Property Inspection Report

Jane Smith

Property Address:
123 Main Street
Unit T1
Bigtown New Jersey 07555

Frank Glomb

Terra Home Inspections LLC

Home Inspector Lic. #24GI00128600
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Date: 11/3/2021	**Time:** 09:30 AM	**Report ID:** 210780
Property: 123 Main Street Unit T1 Bigtown New Jersey 07555	**Customer:** Jane Smith	**Real Estate Professional:** None .

Dear Client,

Thank you for choosing Terra Home Inspections LLC to provide your home inspection. I appreciate the opportunity to be of service to you by performing a visual inspection of your potential property.

This inspection is performed in accordance with the Standards of Practice of N.J.A.C. 13:40-15.16. These Standards of Practice can be viewed at http://www.njconsumeraffairs.gov/regulations/Chapter-40-Subchapter-15-Home-Inspection-Advisory-Committee.pdf

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

This inspection report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

This report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

This report is paid for by and prepared for the client(s) listed in the report title. This report is the exclusive property of Terra Home Inspections LLC and the client(s). This report is not valid without a signed Inspection Agreement and is not transferable, nor does Terra Home Inspections LLC assume any liability relative to any issues encountered by any third party viewing this report. Any other party not named in the Inspection Agreement is advised to retain his/her own inspection company should an additional report be desired. This report remains the exclusive property of the client and Terra Home Inspections LLC.

Terms, "Left" and "Right" are used to describe the structure as viewed from the accessible public space (usually street side) on the main entrance side.

Any age or manufacture date given for any mechanical component located within the dwelling is for informational purposes based on the our research and information provided from the manufacturer. While we strive to provide accurate information, this information may not be 100% accurate.

I recommend that you read the entire report and not just the summary section in order to fully assess the findings of the inspection.

Please call or email me anytime, 7 days a week, if you have any questions or concerns.

Sincerely,

Frank Glomb- Owner/Inspector

NJ Home Inspector Lic. #24GI00128600

NJ Radon Measurement Technician MET #13265

NJ Commercial Pesticide Applicator Lic. #60696B

Certified ASHI Inspector

Garden State ASHI Member

NJ ALPHI Member

IAC2 Mold Certification #IAC2-03-4647

HUD 203K Consultant #P1811

Use of Photos: Your report includes many photos. Some photos are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Notice To Third Parties: This inspection report is exclusive property of Terra Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this dwelling/property. Any recommendations by the inspector for repair, replacement, maintenance, upgrade or further evaluation should be completed by a qualified, licensed contractor or specialty tradesman **prior to any contractual limitations**. All costs associated with further inspection fees and repair or replacement of item, component, unit or system should be considered **prior to any contractual limitations**.

Inspected (IN) = I visually observed the item, component, unit or system and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

Not Present (NP) = This item, component, unit or system is not in this home, building or on the property.

Marginal/ Maintenance (MM) = This item, component, unit or system warrants attention, monitoring or has a potentially, limited remaining, useful life expectancy and may require replacement in the near future. Further evaluation or servicing may be needed by a qualified, licensed contractor or specialty tradesman.

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

In Attendance:	**Occupancy:**	**Building/Dwelling Type/Style:**
Client, Client's agent	Occupied and furnished	3 Level townhouse
Garage/Carport:	**Age of Building/Dwelling or Year Built:**	**Front of Building/Dwelling Faces:**
2 Car attached garage	Built- Believed to be around 1981 (per the available records)	For the purpose of this report, the dwelling is considered to be facing West

Square Footage of Building/Dwelling/Unit:
For the purpose of this report, the dwelling is believed to be around 2,016 square feet

Bedrooms and Bathrooms:
3 Bedrooms, 2 1/2 Bathrooms

Temperature at Start of Inspection Process:
37 Degrees Fahrenheit

Weather Conditions:
Sunny

Ground/Soil Surface Condition:
Dry

Precipitation in The Last 3 Days:
Yes- Rain on 11/22

Status of Utilities:
All of the available utilities (natural gas, water and electric) were on at the time of the inspection

Inspection/Testing Services Performed:
Home Inspection, Wood Destroying Insect (Termite) Inspection, RadonTest

Total Fee:
Paid $000 Check #111

1. Grounds

Styles & Materials

Driveway Material:
No driveway present

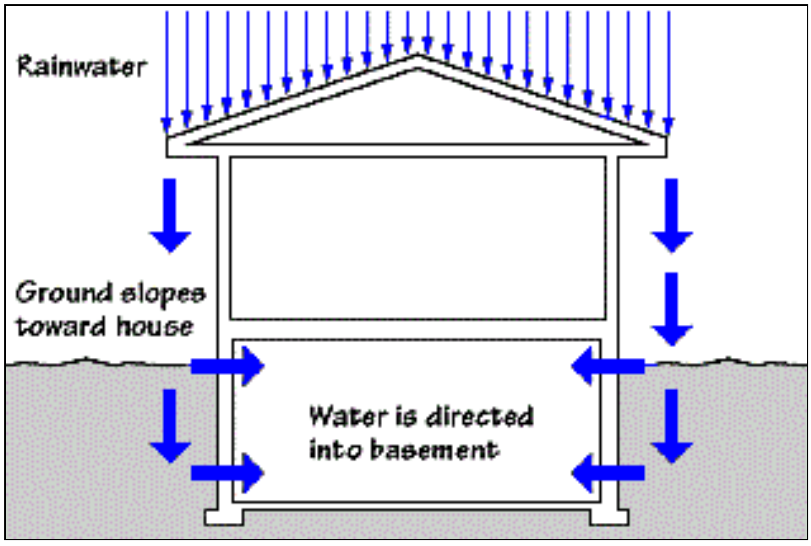
Sidewalk/Walkway Material:
Asphalt

Items

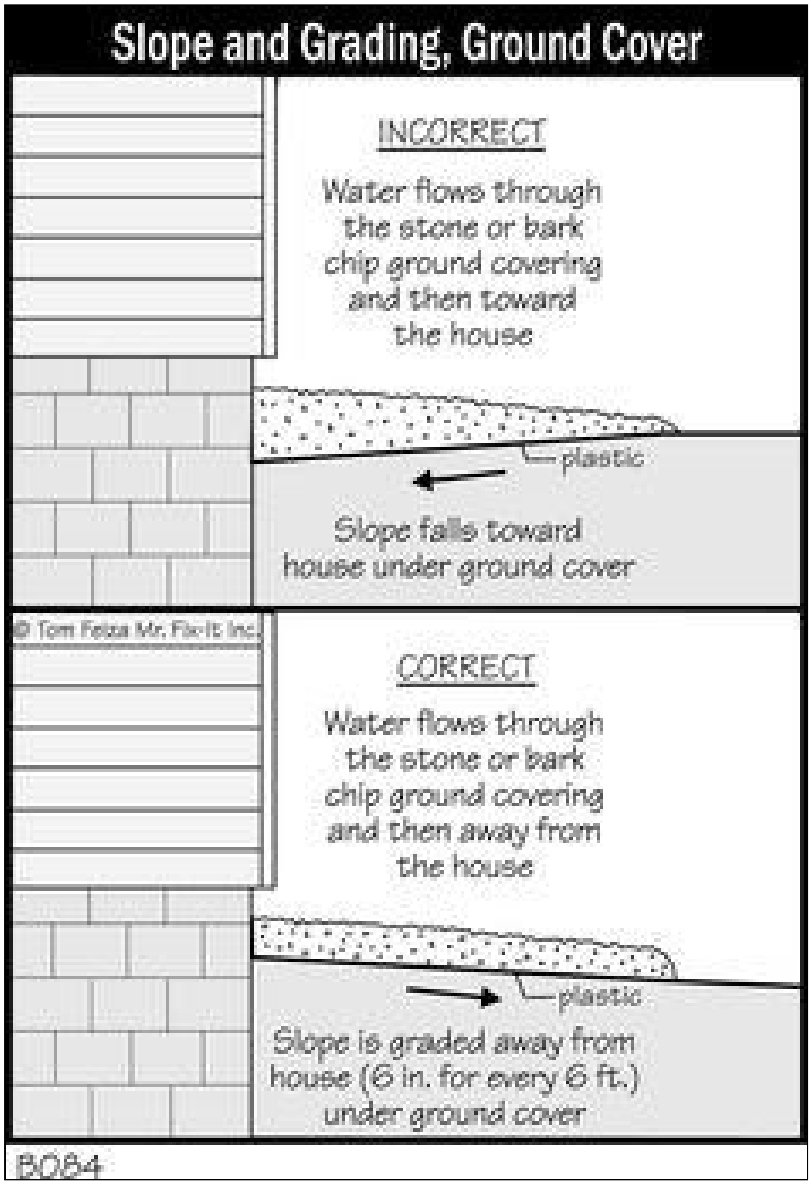
1.0 Driveway
Comments: Not Present

1.1 Sidewalk/Walkway(s)
Comments: Inspected

1.2 Grading
Comments: Repair/Replace
The grading (slope of ground surface) next to the foundation under the deck areas was pitched towards the foundation. The grading whenever possible should be pitched away from the foundation to prevent moisture intrusion from entering the foundation walls and basement. Recommend further evaluation of all of the exterior grading by a qualified, licensed contractor and repair as necessary.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)

1.2 Item 3 (Picture)

1.2 Item 4 (Picture)

1.2 Item 5 (Picture)

1.3 Vegetation Affecting Structure/Property
Comments: Inspected

1.4 Retaining Wall(s)
Comments: Not Present

1.5 Fencing
Comments: Not Present

1.6 Shed
Comments: Not Present

1.7 Exterior Fireplace
Comments: Not Present

2. Exterior

Styles & Materials

Exterior Cladding Material/Style:

T111 Type Plywood Siding

Vertical wood siding

Items

2.0 Exterior Wall Surfaces/Cladding/Elements
Comments: Repair/Replace

As observed on the exterior that affects the dwelling, there were portions of some of the exterior elements (windows, window frames, window flashings, doors, door frames, door flashings, siding/cladding, masonry, brick and/or stone veneer, trim, framing, flashings, eaves, fascias, soffits and/or gable ends) that were either missing, had open gaps/ holes/unsealed joints, were not functioning as intended, were deteriorated/damaged and/or had a peeling paint condition. The condition of the noted elements/areas may worsen as well as possible structural/moisture damage behind/under these elements could occur if the needed repairs are not completed. Damage to the interior finishing materials may also occur. A further evaluation of the **ENTIRE exterior of the dwelling** should be completed by a qualified, licensed contractor and the necessary repairs be completed. **There may be hidden moisture damage, deterioration and/or wood destroying insect damage within the structure behind/under the effected exterior elements that was not visible at the time of the inspection.**

2.0 Item 1 (Picture)

2.0 Item 2 (Picture)

2.0 Item 3 (Picture)

2.0 Item 4 (Picture)

2.0 Item 5 (Picture)

2.0 Item 6 (Picture)

2.0 Item 7 (Picture)

2.0 Item 8 (Picture)

2.0 Item 9 (Picture)

2.0 Item 10 (Picture)

2.0 Item 11 (Picture)

2.0 Item 12 (Picture)

2.0 Item 13 (Picture)

2.0 Item 14 (Picture) Basement window frame deteriorated

2.0 Item 15 (Picture)

2.0 Item 16 (Picture)

2.0 Item 17 (Picture)

2.0 Item 18 (Picture)

2.0 Item 19 (Picture)

2.1 Eaves, Soffits, Fascias

Comments: Repair/Replace

Please see notes under Item #2.0 (1)

2.2 Trim

Comments: Repair/Replace

Please see notes under Item #2.0 (1)

2.3 Exterior Windows (Representative number)

Comments: Repair/Replace

(1) Please see notes under Item #2.0 (1)

(2) Some of the window and door screens were ripped. Also the basement window would not open. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

2.3 Item 1 (Picture)

2.3 Item 2 (Picture)

2.3 Item 3 (Picture)

2.3 Item 4 (Picture)

2.4 Exterior Doors

Comments: Repair/Replace

(1) Please see notes under Item #2.0 (1)

(2) The self closer on the rear storm door was not functioning. The door was slamming shut when opened. This is a safety issue as someone could be injured by the door slamming shut. Recommend further evaluation for repairs by a qualified, licensed contractor.

2.4 Item 1 (Picture)

2.5 Window Wells

Comments: Inspected

2.6 Exterior Flashings

Comments: Inspected

2.7 Exterior Staircase(s), Steps

Comments: Repair/Replace

Please see notes under Item #2.10 (1)

2.8 Exterior Handrails, Guardrails

Comments: Inspected

2.9 Balcony

Comments: Inspected

2.10 Deck

Comments: Repair/Replace

There were numerous issues were observed pertaining to the wood deck. They included:

- 1) There were no top of support post to beam and no stair stringer to the deck structure mechanical connectors present.
- 2) There were no visible footings under some of the support posts.
- 3) The stair treads were sloping downwards which is a safety concern.
- 4) Some of the joist hangers were rusted.

These are safety concerns. These conditions may also worsen if the needed repairs are not completed. The support posts may deteriorate. A further evaluation of the ENTIRE deck should be completed by a qualified, licensed deck contractor and the necessary repairs be completed.

2.10 Item 1 (Picture)

2.10 Item 2 (Picture)

2.10 Item 3 (Picture)

2.10 Item 4 (Picture)

2.10 Item 5 (Picture)

2.10 Item 6 (Picture)

2.11 Porch

Comments: Not Present

2.12 Patio

Comments: Not Present

2.13 Door Bell

Comments: Inspected

2.14 Lawn Sprinklers

Comments: Not Present

2.15 Exterior Misc.

Comments: Not Present

3. Garage

Styles & Materials

Garage Type:
Two car attached garage

Roof Info:
N/A

Roof Material:
N/A

Ceiling Material:
Drywall

Wall Material:
Drywall
Masonry/block

Garage Floor Material:
Concrete

Garage Exterior Material:
N/A

Gutter/Downspout Material:
N/A

Items

3.0 Garage

Comments: Inspected

3.1 Garage Vehicle Door(s)

Comments: Repair/Replace
Please see notes under Item #2.0 (1)

3.2 Garage Vehicle Door Opener(s)

Comments: Repair/Replace
Please see notes under Item #3.3 (1)

3.3 Garage Vehicle Door Safety Features

Comments: Repair/Replace

The right side garage door did not have the required infrared safety reversing sensor present on the bottom of the door tracks. These sensors prevent the garage door from closing on an object if it is in front of the sensors and are a backup to the automatic reversing mechanism that is present in the garage door opener. This is a safety concern and this door should not be operated without the required safety reversing sensors in place. A further evaluation of the garage door, opener and safety features **should be completed by a qualified, licensed garage door professional** and the necessary repairs should be completed.

3.3 Item 1 (Picture) Example

3.3 Item 2 (Picture)

3.3 Item 3 (Picture)

3.3 Item 4 (Picture)

3.3 Item 5 (Picture)

3.4 Garage Occupant Door to Interior

Comments: Inspected

3.5 Garage Occupant Door to Exterior

Comments: Not Present

3.6 Garage Window(s)

Comments: Not Present

3.7 Garage Roof

Comments: Not Present

3.8 Garage Ceiling

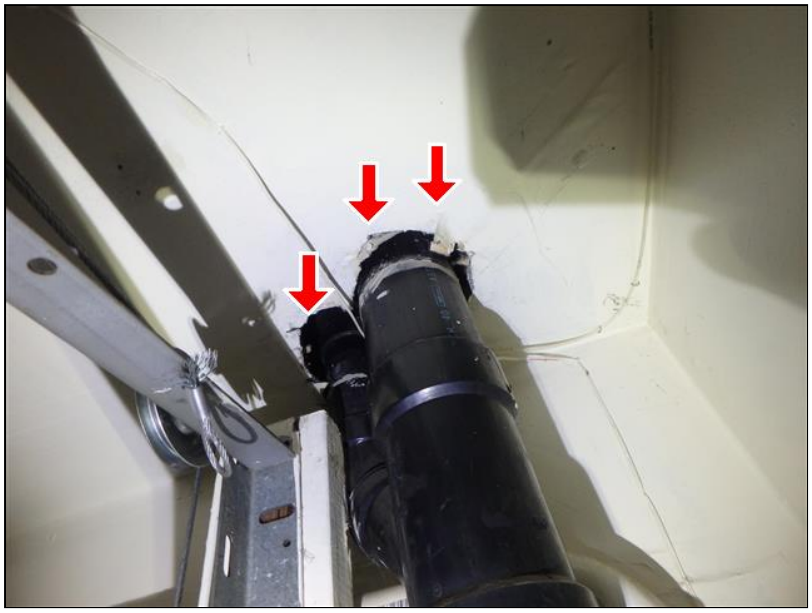
Comments: Repair/Replace

Please see notes under Item #3.9 (1)

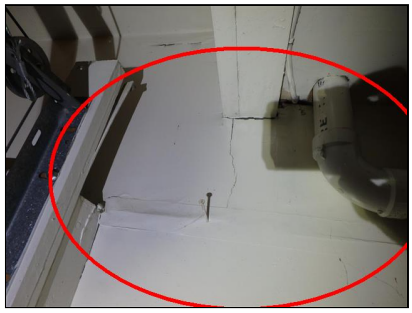
3.9 Garage Interior Walls

Comments: Repair/Replace

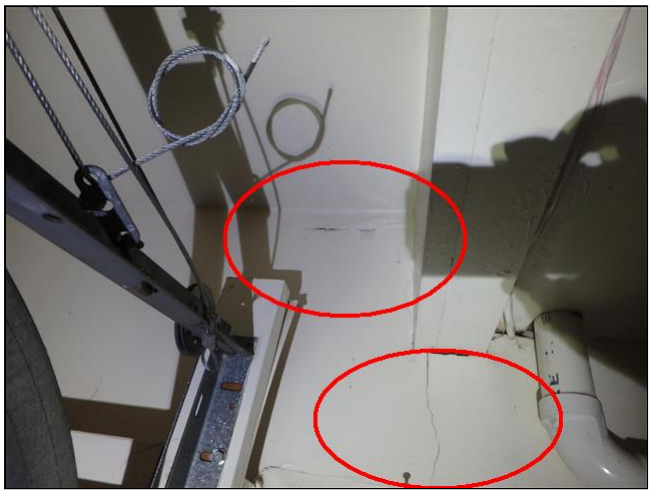
Portions of the walls and/or ceiling surfaces in the garage had numerous cracks, gaps, unsealed joints, deteriorated/ damaged areas, holes and/or missing sections. The garage space should be 100% sealed off to the living space to prevent possible carbon monoxide from a vehicle from entering the living space above and also from a fire block standpoint. These noted conditions may worsen if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary..



