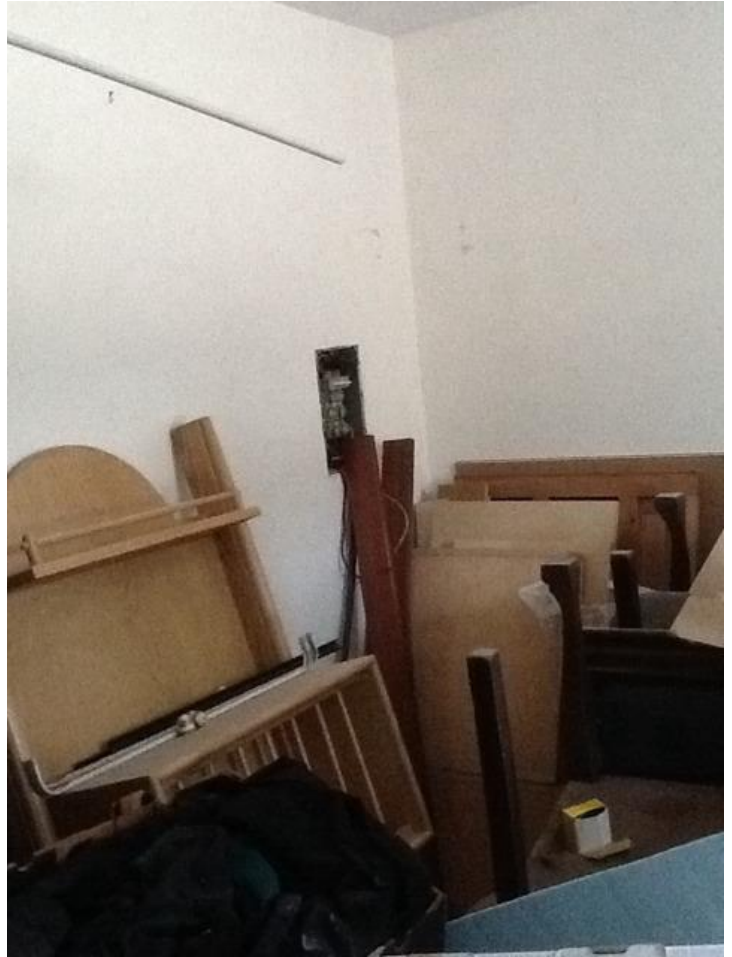
☐ Central system ☒ Wall unit Brand Name: Location: Age: Serial #
Evaporator coil ☐ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged
Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory
Condensate line/drain ☐ To exterior ☐ To pump ☐ Floor drain ☐ Other:
Secondary condensate line/drain Present: ☐ Yes ☐ No Needed: ☐ Yes ☐ No ☐ Primary pan appears clogged
☐ Recommend technician evaluate
Operation Differential
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments Recommend an HVAC contractor examine before settlement. Wall units are not inspected or tested, recommend testing prior to closing if they are included in the sale.

Electric/Cooling System Photos



Electric service/meter



Electric/Cooling System Photos



Electric panel

Report Summary

Items Not Operating

Ceiling fan did not function in 1st floor front bedroom, chain was missing - repair as needed. Living room ceiling fan is missing blades and is not functional - repair as needed.

Major Concerns

Item(s) that have failed or have potential of failing soon.

Correct grading so soil slopes from structure to direct water away and backfill SW area, seller stated it from digging up the past electric service. Driveway was in poor condition and in need of repair and/or replacement. Exterior trim and windows have moisture damage and are in need of repair or replacement in areas. Wood trim and siding are weathered and paint is peeling - painting/scraping is needed overall. It appears there was a chimney at rear wall at one time and has been removed - patch roof shingles and block wall as needed. Wall tiles and faucet have been removed at tub in 2nd floor - repair as needed, it is not functional. Repair leak at boiler TPR valve and recommend servicing system. Cap opened drain/tap in on drain line NW corner of basement. Sump pump ties into main drain line in basement - remove, cap line and drain to exterior. Thermal seal broken/skylights are fogged up and 1 crank assembly is broken in addition. Several basement/crawl space windows are broken and few have been boarded up - repair as needed. House has been treated for termites - obtain a termite certification. Correct all noted electrical deficiencies throughout report, see electric page for details. ALSO REFER TO REPORT FOR FULL DETAILS ON ALL DEFICIENCIES AND REPAIR AS NEEDED.

Potential Safety Hazards

Trip hazard in driveway, repair and/or replace as necessary. Uneven sidewalks, could be a tripping hazard, repair and/or replace as needed. Recommend railing for exterior steps. Handrail missing to 2nd floor and bilco stairs - Install handrail as needed.

Deferred Cost Items

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

None apparent. It is possible that an item that has not reached its life expectancy can go at any time.

Improvement Items

Items To Monitor

Grounds Remarks

SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

PATIOS

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces.

EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

DEFINITIONS

SATISFACTORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

Roof Remarks

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs requires little maintenance.
Asphalt Multi-Thickness Shingles*	20-30 years	Heavier and more durable than regular asphalt shingles.
Asphalt Interlocking Shingles*	15-25 years	Especially good in high-wind areas.
Asphalt Rolls	10 years	Used on low slope roofs.
Built-up Roofing	10-20 years	Used on low slope roofs, 2 to 3 times as costly as asphalt shingles.
Wood Shingles*	10-40 years**	Treat with preservative every 5 years to prevent decay.
Clay Tiles*	20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base.
Cement Tiles*	20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base.
Slate Shingles*	30-100 years ***	Extremely durable, but brittle and expensive.
Asbestos Cement Shingles*	30-75 years	Durable, but brittle and difficult to repair.
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning certain metals must be painted.
Single Ply	15-25 years	New material; not yet passed test of time.
Membrane (mfgr's claim) Polyurethane with Elastomeric Coating	5-10 years**	Used on low slope roofs.

* Not recommended for use on low slope roof

** Depending on local conditions and proper installation

*** Depending on quality of slate

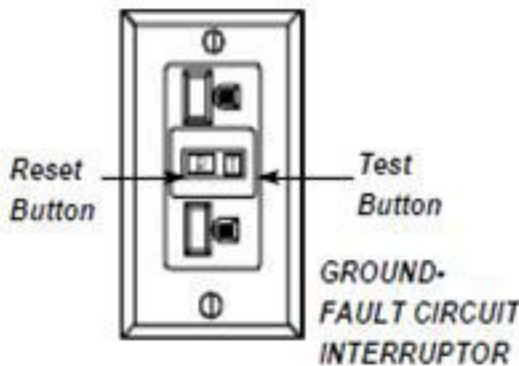
Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

Exterior Remarks

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok Electrical® panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired for enhanced safety.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "Reverse polarity". Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65 for the past 24 hours to run in cooling mode.

Temperature differential, between 14 -22 , is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

A/C CONDENSER COIL They should not become overgrown with foliage. Clearance requirements vary, but 2 feet on all sides should be considered minimal with up to 6 feet of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

Exterior Remarks

CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimneys condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels. Unlined Chimney - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4 or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also. Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

EIFS

This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

Garage Remarks

OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If an electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES

Should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

Interior Remarks

PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES

(If report indicated appliances were operated, the following applies) dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.

DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

Interior Remarks

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspectors ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house. See comments regarding caulking doors and windows, page 8.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

Interior Remarks

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

Bathroom(s) Remarks

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS

Slow drains on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

Basement Remarks

BASEMENT/CRAWLSPACE

Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. No representation is made as to the condition of these walls.

INSULATED CONCRETE FORMS (ICF'S)

Formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No presentation is made to future moisture that may appear.

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

Plumbing Remarks

WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valves handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

Heating System Remarks

Heating and air conditioning units have limited lives.

Normal lives are:

GAS-FIRED HOT AIR	15-25 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER	30-50 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing Caution: do not add water to a hot boiler!

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. During a visual inspection it is not possible to determine if the humidifier is working.

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

Combustible Gas Detector - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

Preventive Maintenance Tips

I. Foundation and Masonry:

Basements, Exterior Walls: To prevent seepage and condensation problems.

- a. Check basement for dampness and leakage after wet weather
- b. Check chimneys, deteriorated chimney caps, loose, and missing mortar.
- c. Maintain grading sloped away from foundation walls.

II. Roofs, Gutters, and Eavestrough:

To prevent roof leaks, condensation, seepage and decay problems.

- a. Check for damaged, loose, or missing shingles, blisters.
- b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.
- c. Cut back tree limbs.
- d. Check flashings around roof stacks, vents, skylights, chimneys as source of leakage.
- e. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- f. Check fascias and soffits for paint flaking leakage and decay.

III. Exterior Walls:

To prevent paint failure, decay, and moisture penetration problems.

- a. Check painted surface for paint flaking or paint failure. Check back shrubs.
- b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. Doors and Windows:

To prevent air and weather penetration problems.

- a. Check caulking for decay around doors, windows, corner boards, joints.
- b. Recaulk and weatherstrip as needed. Check glazing putty around windows.

V. Electrical:

For safe electrical performance, mark and label each circuit.

- a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
- b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.
- c. Check exposed wiring and cable for wear or damage.
- d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. Plumbing:

For preventive maintenance.

- a. Drain exterior water lines, hose bibbs, sprinklers, pool equipment in the fall.
- b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
- c. Have septic tank cleaned every 2 years.

VII. Heating and Cooling:

For comfort, efficiency, energy conservation and safety.

- a. Change or clean furnace filters, air condition filters, electronic filters as needed.
- b. Clean and service humidifier. Check periodically and annually.
- c. Have oil burning equipment serviced annually.

VIII. Interior

General house maintenance.

- a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors, and ceilings below.
- b. Close crawl vents in winter and open in summer
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. Know the location of:

- Main water shutoff valve.
- Main emergency shutoff switch for the heating system.
- Main electrical disconnect or breaker.