3.9 Item 1 (Picture)



3.9 Item 2 (Picture)



3.9 Item 3 (Picture)

3.10 Garage Floor

Comments: Inspected

3.11 Garage Exterior

Comments: Not Present

3.12 Garage Roof Drainage System

Comments: Not Present

4. Structural Components

Styles & Materials

Foundation:
Foundation construction- Masonry block walls/concrete floors (slab on grade)

Columns/Piers/Girders/Beams:
Steel lally column(s)
Wood beams

Basement:
Partial mostly finished basement

Crawlspace:
No crawlspace present

Wall Structure:
2" x 4" wood platform construction

Floor Structure:
Plywood sheathing subfloor
Wood floor joists

Roof Structure:
Plywood sheathing roof decking
Wood roof trusses

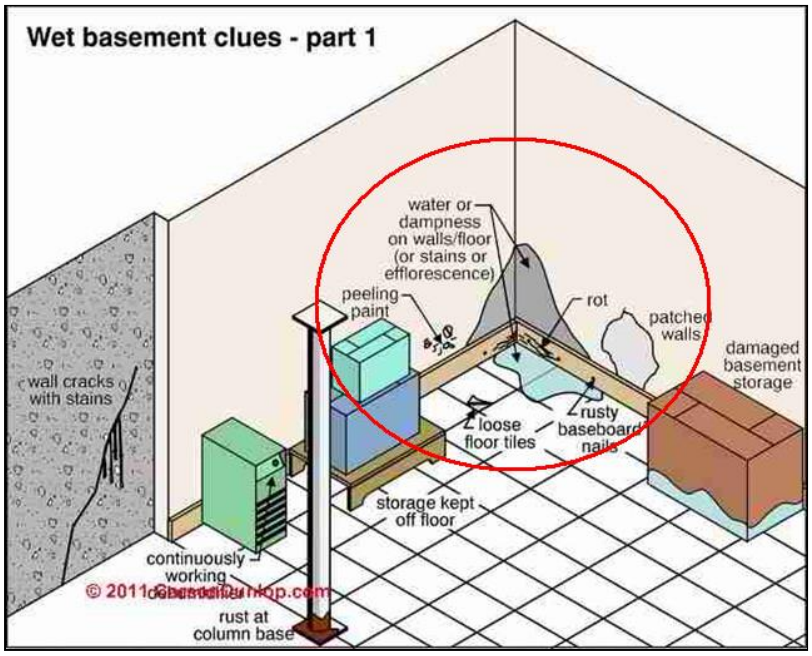
Limitations of Structural Components Inspection:
Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, floors and stored items.

Items

4.0 Foundation

Comments: Repair/Replace

(1) As observed in some of the visible portions of the foundation in the basement, there was evidence of moisture intrusion (efflorescence, staining, peeling paint and/or mortar decay) observed on the foundation walls. Moisture can create high humidity, mold & can damage stored items & finishing materials. There may be some drainage and/or grading issues on the exterior that are contributing to these condition(s). The noted conditions may worsen any needed repairs are not completed. A further evaluation of the entire foundation (both interior and exterior) should be completed by a qualified, licensed masonry contractor and the necessary repairs be completed. **This condition may also exist behind finished basement walls/floor coverings. It may be less severe or worse than what was visible.**



4.0 Item 1 (Picture)

4.0 Item 2 (Picture)

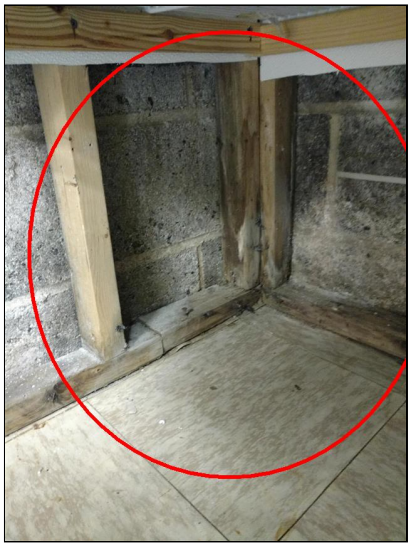
4.0 Item 3 (Picture)

4.0 Item 4 (Picture)

4.0 Item 5 (Picture)

4.0 Item 6 (Picture)

4.0 Item 7 (Picture)



4.0 Item 8 (Picture)

4.0 Item 9 (Picture)

4.0 Item 10 (Picture) 99% moisture content on some of the foundation walls

4.0 Item 11 (Picture)

4.0 Item 12 (Picture)

(2) There was what appeared to be a black organic growth condition (possibly mold) on the visible portions of the foundation walls and finished wall structure in the basement. This is a potential health concern as molds have the potential to cause numerous health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or molds spores may

cause allergic reactions in sensitive individuals. These conditions may also worsen if any needed repairs are not completed. **A further evaluation/testing of the ENTIRE basement should be completed by a qualified, licensed environmental contractor and any necessary repairs/remediations be completed.** Additional information from the US EPA pertaining to mold in the home can be review at http://www.epa.gov/mold/moldbasics.html **This condition may also exist behind finished basement walls/floor coverings. There may be hidden damage. It may be less severe or worse than what was visible.** Also to note, the walls inside the closet that houses the sump pump were covered with fiberglass reinforced plastic (FRP) panels. This is not typical as finished wall are usually covered with drywall. They may have done this because the drywall may have been getting mold on it because of the high moisture within this closet.

4.0 Item 13 (Picture)

4.0 Item 14 (Picture)

4.0 Item 15 (Picture)

4.0 Item 16 (Picture)

4.0 Item 17 (Picture)

4.0 Item 18 (Picture)

(3) There were numerous cracks and/or deteriorated areas present on some of the visible portions of the interior and/or exterior foundation wall surfaces. These conditions if not repaired may lead to possible moisture intrusion into the foundation walls and the basement along with possible deterioration of the foundation walls and the interior finishes of the house. These conditions may also worsen if the needed repairs are not completed. A further evaluation of the ENTIRE foundation (both interior and exterior) should be completed by a qualified, licensed structural contractor and the necessary repairs be completed. **These conditions may also exist behind finished basement walls/floors. They may be less severe or worse than what was visible.**

Some additional information pertaining to foundation cracks for your reference;

Vertical Cracks

Of the foundation cracks you are likely to encounter, vertical cracks are generally the most common and least severe type of crack you will come across. Vertical cracks are cracks that go straight up and down, or maybe on a slight diagonal of within 30 degrees of vertical, and are a common occurrence in many houses. These types of cracks are usually the result of your foundation settling, and it is thusly not uncommon even for new houses to have this type of foundation damage as a home's foundation can settle greatly in the first few years. Fortunately, this type of crack is usually the easiest and least expensive to have sealed. Generally, a urethane or epoxy material will be injected into the crack, ensuring that it is sealed and does reopen or grow as your foundation continues to settle.

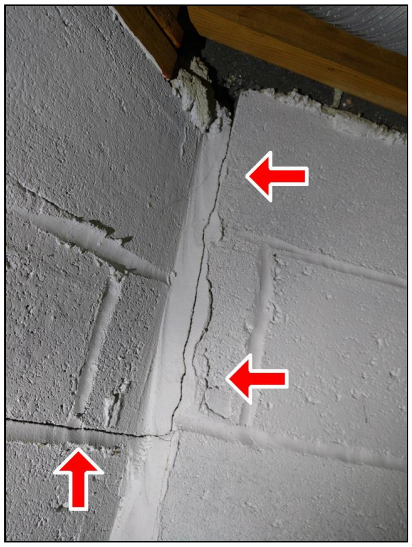
Diagonal Cracks

Another common type of crack that you may encounter is a diagonal crack that runs along your foundation or basement wall at a 30-75 degree angle. This type of crack may be a thin hairline crack, but will likely be wider at one end than the other. Diagonal foundation cracks are caused by differential settling of a foundation, which is where one side of a home's foundation settles lower than the rest of the foundation. This type of uneven tension then causes diagonal cracking. Differential settling can be the result of the house being built on a hill, or due to the expansion or contraction of the soil under a portion of the home. This type of crack can be more costly to repair than a vertical crack since it may be necessary to address the cause of the differential settlement after the crack is sealed. However, the solution may be as simple as installing new gutters so that rainwater directs away from a section of your properly that regularly becomes flooded, as this water could be causing the soil under a portion of your foundation to shift.

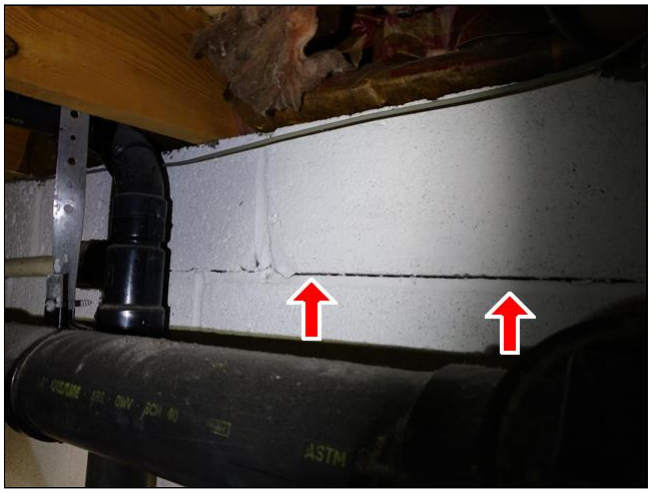
Horizontal Cracks

Foundation cracks that run sideways (horizontally) are the most serious type of crack to look out for, as they can signal serious damage to your home's foundation and structural integrity. While these cracks are sometimes seen in homes with poured concrete

foundations, they are most common in homes with concrete block or brick foundations. Several things can cause this type of foundation damage including soil/hydrostatic pressure outside of your foundation that can cause your basement walls to bow inwards. If you discover this type of foundation damage it is important that you have it repaired as soon as possible before the structural integrity of your home becomes compromised. Knowing what types of cracking you may discover in your home can help you to determine the severity of the damage to your foundation. Ultimately, however, any cracks you discover in your home's foundation should be taken seriously and professionally inspected and repaired so that you can ensure the structural integrity of your home.



4.0 Item 19 (Picture)



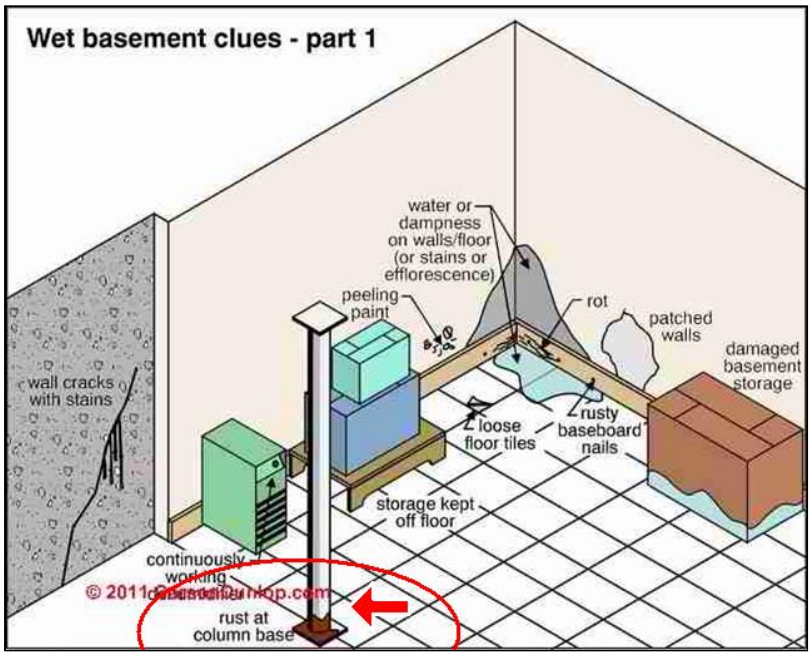
4.0 Item 20 (Picture)

4.0 Item 21 (Picture)

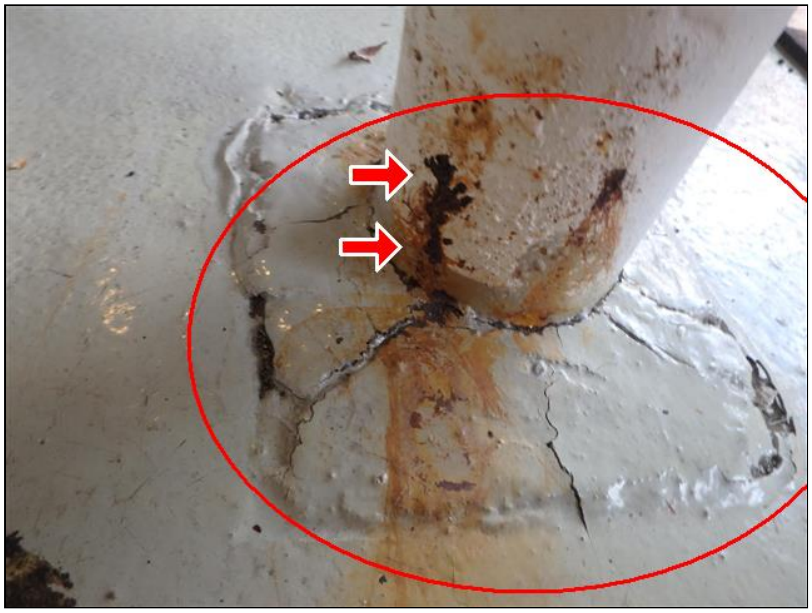
4.1 Columns/Piers/Girders/Beams

Comments: Repair/Replace

As observed in the garage, one of the steel lally support columns appeared to have numerous rust stains/scabs/cracks towards the bottom of it. This condition is usually caused by moisture that is moving up from the garage floor and through the cement that inside the steel lally column due to capillary action. The inside of the column then rusts out and holes develop. These little scabs then start to allow moisture to weep out and run down the sides of the column. Over time a few things couple happen as a result of this condition. First the column may rust more at the base. The metal can rust out so much the column compresses on itself and may drop a little. This in turn may cause the structure above to drop a little. This may cause minor hairline cracks in the walls, ceiling and/or floor surfaces above. Sometimes the steel column may also split apart. Further deterioration of this column as well as structural damage and/or damage to the finishing materials could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed structural contractor and repair/replace as necessary.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture) Cracked

4.1 Item 3 (Picture)

4.1 Item 4 (Picture) Cracked

4.2 Basement

Comments: Inspected

4.3 Crawlspace

Comments: Not Present

4.4 Wall Structure

Comments: Inspected

4.5 Floor Structure

Comments: Repair/Replace

As observed in a small area in the kitchen and in the master bedroom, there were numerous floors surfaces that had a noticeable sloping condition present. The condition of the sloping floors in question could worsen in the future if any needed structural repairs are not completed. Future structural damage as well as damage to the interior finishes (walls, ceilings, flooring) could also occur. The area of concern in the bedroom may be a result of the carpet padding under the carpet being worn or there may be a structural issue causing the sloping condition. Sometimes carpet padding in high traffic areas becomes worn over other portions of the carpeted flooring. A further evaluation of the ENTIRE structure/ dwelling should be completed by a qualified, licensed structural contractor and any necessary repairs completed.

4.5 Item 1 (Picture)

4.5 Item 2 (Picture)

4.5 Item 3 (Picture)

4.6 Roof Structure

Comments: Inspected

5. Roof/Chimney

Styles & Materials

Roof Covering Material: Architectural shingles	**Method of Roof Inspection:** Roof was mounted, walked and inspected where safe to do so.	**Roof Drainage System:** Aluminum gutters and aluminum downspouts
Exposed Flashings: Metal/ rubber flashing around DWV stack(s)	**Chimney:** Wood construction with metal flue chimney present for fireplace	**Limitations of Roofing Inspection:** Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection to minimize the risk of leakage and to maximize roof life.

Items

5.0 Roof Covering

Comments: Inspected

5.1 Roof Penetrations

Comments: Inspected

5.2 Roof Drainage System/Underground Drainage

Comments: Inspected

5.3 Exposed Roof Flashing(s)

Comments: Inspected

5.4 Sky Lights

Comments: Not Present

5.5 Chimney

Comments: Repair/Replace

The NFPA (National Fire Protection Agency- www.NFPA.org) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211

6. Attic and Insulation

Styles & Materials

Attic/Cockloft access/Method to inspect:

The attic space was accessed through a scuttle hole in the bedroom closet. This space was walked and inspected where safe to do so.

Attic/Cockloft Floor Structure:

Bottom wood truss chords

Attic/Cockloft Insulation Type:

Fiberglass batts with kraft paper facing

Attic/Cockloft/ Roof Ventilation:

Hooded roof vent(s)

Soffit vents appeared to be blocked with insulation

Items

6.0 Attic/Cockloft

Comments: Inspected

6.1 Attic/Cockloft Floor Structure

Comments: Inspected

6.2 Attic/Cockloft Insulation

Comments: Repair/Replace

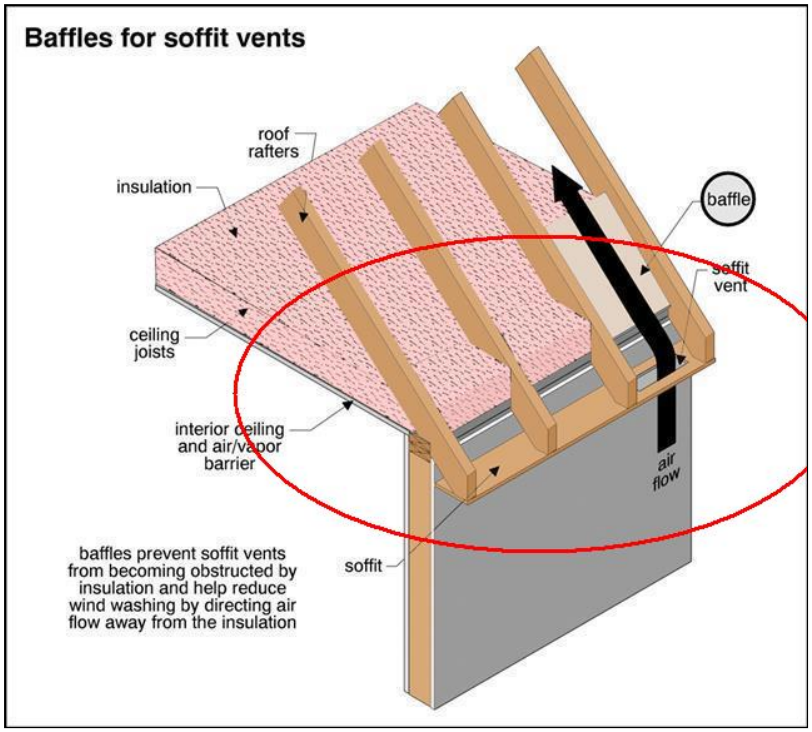
As observed in the attic space, there were a few floor joist bays that had either missing, damaged and/or deteriorated insulation. Recommend further evaluation of all of the attic insulation by a qualified, licensed contractor and repair/replace/install the insulation in these joist bays to reduce energy expenses and prevent condensation/mold in the attic space by reducing the heat loss from the living space to the attic space.

6.2 Item 1 (Picture)

6.3 Attic/Cockloft/Roof Ventilation

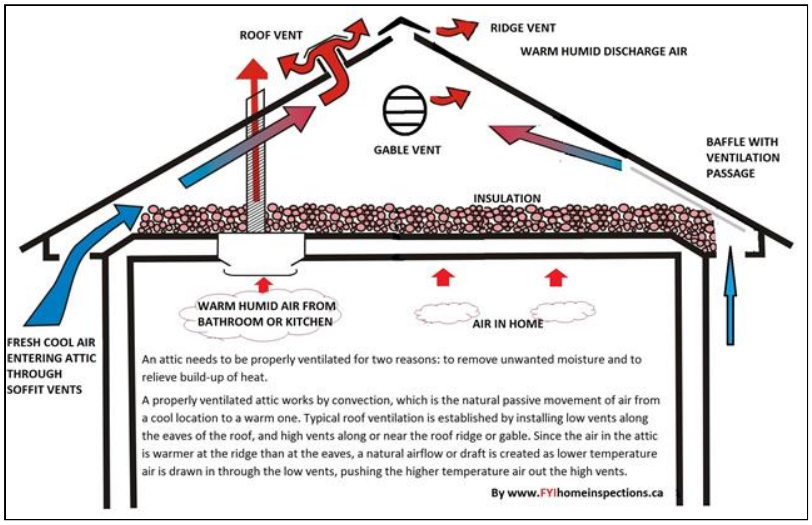
Comments: Repair/Replace

As observed in the attic space, the soffit vents appeared to be blocked with insulation. Recommend adding soffit vent baffles in the attic to avoid premature aging of roof decking/covering and help to maintain proper humidity and temperature control within the attic space. The venting in the attic space currently may not be adequate without the soffit vents being cleared and open for air flow.



6.3 Item 1 (Picture) Example of venting

6.3 Item 2 (Picture) Example of venting



6.3 Item 3 (Picture) Example of venting

6.3 Item 4 (Picture)


6.3 Item 5 (Picture)


6.3 Item 6 (Picture)


6.3 Item 7 (Picture)


6.3 Item 8 (Picture)

7. Electrical System

Styles & Materials

Service Rating:
100 Amp
120/240 Volt

Main Disconnect:
Main disconnect, main service panel and electric meter for unit was located on the exterior of the building.

Main Service Panel(s):
Main disconnect, main service panel and electric meter for unit was located on the exterior of the building.

Sub Panel(s):
Crouse-Hinds subpanel located in basement

Overcurrent Protection Type:
Circuit breakers

Wiring Methods:
Predominant type of branch wiring- Type NM copper wire

Connected Devices- Lighting Fixtures-Ceiling Fans-Switches- Outlets:
Inspection applicable to the interior and exterior connected devices, lighting fixtures, ceiling fans, switches and outlets

Limitations of Electrical Inspection:
Electrical components concealed behind finished surfaces are not visible to be inspected.

Labeling of electric circuit locations on main electrical panel are not checked for accuracy.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Furniture and/or storage restricted access to some electrical components which may not be inspected.

Items

7.0 Service Drop/Entrance/Conductors

Comments: Repair/Replace
Please see notes under Item #7.4 (3)

7.1 Electric Meter

Comments: Repair/Replace

Please see notes under Item #7.4 (3)

7.2 Main Disconnect

Comments: Repair/Replace

Please see notes under Item #7.4 (3)

7.3 Main Service Panel(s)

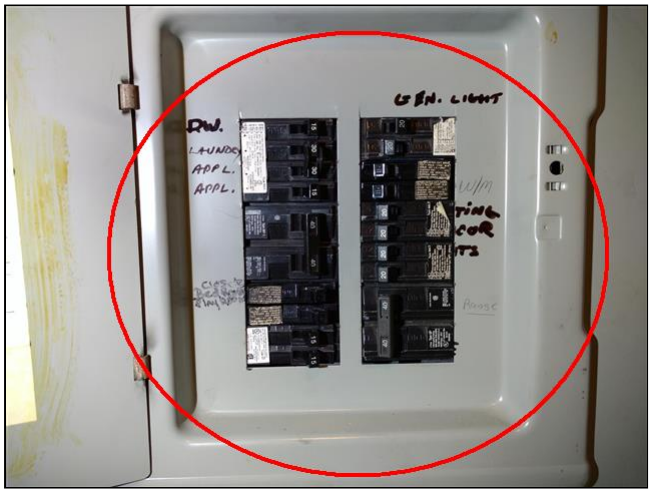
Comments: Repair/Replace

Please see notes under Item #7.4 (3)

7.4 Sub Panels(s)

Comments: Repair/Replace

(1) As observed in the electric sub panel, the circuit breaker wiring legend appeared to be in-complete, illegible and/or inaccurate. This legend should be clearly marked identifying which circuit breaker shuts off which particular wiring circuit running throughout the house. This information is needed in case of an emergency or anytime individual circuits need to be turned off. It is recommend a qualified, licensed electrician verify each circuit and label accordingly.



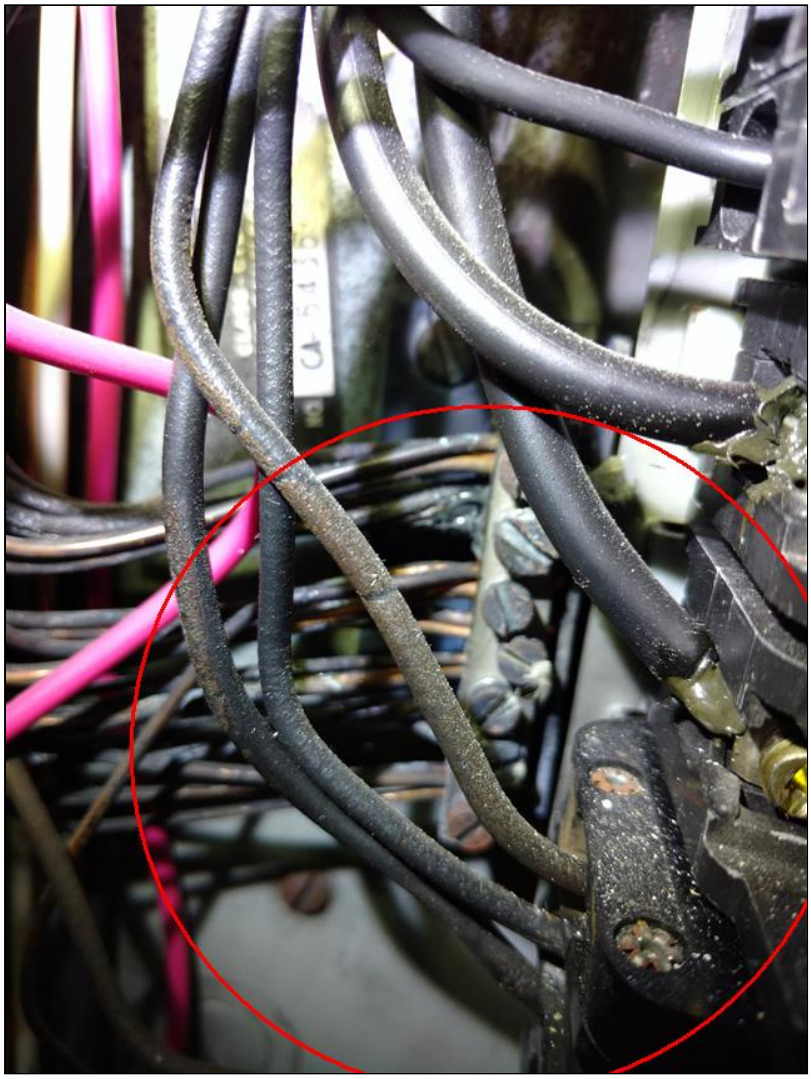
7.4 Item 1 (Picture)

(2) Two of the hold down screws for the front cover on the sub panel in the unit had pointed tips. These screws should have blunt (dull) tips to prevent the tip of the screw from piercing the insulation on the wires inside the panel if they came in contact with then. One of the necessary screws was also missing. Recommend having a qualified, licensed electrician install the required OEM (original equipment manufacturer) screws.

7.4 Item 2 (Picture)

7.4 Item 3 (Picture)

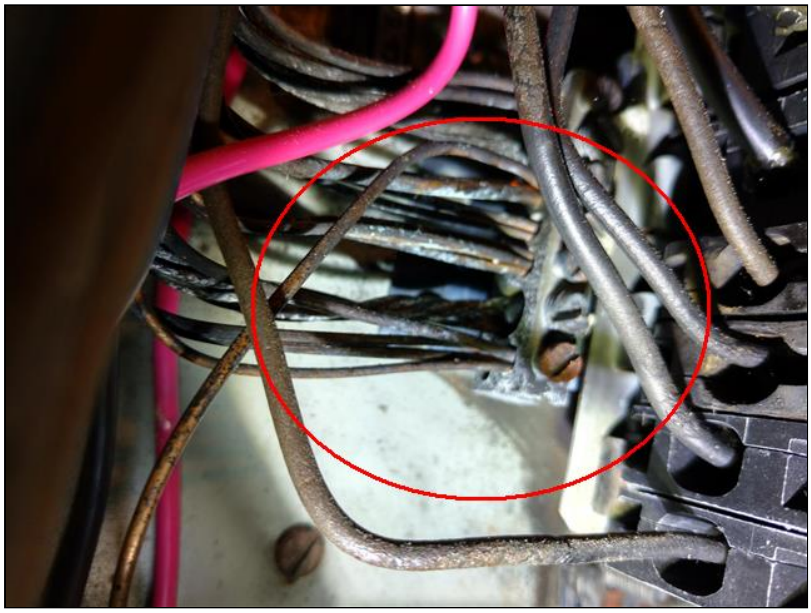
(3) As observed in the sub panel in the basement, there appeared to have been a small fire inside the panel as the internal components were burnt and scorched. **This is a MAJOR SAFTY CONCERN and MAJOR FIRE HAZARD and should be repaired/replaced IMMEDIATELY**. The internal components may have been damaged as a result and there may be future fires within this panel. **Based on these and all of the electric related defects present, a further evaluation of the ENTIRE electric sub panel in the basement and the main electric service panel, main disconnect circuit breaker and the electric meter (which are on the exterior) should be completed IMMEDIATELY by a qualified, licensed electrician and the necessary repairs/replacements completed. The homeowner should be notified of this condition and the need for repairs/replacement immediately.**



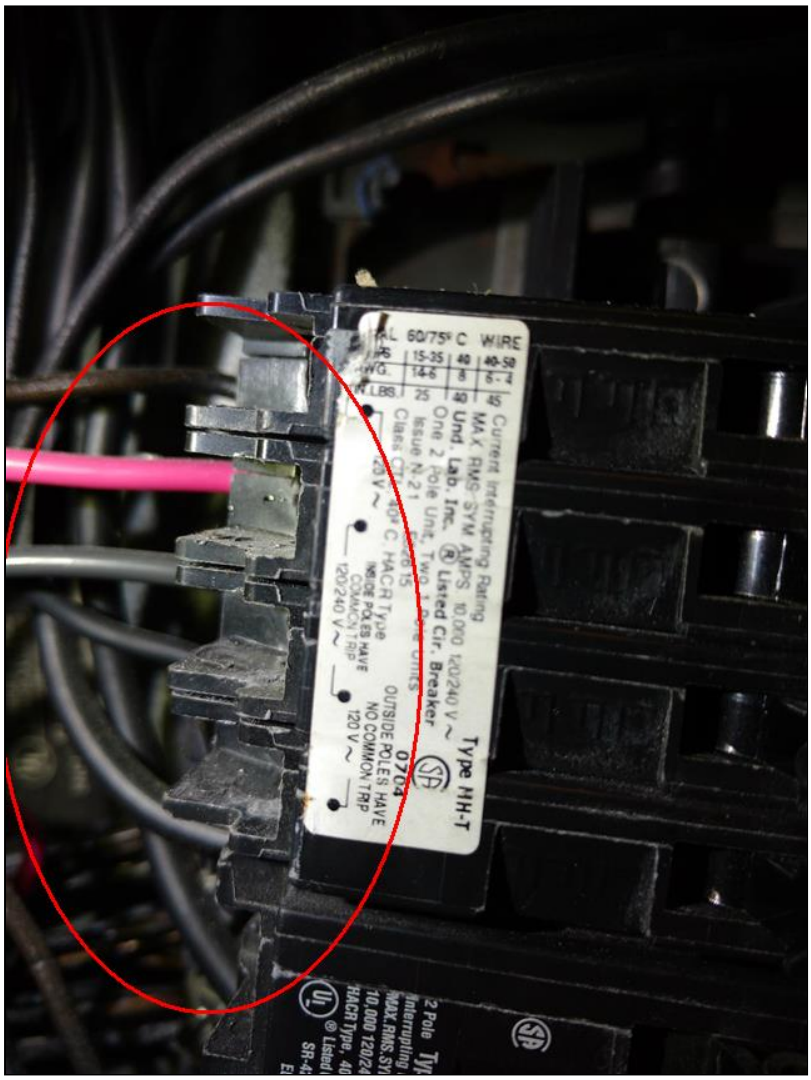
7.4 Item 4 (Picture)

7.4 Item 5 (Picture)

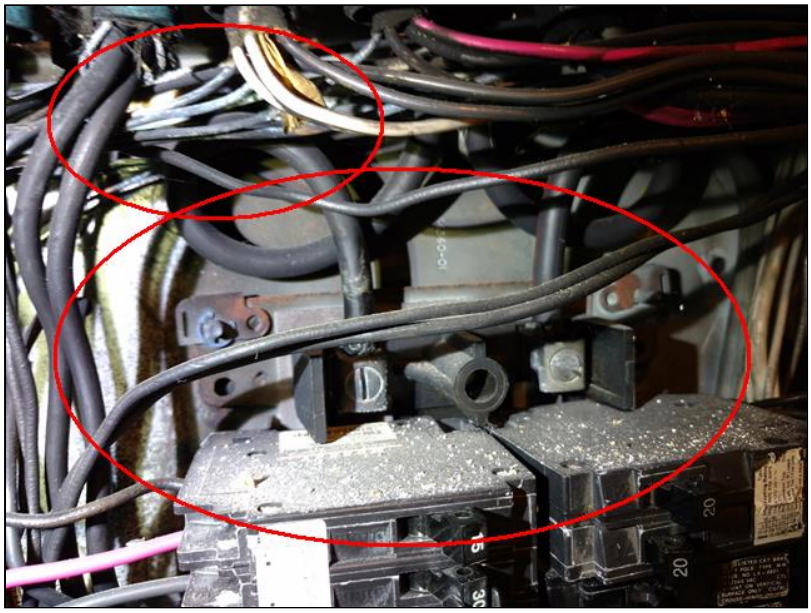
7.4 Item 6 (Picture)



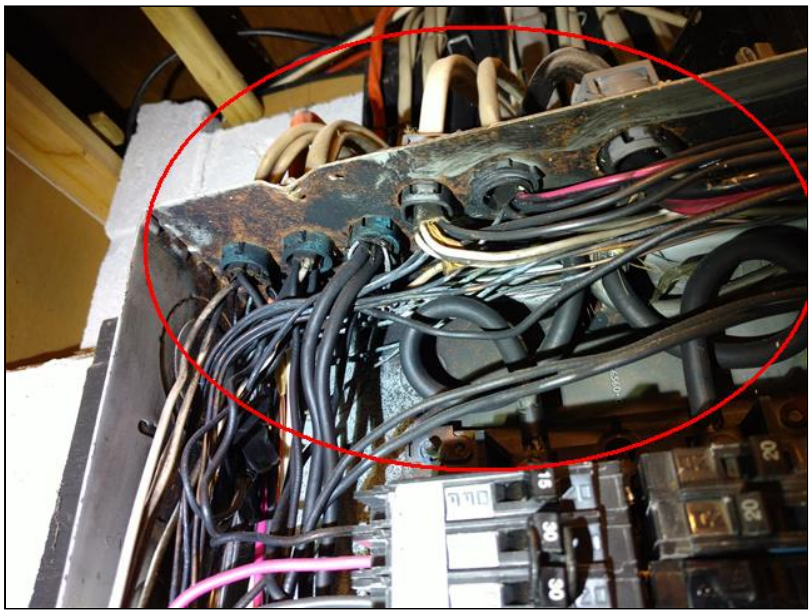
7.4 Item 7 (Picture)



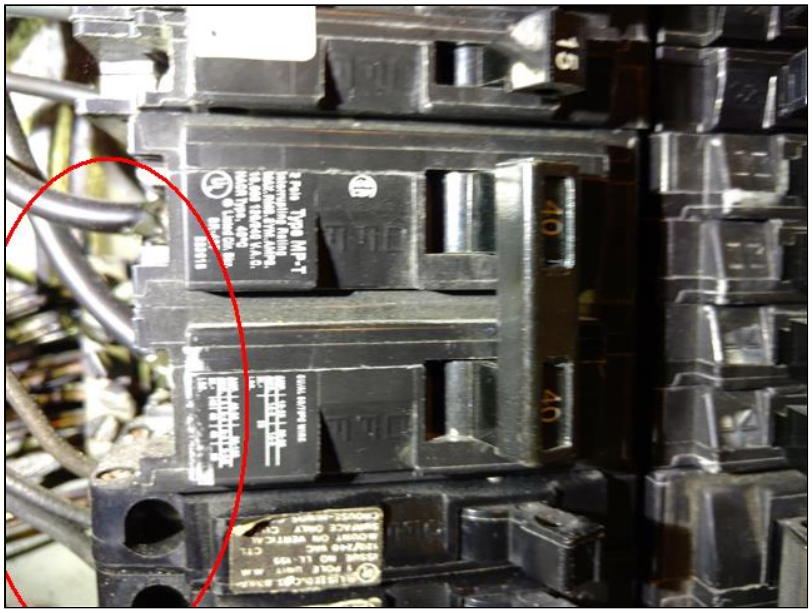
7.4 Item 8 (Picture)



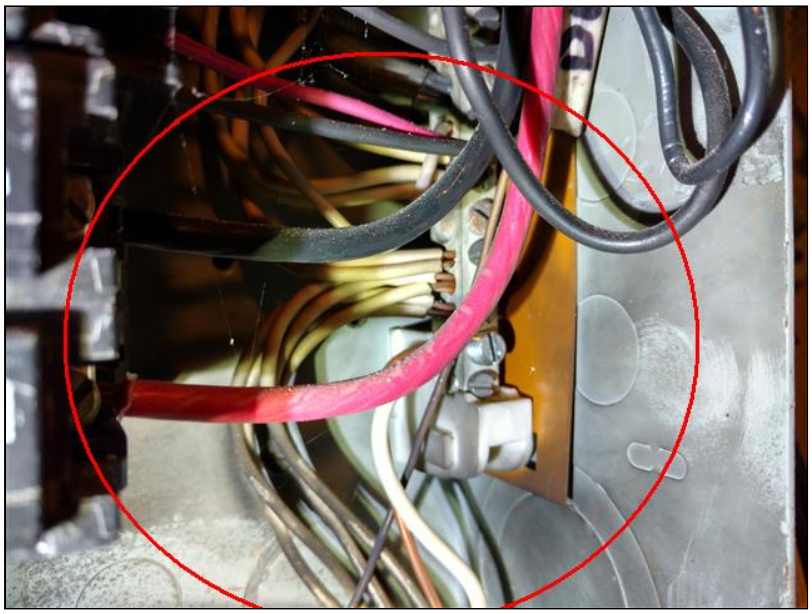
7.4 Item 9 (Picture)



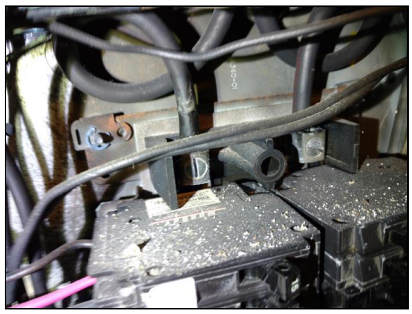
7.4 Item 10 (Picture)



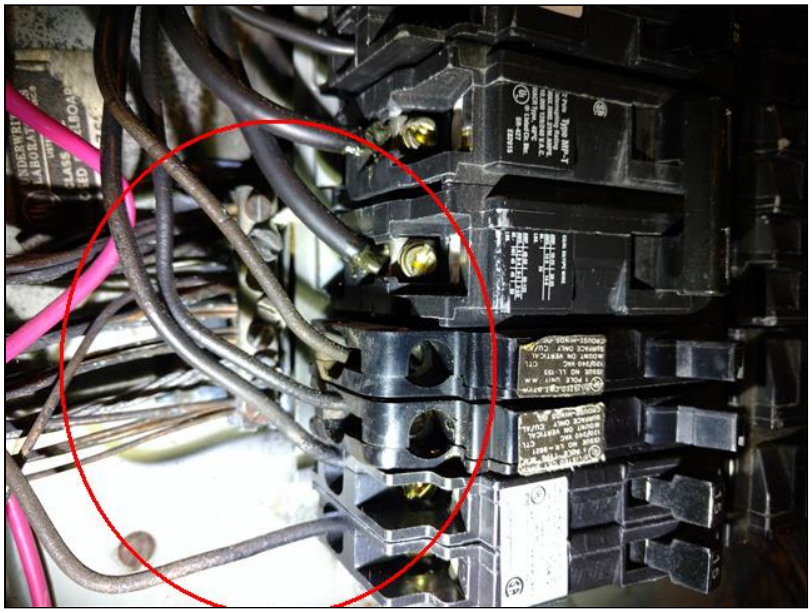
7.4 Item 11 (Picture)



7.4 Item 12 (Picture)



7.4 Item 13 (Picture)



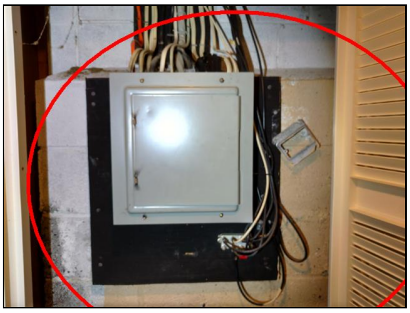
7.4 Item 14 (Picture)

7.4 Item 15 (Picture)

7.4 Item 16 (Picture)

7.4 Item 17 (Picture)

7.4 Item 18 (Picture)



7.4 Item 19 (Picture)

7.5 Service Equipment Grounding

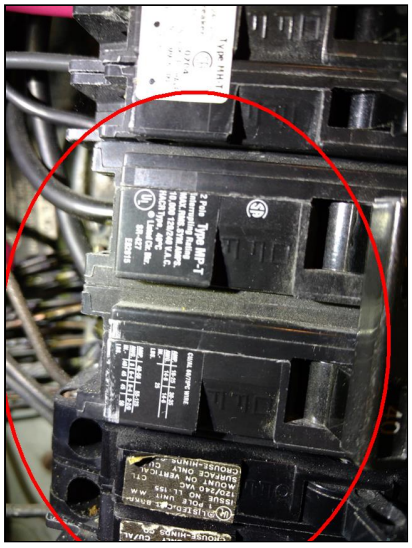
Comments: Repair/Replace

Please see notes under Item #7.4 (3)

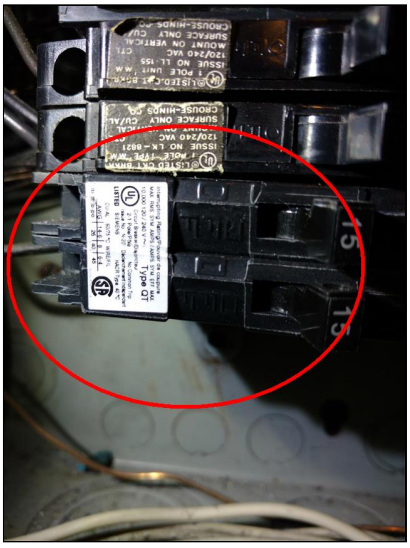
7.6 Overcurrent Protection

Comments: Repair/Replace

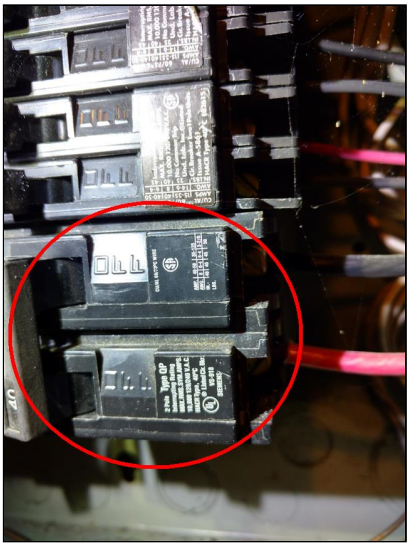
(1) As observed in the electric sub panel, there were numerous different manufacturer brands of circuit breakers installed in the panel. Per the manufacturer's wiring specifications, there are only certain types and brands of circuit breakers that are allowed to be safely utilized in this panel. This is a potential safety concern and fire hazard as this panel may not be designed for use with these circuit breakers. **Based on these and all of the electric related defects present, a further evaluation of the ENTIRE electric sub panel in the basement and the main electric service panel, main disconnect circuit breaker and the electric meter (which are on the exterior) should be completed by a qualified, licensed electrician and the necessary repairs/replacements completed.**



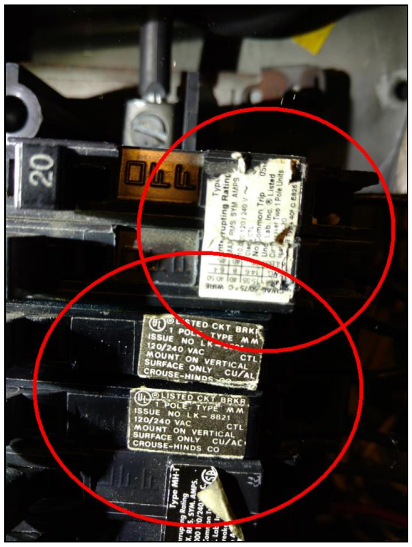
7.6 Item 1 (Picture)



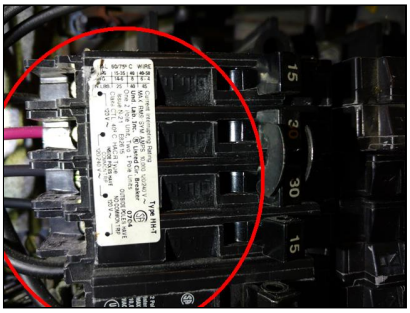
7.6 Item 2 (Picture)



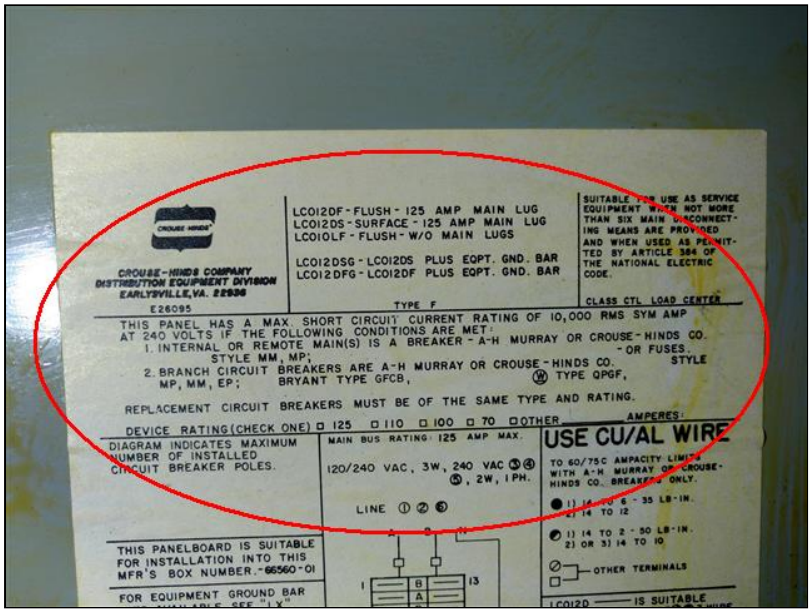
7.6 Item 3 (Picture)



7.6 Item 4 (Picture)



7.6 Item 5 (Picture)



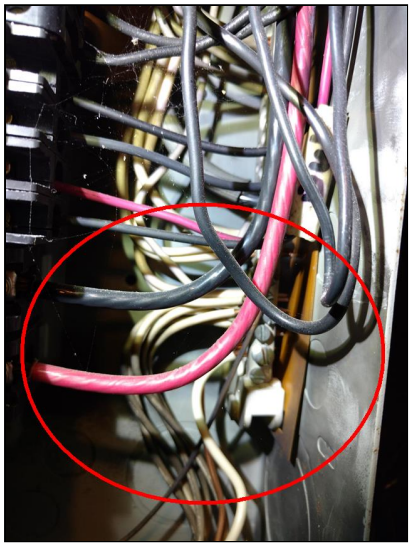
7.6 Item 6 (Picture)

(2) Please see notes under Item #7.4 (3)

7.7 Wiring Methods

Comments: Repair/Replace

(1) There were grounded (neutrals) wires that were doubled up under the same terminals (lugs) on the neutral bus bar in the main electric service panel. The connection of grounded and grounding wires in this situation creates a significant problem. One of the objectives of a correct arrangement of bonding jumpers, neutrals and grounding wires is to allow for circuit isolation if the electrical system needs to be worked on. Also most panels are only designed for one grounded wire per lug. The wires could come loose and heat up if they are double lugged. This requirement has been generally been enforced in the past by a close review of the manufacturer markings and by NEC 110.3 (b). Clause 12.3.10 of UL 67 (panelboards) states, "Each neutral conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor". Recommend having a qualified, licensed electrician make all the corrections necessary to ensure the safe and proper operation of the service panel.



7.7 Item 1 (Picture)

(2) Please see notes under Item #7.4 (3)

(3) There was a cut wire observed in the basement that was not safely terminated in a junction box. The wire was not live at the time of the inspection. This is a safety issue and a potential fire hazard. Recommend further evaluation by a qualified, licensed electrician and repair as necessary. There was also a junction box that was missing a cover.

7.7 Item 2 (Picture)

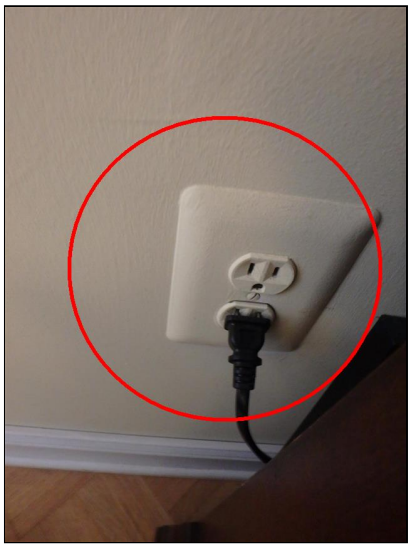
7.7 Item 3 (Picture)

7.8 Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Receptacles/Outlets

Comments: Repair/Replace

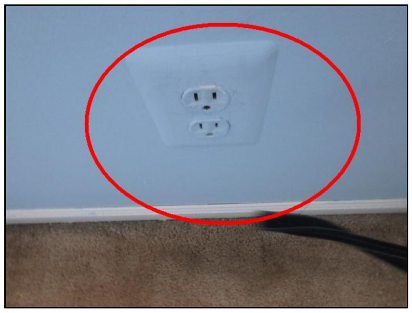
(1) As observed throughout the dwelling, there were numerous electric receptacles that were painted. This may hinder the functionality of the receptacles as it may be hard to plug any power cords into these receptacles due to the buildup on paint in the holes. It may also cause them to heat up. These are safety concerns and a potential fire hazards. Electrical receptacles should not be painted. **A further evaluation of ALL of the receptacles/outlets should be completed by a qualified, licensed electrician and the necessary repairs/replacements be completed. There was also some outlets that were loose as well.**

7.8 Item 1 (Picture)

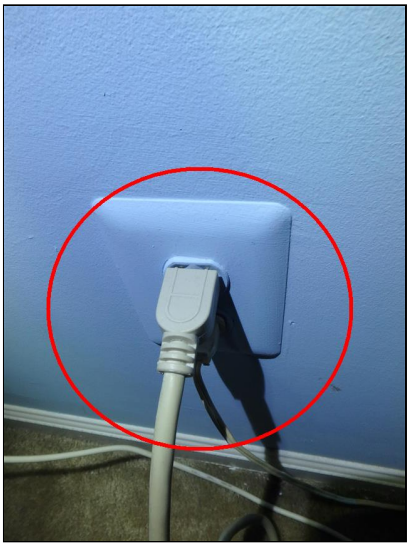


7.8 Item 2 (Picture)

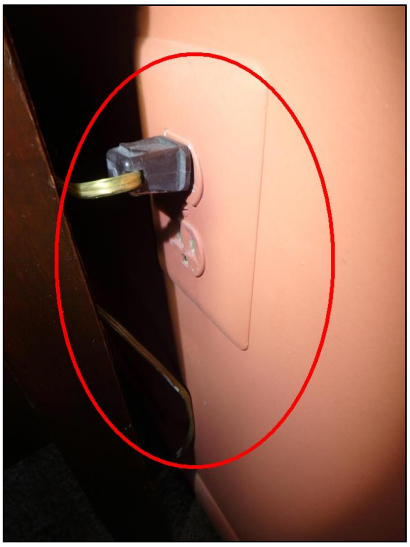
7.8 Item 3 (Picture)



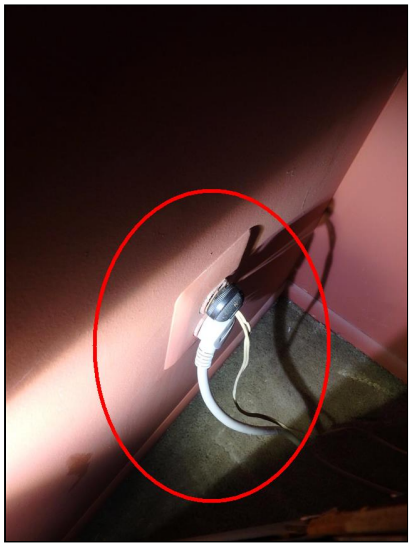
7.8 Item 4 (Picture)



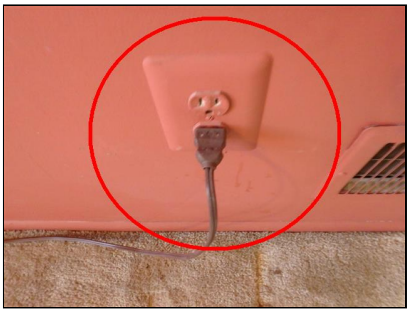
7.8 Item 5 (Picture)



7.8 Item 6 (Picture)



7.8 Item 7 (Picture)



7.8 Item 8 (Picture)

7.8 Item 9 (Picture)

7.8 Item 10 (Picture)

7.8 Item 11 (Picture)

(2) There were electrical receptacles located in the basement that had a reversed polarity condition. Reversed polarity is when the hot and neutral connections at a receptacle are wired "backwards". It is also possible, all these effected outlets could be wired on the same circuit and the wire feeding this circuit was wired backwards somewhere downstream from the outlets. Reversed polarity creates a potential shock hazard and should be repaired. Recommend further by a qualified, licensed electrician and repair as necessary.

7.8 Item 12 (Picture)

7.8 Item 13 (Picture)

(3) As observed in the attic space, there was at least one of the 2nd floor recessed light housings were covered and/or touching the insulation that was in the floor joist bays. These lights should not be installed with insulation within 3 inches of fixture sides or wiring compartment nor above fixture in such manner to entrap heat. This is a major fire and safety issue. Recommend moving all of the insulation away from the housings as required. **There may be additional light fixtures that were not visible and covered with insulation. ALL of the recessed light housings in the attic should be checked.**

7.8 Item 14 (Picture)

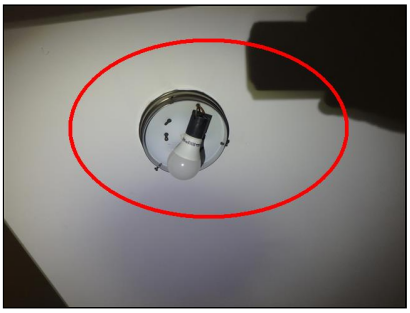
7.8 Item 15 (Picture)

7.8 Item 16 (Picture) Light under there?

(4) There were numerous light fixtures that were missing light bulbs and/or appeared to have burned out bulbs present. As a result, these light fixtures could not be tested for proper operation. There were also light fixtures that appeared to be damaged and in need of repairs. All of these are potential safety concerns. Also to note, the ceiling fans on the lower level and the master bedroom were not functioning. A further evaluation of ALL of the interior and exterior light fixtures and ceiling fans should be completed by a qualified, licensed electrician and replace/install bulbs and/or repair/ replace light fixtures as necessary.

7.8 Item 17 (Picture)

7.8 Item 18 (Picture)



7.8 Item 19 (Picture)

7.8 Item 20 (Picture)

(5) Please see notes under Item #7.4 (3)

(6) The electric receptacle located in the basement laundry/wash sink area was not GFCI protected. Receptacles located on the exterior, in garages, kitchen sink area, bathrooms and laundry areas should be GFCI protected. A ground fault circuit interrupter (GFCI) is a device (outlet or circuit breaker) that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. It is used to reduce the risk of electric shock. They can also prevent fires, like when a live wire touches a metal conduit. For safety purposes, would recommend upgrading this receptacle.. This should be done by a qualified, licensed electrician.

7.8 Item 21 (Picture)

7.9 Ground Fault Circuit Interrupter (GFCI) Receptacles/Protection

Comments: Inspected

7.10 Stationary/Permanent Standby/Misc Generator Related

Comments: Not Present

7.11 Solar Panels/Related Equipment

Comments: Not Present

8. Plumbing System

Styles & Materials

Main Water Distribution Lines Material:

Readily visible, predominant, interior distribution piping material- Copper

DWV (Drain-Waste and Vent) Systems Material:

Readily, visible, predominant interior drain, waste and vent (DWV) piping material- PVC and ABS

Radon Mitigation Type:

No radon mitigation system present

Limitations of Plumbing Inspection:

The sections of the plumbing system concealed by finishes and/or storage, below the visible portions of the structure, or beneath the ground surface could not be inspected.

Leaking or corrosion in hidden/underground piping cannot be detected by a visual inspection.

Shut off/angle stop valves beneath sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. These valves should be tested for functionality prior to any contractural deadlines and any necessary repairs completed. In addition, we recommend all shut off valves and angle stops be turned regularly to ensure free movement for use in the event of emergency.

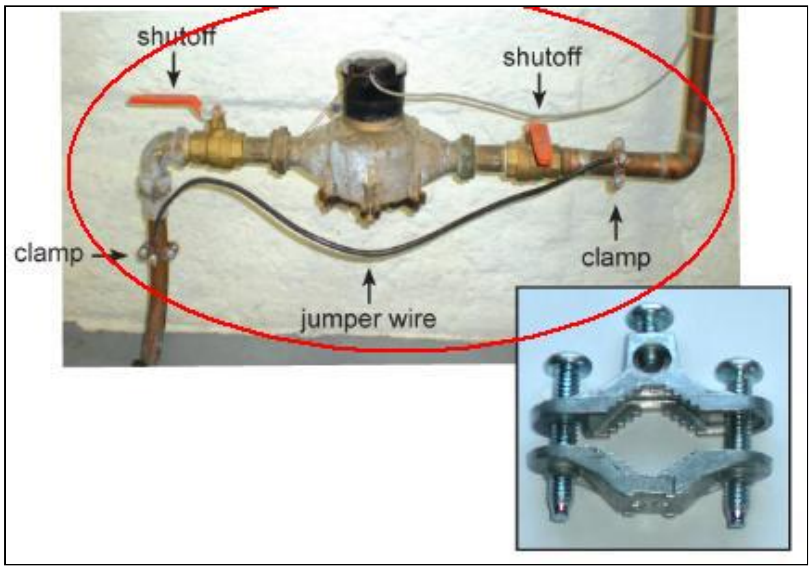
Items

8.0 Main Water Supply (into dwelling)

Comments: Repair/Replace

(1) The water meter was missing a bonding wire. A bonding wire is used to electrically bond the water distribution pipes throughout the house. Part of the reason that the water distribution piping in the home gets bonded is to make sure the pipes can't accidentally become energized. If an ungrounded (aka hot) conductor came in contact with a properly

bonded water pipe, the current would have such a good path back to the main panel that it would overload the circuit breaker and the breaker would quickly trip. In other words, it protects against electric shocks. Recommend further evaluation for repairs by a qualified, licensed plumber.



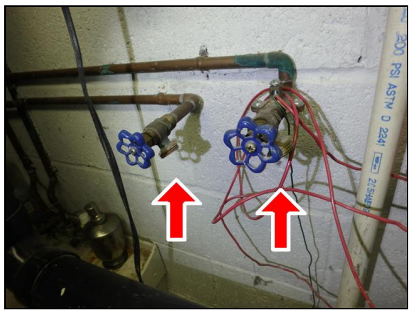
8.0 Item 1 (Picture) Example

(2) Please see notes under Item #8.1 (1)

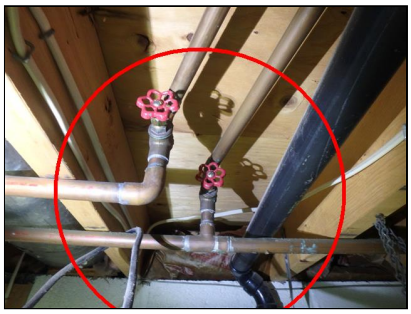
8.1 Main Water Distribution Lines

Comments: Repair/Replace

Testing of the water shut off valves located throughout the dwelling (especially the ones located in basements, crawlspaces, under sinks, behind toilets, etc.) and on the exterior for functionality is beyond the scope of the home inspection. Sometimes if the valves are turned/tested even just slightly, they may start to leak due to mineral buildup on the packings/seals. Also, due to age, corrosion and/or mineral buildup that may be on them, they may or may not function properly in the future in the event of an emergency or a need to service part of the plumbing system. **Therefore, a further evaluation of ALL of the water shut off valves in the dwelling (basement, under sinks, behind toilets, etc.) and any on the exterior should be completed by a qualified, licensed plumber and any necessary repairs/valve replacements should be completed**. **This includes the main water supply shut off valve on the street side of the water meter that appeared to be seized up (wouldn't turn). This is the most important water shut off valve in the entire house and it should be 100% functional. This should be repaired by a qualified, licensed plumber.**



8.1 Item 1 (Picture) These should be capped.



8.1 Item 2 (Picture)

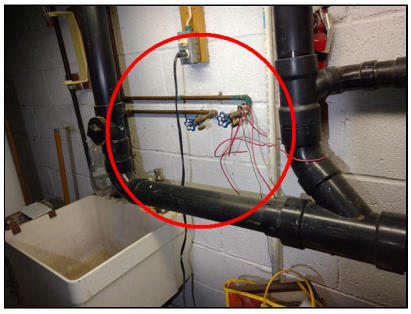
8.1 Item 3 (Picture)

8.1 Item 4 (Picture)

8.1 Item 5 (Picture)

8.1 Item 6 (Picture)

8.1 Item 7 (Picture)

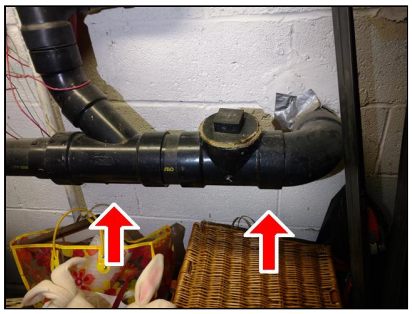


8.1 Item 8 (Picture)

8.2 DWV (Drain, Waste and Vent) Systems

Comments: Repair/Replace

(1) As observed in the dwelling, there were numerous sections of the DWV (drain, waste, vent) piping that were ABS. While the interior visible portions appeared to be in a serviceable condition, the underground portions may be compromised. The main concern is the portions that run from the house to the sewer main. To insure the main DWV system is 100% functional, it is recommended the DWV piping be scoped by a qualified, licensed plumber/professional to ascertain the integrity of such piping.



8.2 Item 1 (Picture)

(2) As observed in the basement, there was an open DWV (drain, waste, vent) pipe observed. This is a concern as as sewer gases could possibly escape from this opening. Recommend further evaluation by a qualified, licensed plumber and repair/cap pipe as needed.

8.2 Item 2 (Picture) P-trap is probably dry/no water in it

(3) The drain in the bathroom sink was draining very slowly. The drain could be clogged slightly which could be fixed by using a common drain opener solution available at most home centers. There also may be an issue with the connected drain piping. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

8.2 Item 3 (Picture)

8.3 Fixtures & Faucets

Comments: Repair/Replace

Present at the kitchen sink is an Insinkerator instant hot water dispenser. This unit was unplugged and therefore could not be tested to see if it makes hot water. Also to note, this dispenser is a potential safety concern as the hot water coming out of this dispenser could be as hot as 185 degrees Fahrenheit. This is a safety concern as the water coming out of this dispenser may instantly cause scalding if someone were to attempt to wash their hands with this water or come into contact with this water for any reason. This dispenser should be plugged in and tested.

8.3 Item 1 (Picture)

8.3 Item 2 (Picture)

8.4 Sump Pump

Comments: Inspected

8.5 Sump Pump Plumbing

Comments: Repair/Replace

The sump pump drain for the sump pump located in the basement should be extended out at least 6ft from the foundation wall (or as far out as possible). Currently, the discharge piping is discharging the water onto the ground next to the foundation wall. Thus, the water could be seeping down and going into the foundation wall and possibly migrate back into the basement. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

8.5 Item 1 (Picture)

8.5 Item 2 (Picture)

8.6 Sump Pump Pit

Comments: Repair/Replace

(1) As observed in basement, the sump pump pit/metal basket was severely deteriorated and was in need of replacement by a qualified, licensed plumber. This condition may worsen if the needed repairs are not completed. The current condition of the basket may let dirt/stone debris into the pit which may damage the sump pump.

8.6 Item 1 (Picture)

8.6 Item 2 (Picture)

8.6 Item 3 (Picture)

(2) The sump pump pit had no cover present. Sump pump pits should have a proper cover to prevent a high humidity condition in the surrounding area. Mold may form on the basement finishes as a result. It may also prevent radon from seeping into the living spaces. Recommend a further evaluation by a qualified, licensed plumber and repair as necessary.

8.6 Item 4 (Picture)

8.6 Item 5 (Picture)

8.7 Sewage Ejector Pump/System

Comments: Not Present

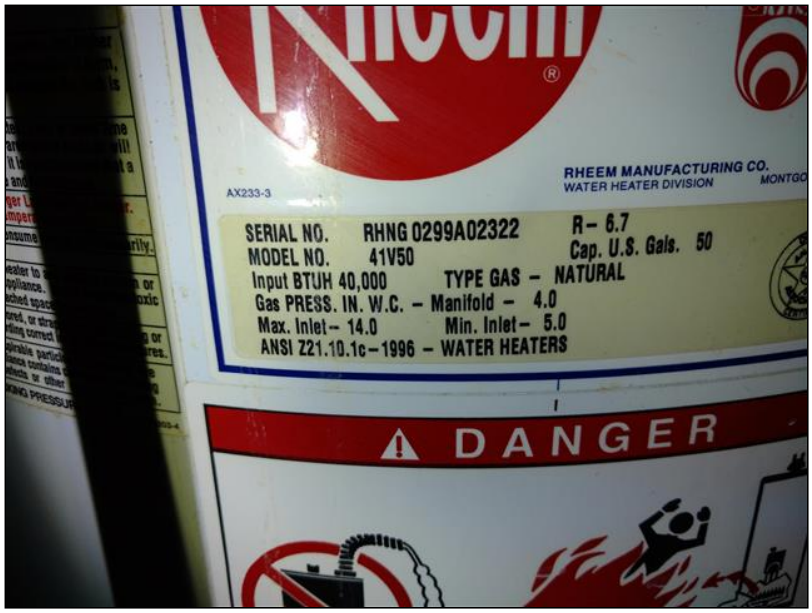
8.8 Fuel (Natural Gas) Distribution System

Comments: Inspected

8.9 Radon Mitigation System

Comments: Not Present

9. Water Heater



Styles & Materials

Water Heater Energy Source:	Water Heater Manufacturer:	Manufacture Date by Serial Number:
Natural gas	Rheem	02/1999

Items

9.0 Water Heater

Comments: Repair/Replace

Information taken from the data tag places the age of the water heater at around 21 years old. It is considered to be at the end of its expected lifespan. **Based on the observations of the water heater, the water heater should be replaced IMMEDIATELY as it is a MAJOR SAFETY CONCERN by a qualified, licensed plumber. The homeowner should be notified of this condition and the need for a replacement.**

9.0 Item 1 (Picture)

9.0 Item 2 (Picture)

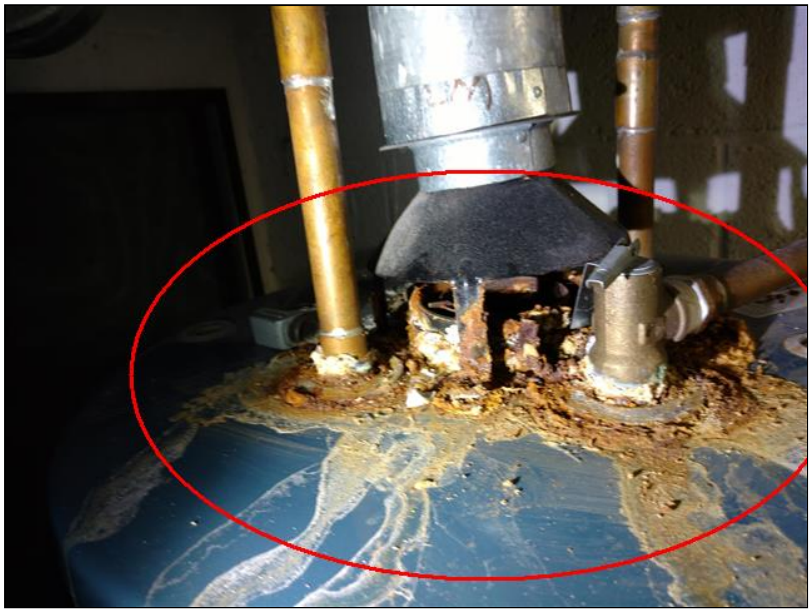
9.0 Item 3 (Picture)

9.0 Item 4 (Picture)

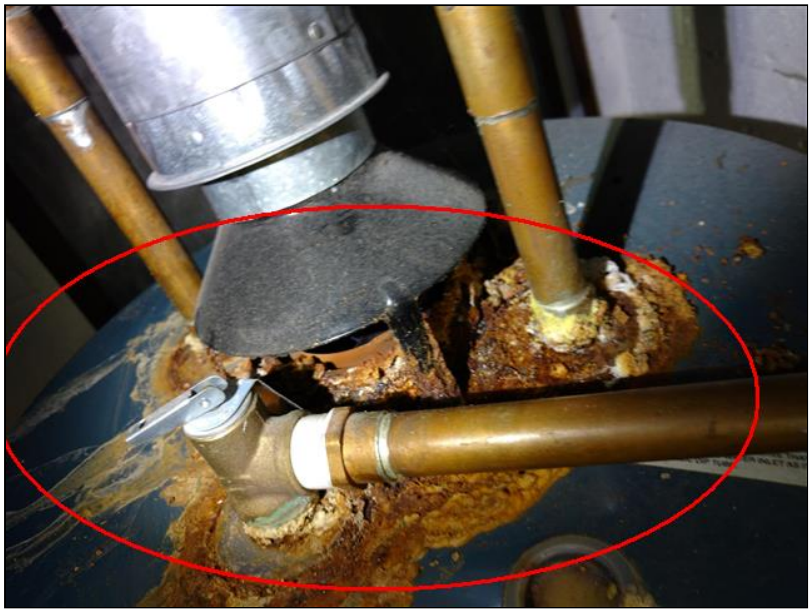
9.1 Venting

Comments: Repair/Replace

The top of the water heater was severely deteriorated as it appears to be a MAJOR venting issue resulting in the water heater back drafting. **Based on the severity of the deterioration, this is a MAJOR SAFETY CONCERN as combustion by products (carbon dioxide, carbon monoxide and nitrogen oxide) may be entering the dwelling instead of being properly vented out of the dwelling. The bottom of the water heater was also rusted/ deteriorated. These conditions may worsen as well as possible flooding of the basement if the necessary replacement is not completed. The water heater should be replaced IMMEDIATELY by a qualified, licensed plumber. The homeowner should be notified of this condition and the need for a replacement.**



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

9.1 Item 3 (Picture)

9.1 Item 4 (Picture)

9.2 Temperature Pressure Relief Valve/ Discharge Pipe

Comments: Inspected

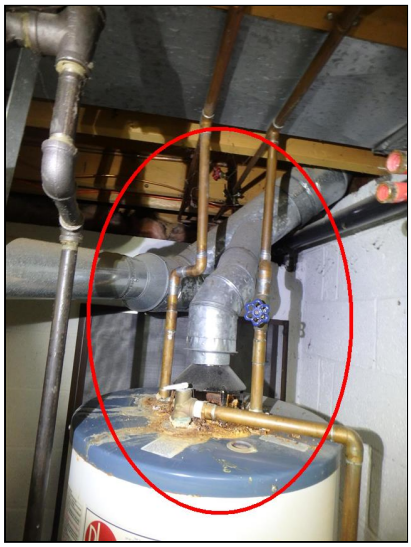
9.3 Gas Valve/Piping

Comments: Inspected

9.4 Bonding Wire

Comments: Repair/Replace

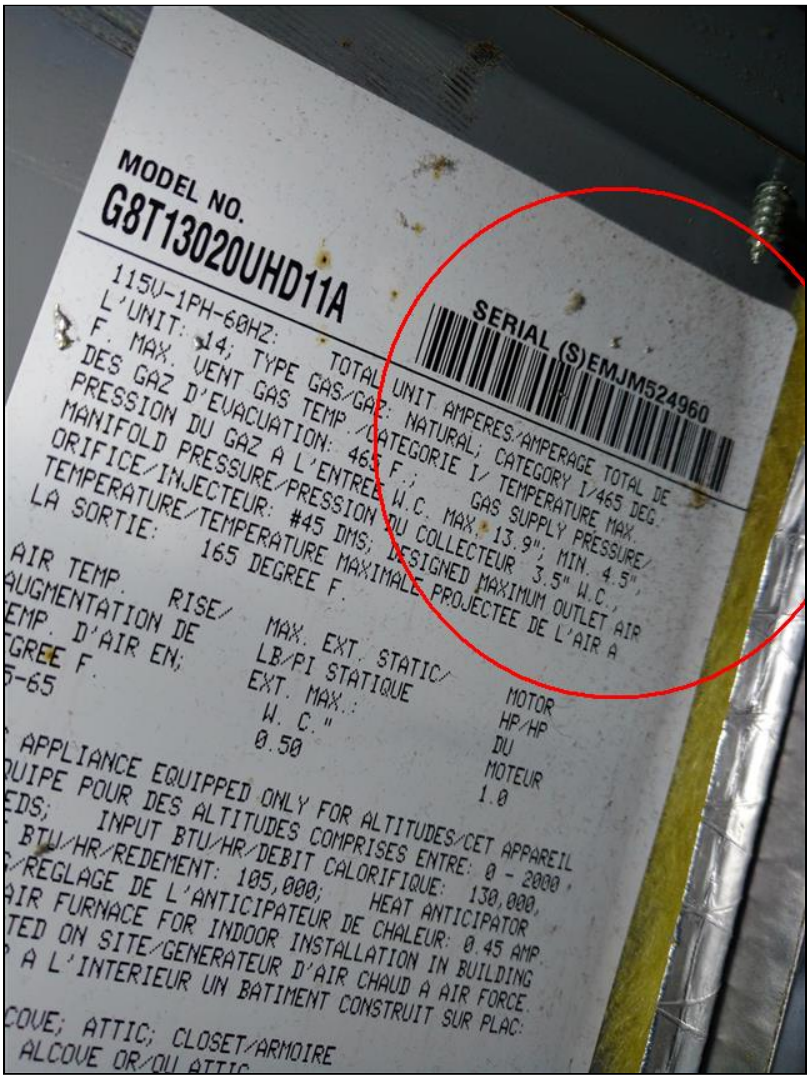
The water heater was missing the required bonding wire. A bonding wire is used to electrically bond the water distribution pipes throughout the house. Part of the reason that the water distribution piping in the home gets bonded is to make sure the pipes can't accidentally become energized. If an ungrounded (aka hot) conductor came in contact with a properly bonded water pipe, the current would have such a good path back to the main panel that it would overload the circuit breaker and the breaker would quickly trip. In other words, it protects against electric shocks. The necessary repair should be completed by a qualified, licensed plumber.

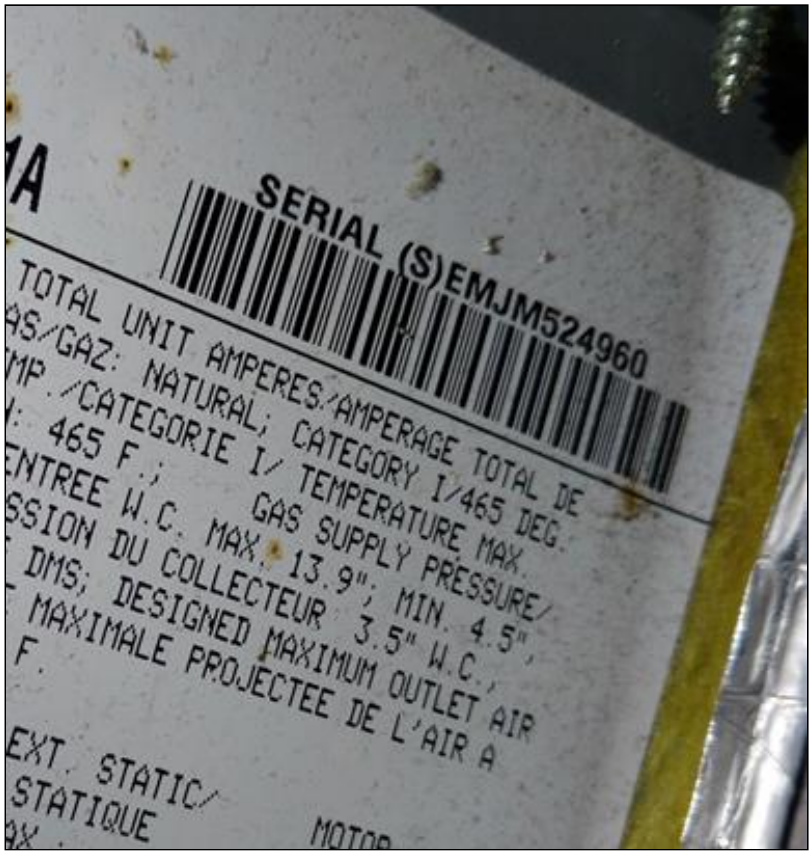


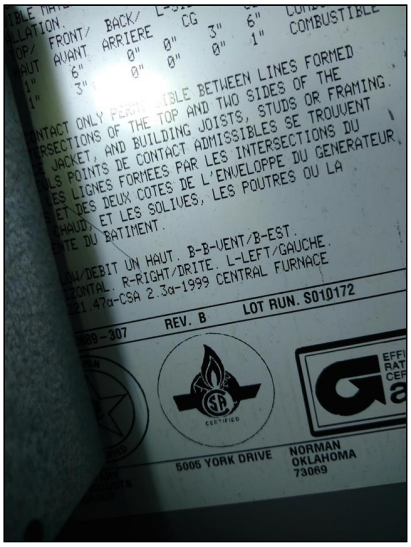
9.4 Item 1 (Picture)

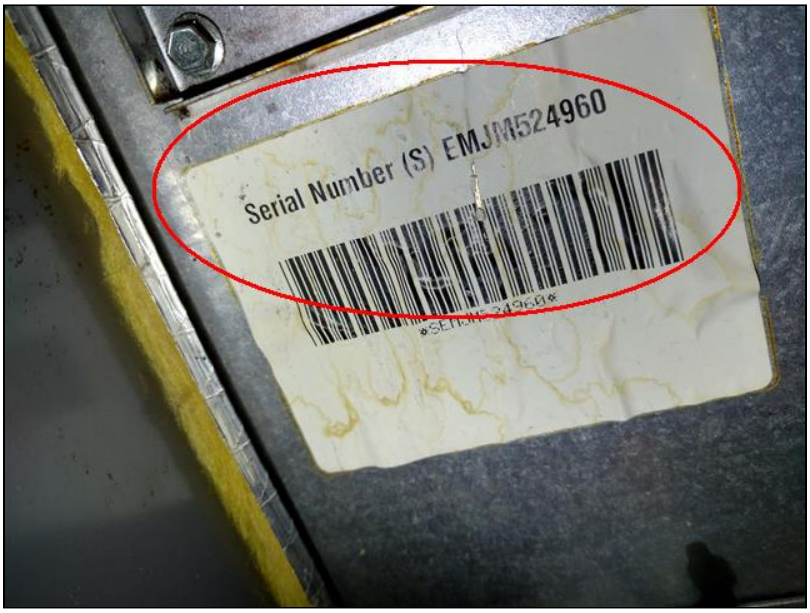
10. Heating System(s)

Heating & Cooling System(s) Comment and Limitations- The inspection of the heating and cooling system(s) is a **limited, visual and non-invasive inspection of such system(s).** The following items are outside the scope of the home inspection; balance of airflow at registers, capacity or velocity of the air flow at registers, presence of adequate heat at radiators/baseboard heaters, humidifiers, air duct cleanliness, the ability of the system(s) to heat or cool evenly, the presence of toxic or hazardous materials, asbestos, A/C system(s) refrigerant levels, and the cooling or heating capacity to determine if its sufficient size for the dwelling. To insure the heating and/or cooling system(s) are fully functioning as intended, it is recommended the ENTIRE heating and/or cooling system(s) (whatever system(s) that are present) be further evaluated by a qualified, licensed HVAC contractor/plumber and any necessary repairs be completed. This also includes the heating/cooling distribution systems (ducts, registers, radiators and baseboard heaters). They can conduct a more detailed examination of these system(s) based on their depth of knowledge and training to determine any problems with the system(s) and the related costs of repairs.









Styles & Materials

Heating Unit(s) type:
Gas fired furnace

Heating System(s) Manufacture Date by Serial Number:
11/2000

Heating Energy Source:
Natural gas

Heating Distribution Material:
Cooling and heating system share the same distribution system.

Heating Unit(s) Manufacturer:
York

Fuel (oil) Storage Tank/Piping Info:
No fuel oil storage tanks or piping observed

Items

10.0 Heating Unit(s)

Comments: Repair/Replace

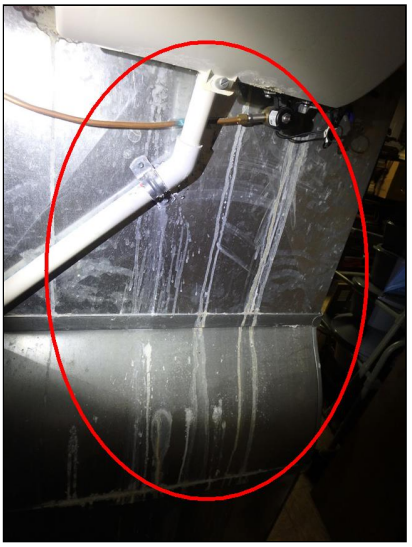
Information taken from the data tag, places the age of the furnace at around 21 years old. It is considered to be at end of its expected lifespan. Recommend budgeting for a replacement in the near future.

10.1 Heating Distribution System

Comments: Repair/Replace

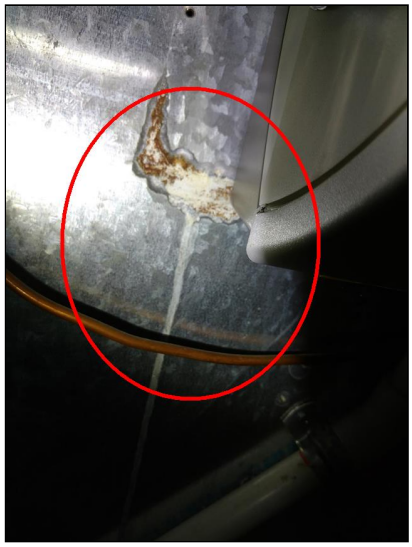
(1) The humidifier pad/filter in the built in humidifier on the side of the furnace was severely deteriorated and is in need of replacement. There was a heavy mineral buildup on the pad/filter. This may effect the performance of the humidifier is the pad/filter is not changed. Also to note, there was a large amount of staining present on the ducting below the unit. The humidifier should not be used until the necessary repairs are completed by a qualified, licensed HVAC professional.

10.1 Item 1 (Picture)



10.1 Item 2 (Picture)

10.1 Item 3 (Picture)



10.1 Item 4 (Picture)

(2) As observed in the basement utility room, there was an HVAC supply air duct that was semi-disconnected. This condition if not repaired, will have an affect on the air flow in the room where this duct is running to. Also, there were debris in the duct in the kitchen in front of the refrigerator. This should be cleaned out. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

10.1 Item 5 (Picture)

10.1 Item 6 (Picture)

10.1 Item 7 (Picture)

10.1 Item 8 (Picture)

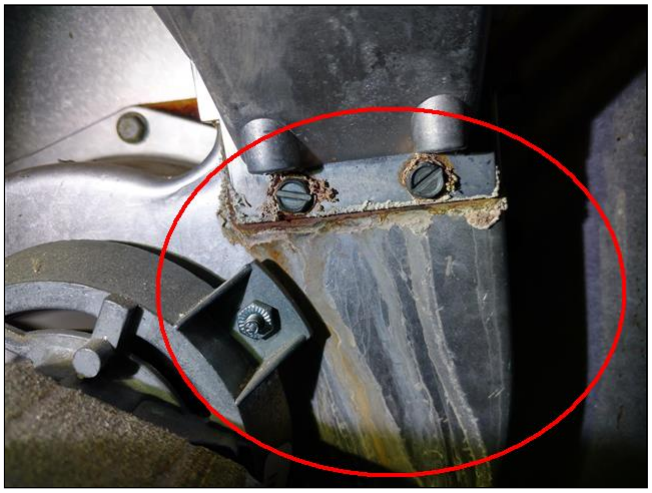
10.2 Venting

Comments: Repair/Replace

(1) There was white "condensate" observed on the outside of the vent connector and on the inside of the top furnace compartment. The combustion by-products of a gas furnace are made up of slightly acidic moisture. Under normal furnace operation this particulate is vented to the exterior of the home through the chimney. For various reasons it can condensate inside the vent connectors or chimney and drip out the vent connectors and/or back into the furnace. This condition could lead to corrosion of the furnace components and/or the venting system itself if not repaired. There may be an issue with the venting. Also to note, the chimney cap was loose/damaged. The exterior portion of the metal chimney also appeared to have been recently painted for an unknown reason. It may have been rusted or it may have just been painted to make it look better. Recommend further evaluation of the furnace of the ENTIRE length of the metal chimney/venting by a qualified, licensed HVAC professional and repair as necessary.

10.2 Item 1 (Picture)

10.2 Item 2 (Picture)



10.2 Item 3 (Picture)

10.2 Item 4 (Picture)

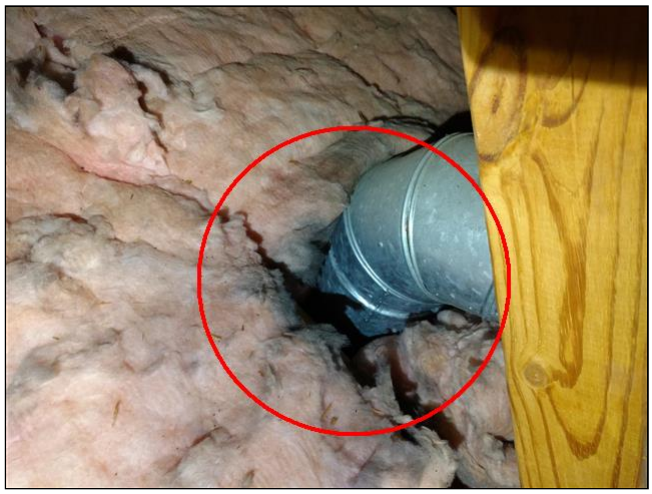
10.2 Item 5 (Picture)

10.2 Item 6 (Picture)

10.2 Item 7 (Picture)

(2) The minimum clearance for the B vent exhaust ducting serving the gas fired water heater and furnace from combustible materials is 1 inch. As observed in the attic space, there was kraft faced batts insulation touching a portion of the B vent ducting. This is a safety concern and a potential fire hazard. Recommend moving the insulation away from the B vent ducting to comply with the clearance requirements.

10.2 Item 8 (Picture)



10.2 Item 9 (Picture)

10.2 Item 10 (Picture)

10.3 Gas Valve/Piping

Comments: Inspected

10.4 Temperature Pressure Relief Valve/Discharge pipe

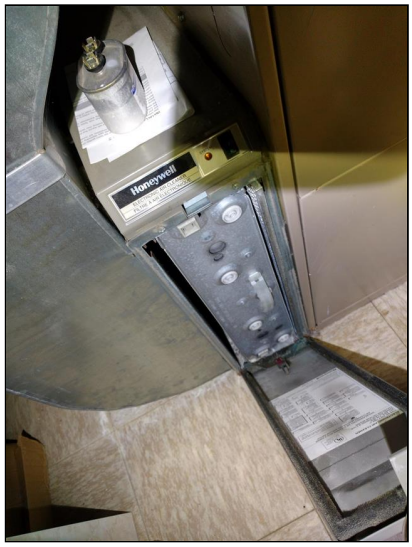
Comments: Not Present

10.5 Filter

Comments: Repair/Replace

There was an electronic air filter present that was filtering the air in the HVAC unit. These types of filters have their pros and cons and may not be as effective as a high quality HEPA or other disposable type filters. They often tend to fail as they get older as well. In some instances, people would disconnect the power going to this unit and buy disposable type filters that are designed to fit into the existing electronic air filter housing. Also to note, the power switch for this filter was in the off position. Therefore it was not functioning. There was also a large amount of not normal noise coming from the area of this filter when the heating system was tested/operated.

10.5 Item 1 (Picture)



10.5 Item 2 (Picture)

10.5 Item 3 (Picture) Off

10.6 Thermostat

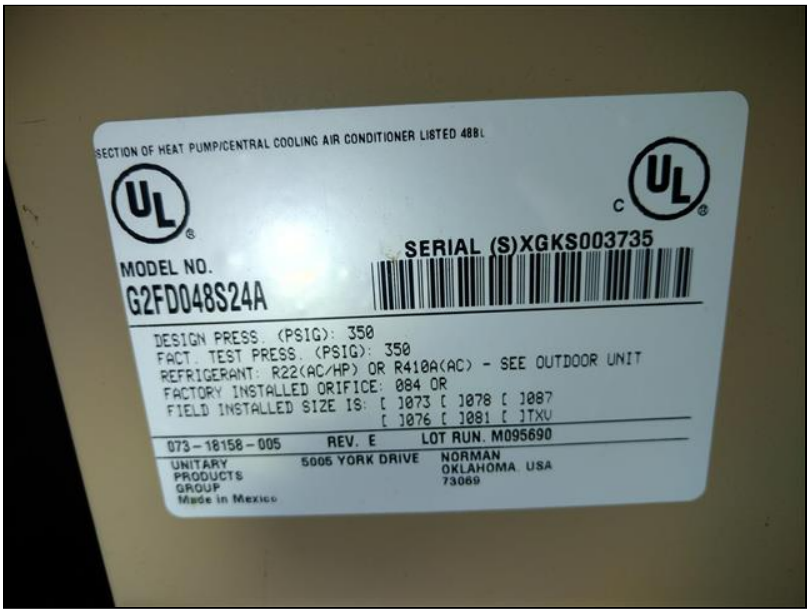
Comments: Inspected

10.7 Fuel (Oil) Storage Tank/Piping

Comments: Not Present

11. Cooling System(s)

Heating & Cooling System(s) Comment and Limitations- The inspection of the heating and cooling system(s) is a **limited, visual and non-invasive inspection of such system(s).** The following items are outside the scope of the home inspection; balance of airflow at registers, capacity or velocity of the air flow at registers, presence of adequate heat at radiators/baseboard heaters, humidifiers, air duct cleanliness, the ability of the system(s) to heat or cool evenly, the presence of toxic or hazardous materials, asbestos, A/C system(s) refrigerant levels, and the cooling or heating capacity to determine if its sufficient size for the dwelling. To insure the heating and/or cooling system(s) are fully functioning as intended, it is recommended the ENTIRE heating and/or cooling system(s) (whatever system(s) that are present) be further evaluated by a qualified, licensed HVAC contractor/plumber and any necessary repairs be completed. This also includes the heating/cooling distribution systems (ducts, registers, radiators and baseboard heaters). They can conduct a more detailed examination of these system(s) based on their depth of knowledge and training to determine any problems with the system(s) and the related costs of repairs.



Styles & Materials

Type:
Split System

Energy Source:
Electric

Condenser(s) Manufacturer:
Unknown- Data tag was unreadable

Condenser(s) Manufacture Date by Serial Number:
Believed to be around 2000

Evaporator/Air Handler(s) Manufacturer:
York

Evaporator/Air Handler(s) Manufacture Date by Serial Number:
07/2001

Cooling Distribution Material:
Metal ducts and registers

Cooling and heating system share the same distribution system.

Items

11.0 Cooling System(s)

Comments: Repair/Replace

(1) Information taken from the data tag, places the age of the A/C evaporator at around 20 years old. It is considered to be at end of its expected lifespan. Recommend budgeting for a replacement in the near future. The A/C condenser may be the same age (20 years old-the data tag was unreadable)

11.0 Item 1 (Picture)

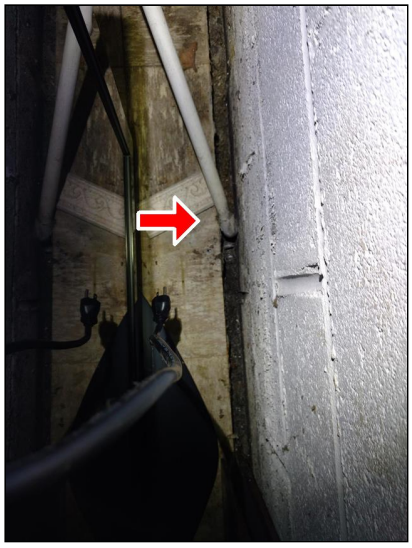
(2) The primary condensate drain pipe for the central air conditioning system was missing the required p-trap where it exits the evaporator coil housing. The primary purpose of a condensate trap (p-trap) is to prevent air from moving in or out of the coil box or air handler during operation. This condition may cause condensate drainage issues. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

11.0 Item 2 (Picture)

(3) The main condensate drain pipe for the central air conditioning system was draining the condensate (water) it produces into the gap in between the basement floor slab and the masonry foundation wall. The humidifier was also draining into this gap. These are not good arrangements as the condensate may cause the earth under the basement concrete floor to undermine which may cause damage to the basement floor. **It may also cause an excessive amount of unwanted moisture in the basement and possible moisture damage to the foundation walls.** There was a suspect mold condition on the foundation walls in this area. A condensate pump should be installed next to the HVAC unit and the condensate will then be pumped by the condensate pump into the DWV system or to the exterior. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

11.0 Item 3 (Picture)

11.0 Item 4 (Picture)



11.0 Item 5 (Picture)

(4) The central air conditioning system exterior condenser unit was out of level. Being out of level may cause the components inside to fail prematurely and may also prohibit the air conditioning system from functioning properly. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

11.0 Item 6 (Picture)

11.0 Item 7 (Picture)

(5) Due to the fact that the outside temperature was around 37 degrees fahrenheit at the start of the inspection the central air conditioning system was not operated. If you operate an air conditioning system with the temperature below 65 degrees you run the risk of damaging the compressor in the condenser. Under 65 degrees, the refrigerant in the air conditioning system, may not vaporize completely which results in liquid refrigerant being sent through the compressor. The compressor is designed to process gas, which is more easily compressed than fluid. If you attempt to pump liquid through the compressor you run the risk of damaging it. **Therefore, the inspection of this system was only visual and the inspection of this system was limited due to the exterior weather conditions. This system may not operate properly in the warmer weather when operated.** Recommend verifying with the homeowner that the central air conditioning system does function properly and obtain any servicing records prior to closing or any other contractual deadlines. **You should also have the ENTIRE central air conditioning system(s) including the air supply/return distribution system(s) further evaluated by a qualified, licensed HVAC professional and any needed repairs completed to insure the central air conditioning system will/is functioning as intended.**

11.1 Cooling Distribution System

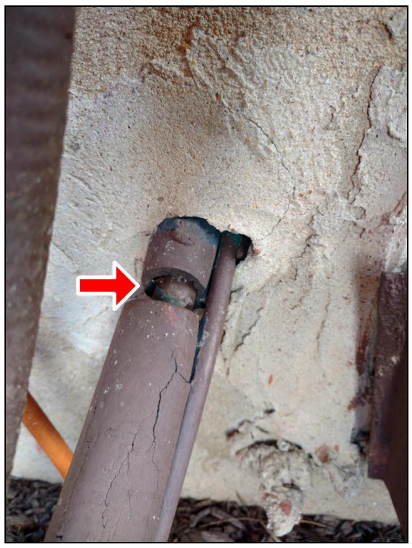
Comments: Repair/Replace

Please see notes under Item #10.1 (1)

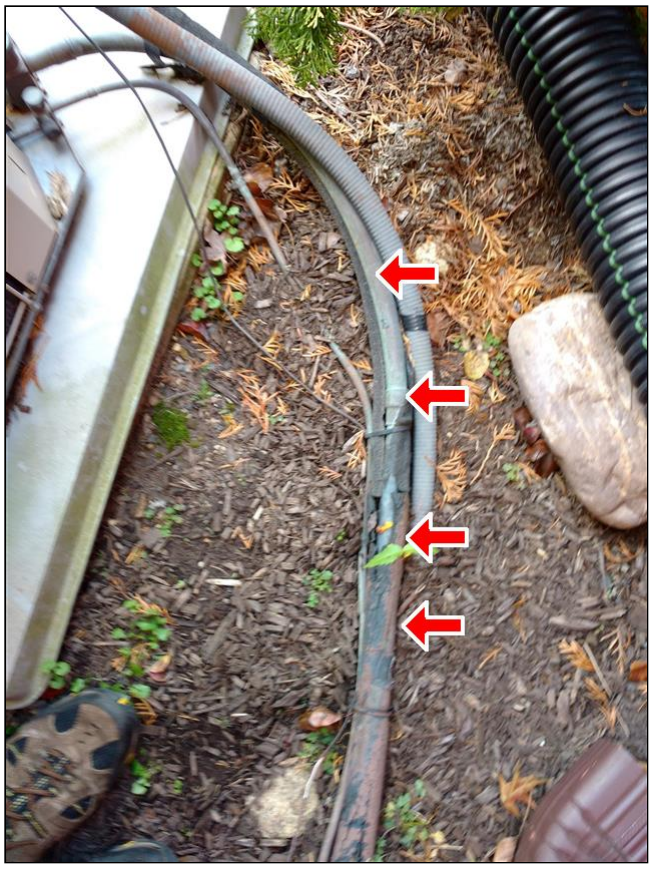
11.2 Refrigerant Lines

Comments: Repair/Replace

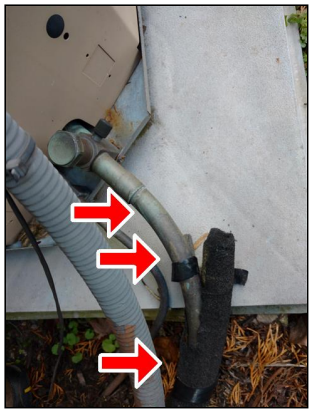
The insulation wrap on the central air conditioning system refrigerant line was deteriorated and/or missing is area(s). These condition(s) may worsen if the needed repairs are not completed. This condition may also affect the performance of the air conditioning system if not repaired. Recommend further evaluation by a qualified, licensed HVAC contractor and repair as necessary.



11.2 Item 1 (Picture)



11.2 Item 2 (Picture)



11.2 Item 3 (Picture)

11.3 Cooling System Filter

Comments: Repair/Replace

Please see notes under Item #10.5 (1)

11.4 Thermostat

Comments: Repair/Replace

Please see notes under Item #11.0 (5)

12. Interior

Styles & Materials

Fireplace Materials/ Locations:
Wood burning prefab fireplace present in the living room

Limitations of Interior Inspection:
There were a moderate amount of personal/household items in each interior room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. There may be hidden defects/issues/ concerns that may not be visible at the time of the inspection. A complete walk through of the dwelling (including operating the appliances and HVAC system(s) if possible) by the client prior to closing is highly recommended.

Items

12.0 Interior Rooms

Comments: Inspected

12.1 Ceiling Finishes

Comments: Repair/Replace

Please see notes under Item #12.2 (1)

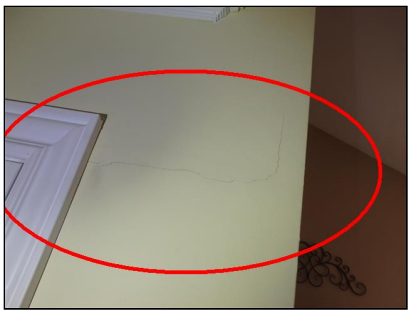
12.2 Wall Finishes

Comments: Repair/Replace

As observed in various areas of the dwelling, there were numerous portions of some of the wall, ceiling and/or floor surfaces that were either cracked, loose, damaged, deteriorated, not functioning as intended and/or had a peeling paint condition. These conditions may worsen if the necessary repairs are not completed. Further/other damage to the finishes may also occur. **A further evaluation of ALL of the interior wall, floor and ceiling surfaces should be completed by a qualified, licensed contractor and the necessary repairs be completed.** These conditions may also possibly exist on any surfaces that are covered with wall paper. **Also to note, there were numerous portions of the carpeting where the padding/carpet appeared to be worn/compressed. This included the areas that appeared to be sloping.**

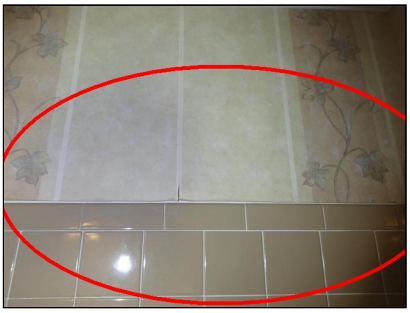
12.2 Item 1 (Picture)

12.2 Item 2 (Picture)



12.2 Item 3 (Picture)

12.2 Item 4 (Picture) Wallpaper should not be in a shower area



12.2 Item 5 (Picture)

12.2 Item 6 (Picture)

12.2 Item 7 (Picture)

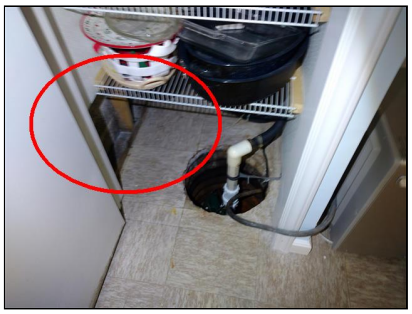
12.2 Item 8 (Picture)

12.2 Item 9 (Picture)

12.2 Item 10 (Picture)

12.2 Item 11 (Picture) Moisture damaged basement window which doesn't open

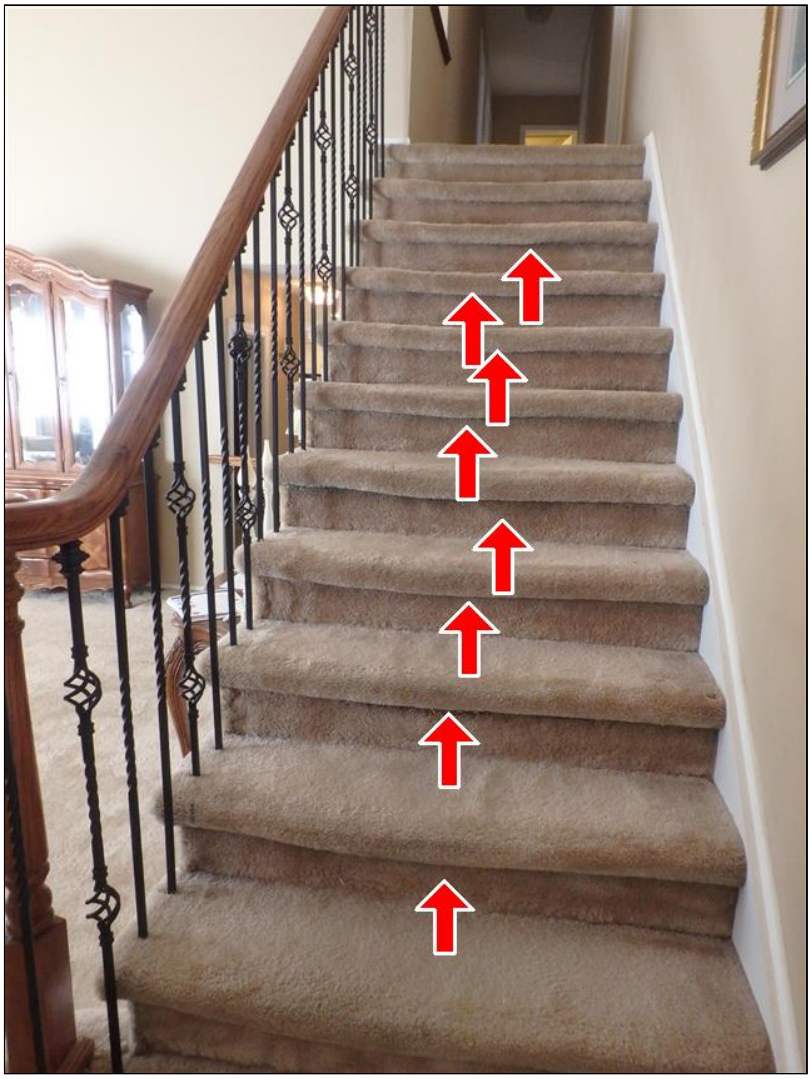
12.2 Item 12 (Picture)



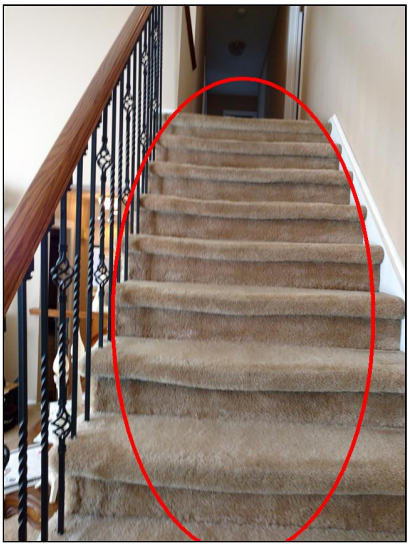
12.2 Item 13 (Picture)

12.2 Item 14 (Picture)

12.2 Item 15 (Picture)



12.2 Item 16 (Picture)



12.2 Item 17 (Picture)

12.3 Floor Finishes

Comments: Repair/Replace

Please see notes under Item #12.2 (1)

12.4 Closets

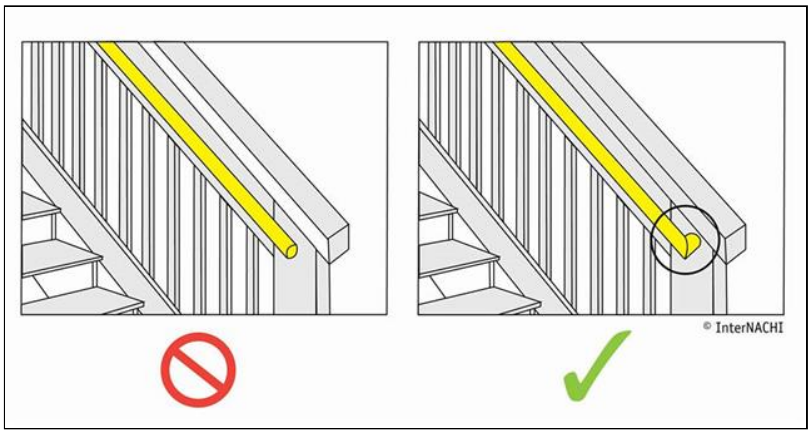
Comments: Repair/Replace

Please see notes under Item #12.7 (1)

12.5 Stairways, Steps, Railings, Guardrails

Comments: Repair/Replace

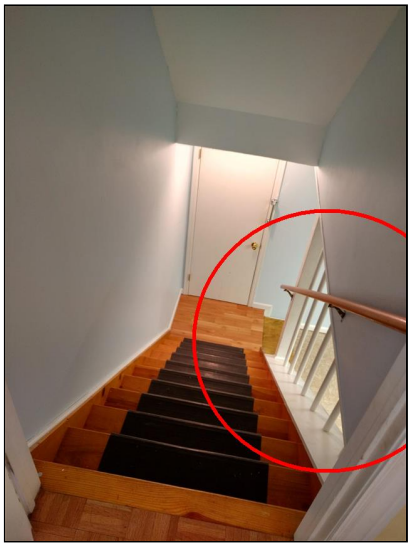
(1) The handrail(s) did not have the required returns at the ends to the wall which is a safety concern. The ends of the handrail may catch on loose fitting clothing, purses, bags, jewelery, etc. and could contribute to personal injury. Recommend further evaluation by a qualified, licensed contractor and repair as necessary. Also to note, the baluster spacing was greater than the 4" that is permitted. This is another safety concern.



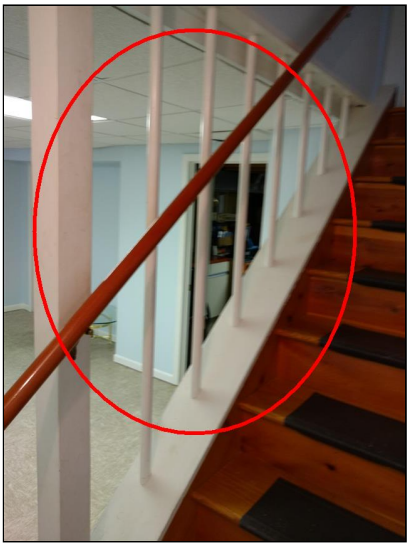
12.5 Item 1 (Picture)

12.5 Item 2 (Picture)

12.5 Item 3 (Picture)

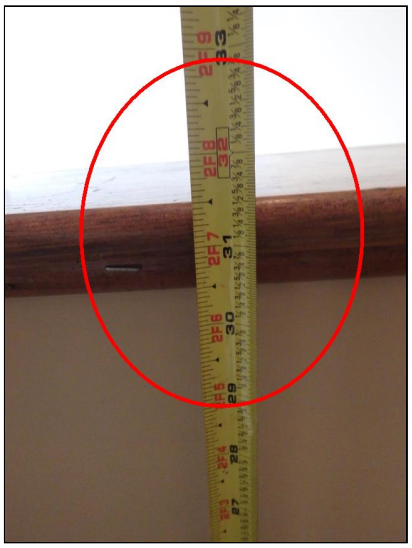


12.5 Item 4 (Picture)



12.5 Item 5 (Picture)

(2) The guardrail assembly on the 2nd stairwell only measured around 31-32 inches in height. Guardrails serving this application should be a minimum of 36 inches in height. This is a safety concern as someone could fall over the guardrails and possibly be injured. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



12.5 Item 6 (Picture)

12.5 Item 7 (Picture)

12.6 Window/Wall AC/ Heat

Comments: Not Present

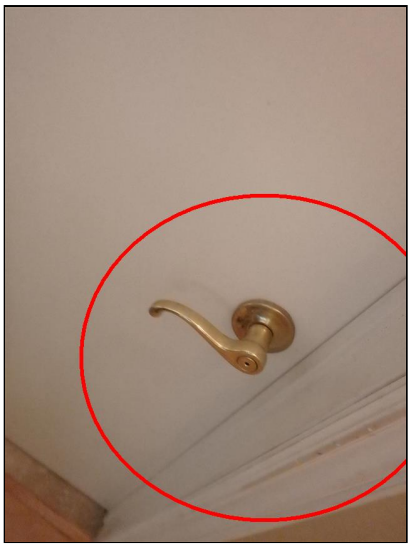
12.7 Interior Doors

Comments: Repair/Replace

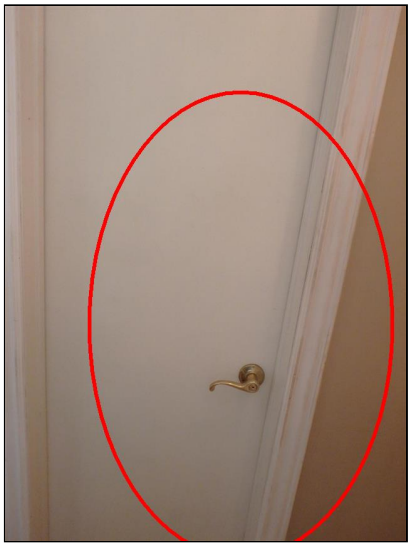
As observed throughout the dwelling and on the exterior, there were numerous doors that would either not close all the way and latch, were damaged/deteriorated, were rubbing on their door frames, were not functioning as intended and/or had missing and/or damaged hardware. These conditions may worsen as well as possible future damage to the doors/door frames if the necessary repairs are not completed. Some of the sliding doors were hard to open and close. **A further evaluation of ALL of the interior and exterior doors should be completed by a qualified, licensed contractor and the necessary repairs be completed.**

12.7 Item 1 (Picture) Failed window seals

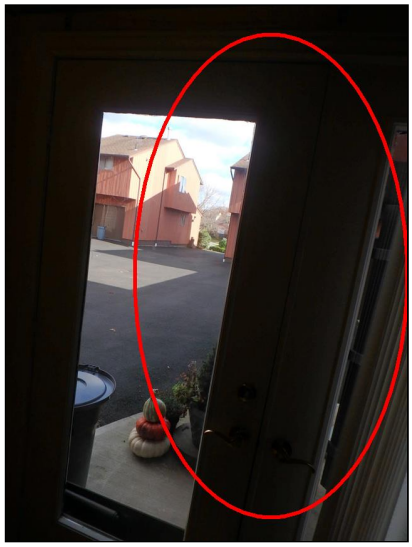
12.7 Item 2 (Picture)



12.7 Item 3 (Picture)



12.7 Item 4 (Picture)



12.7 Item 5 (Picture)

12.7 Item 6 (Picture)

12.7 Item 7 (Picture)

12.8 Fireplace

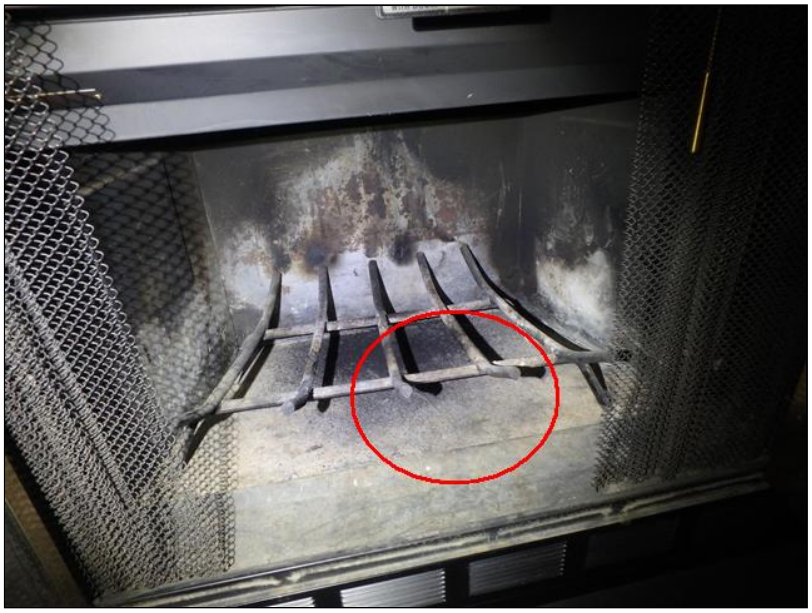
Comments: Repair/Replace

(1) The NFPA (National Fire Protection Agency- www.NFPA.org) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211

(2) As observed in the wood burning fireplace, the bottom insert refractory panel had a crack in it. This is a safety concern as this panel keeps the fire inside the firebox. Recommend further evaluation by a qualified, licensed fireplace professional and repair as necessary. As a precaution, the fireplace should not be used until the necessary repairs are completed and a level 2 chimney inspection is completed.

12.8 Item 1 (Picture)

12.8 Item 2 (Picture)



12.8 Item 3 (Picture)

12.8 Item 4 (Picture)

13. Bathroom(s)

Styles & Materials

Bathroom(s):

2 1/2 bathrooms present

Items

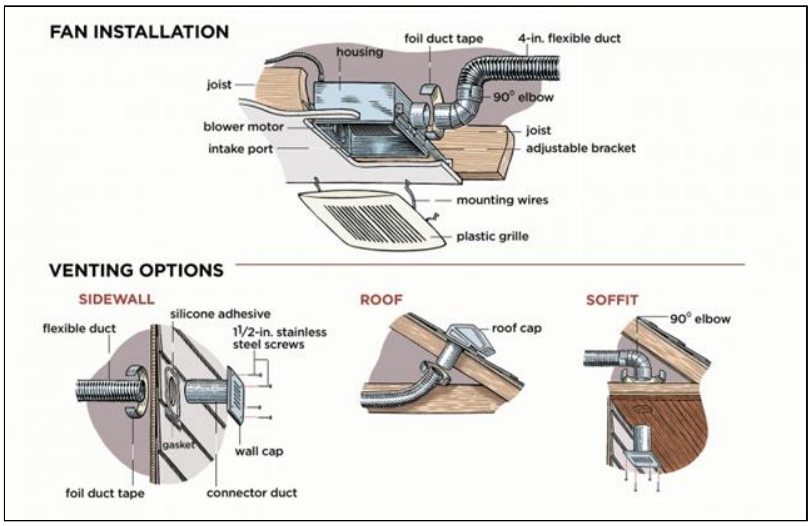
13.0 Bathroom(s)

Comments: Inspected

13.1 Exhaust Fan(s)

Comments: Repair/Replace

The exhaust fan for the master bathroom was venting into the attic space. This condition may cause a buildup of moisture and mold in the attic. This exhaust fan should be venting to the exterior. Recommend directing the vent towards the exterior to allow for proper ventilation to be performed by a qualified, licensed contractor. Also to note, the venting of the main level bathroom exhaust fan is suspect. There was no visible termination point on the exterior for this exhaust fan. So, it is suspected that the exhaust fan may be venting into the ceiling space above the bathroom. This venting should be terminated outdoors and may cause moisture damage/a mold condition to the surrounding structure if the needed repairs are not completed. This fan should also be further evaluation by a qualified, licensed contractor and repaired if necessary.



13.1 Item 1 (Picture)

13.1 Item 2 (Picture)

13.1 Item 3 (Picture)

13.1 Item 4 (Picture)

13.1 Item 5 (Picture)

13.2 Sink(s)

Comments: Repair/Replace

The sink stopper in the bathroom sink was missing. This will prevent you from filling up the sink if you wanted to do so. Recommend further evaluation by a licensed plumber and repair as necessary.

13.2 Item 1 (Picture)

13.3 Tub(s)

Comments: Inspected

13.4 Toilet(s)

Comments: Inspected

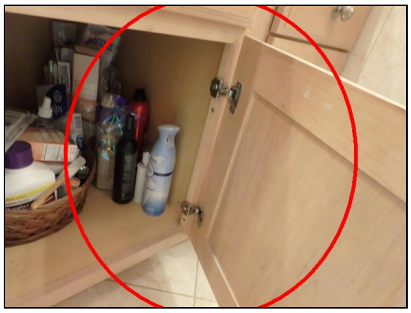
13.5 Shower(s)

Comments: Inspected

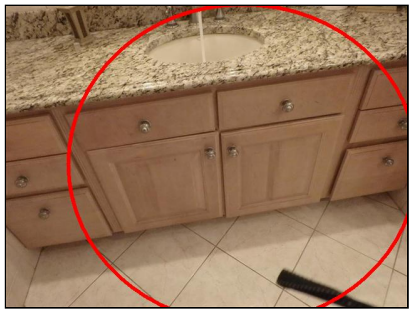
13.6 Cabinetry/Countertop(s)

Comments: Repair/Replace

Portions of the bathroom vanity was damaged, had worn out hardware and/or not functioning as intended and in need of repairs. These conditions may worsen as well as possible damage to the cabinetry could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



13.6 Item 1 (Picture)



13.6 Item 2 (Picture)

13.7 Sauna and/or Steam Shower

Comments: Not Present

14. Kitchen

Styles & Materials

Dishwasher:

Dishwasher present

Garbage Disposal:

Garbage disposable present

Range-Oven-Cooktop:

Double gas wall ovens present

Gas cooktop present

Limitations of Appliances Inspection:

Appliances were tested by turning them on for a short period of time. The appliances should be

inspected for new damage and also operated/tested once again during the final walkthrough inspection by the client prior to closing.

Items

14.0 Kitchen(s)

Comments: Inspected

14.1 Cabinetry

Comments: Repair/Replace

Portions of the cabinetry were damaged, had worn out hardware and/or not functioning as intended and in need of repairs. These conditions may worsen as well as possible damage to the cabinetry could occur if the needed repairs are not completed. Recommend further evaluation of all of the kitchen cabinetry by a qualified, licensed contractor and repair as necessary.

14.1 Item 1 (Picture)

14.2 Countertop

Comments: Repair/Replace

The grouting at the backsplash/countertop joint is cracked in numerous areas. This could possibly let into the wall structure and/or the lower cabinets below the countertop if not repaired. Recommend further evaluation for repairs by a qualified, licensed contractor.

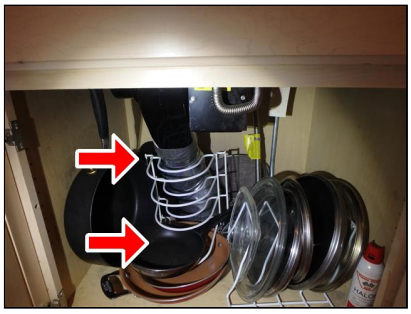
14.3 Sink

Comments: Inspected

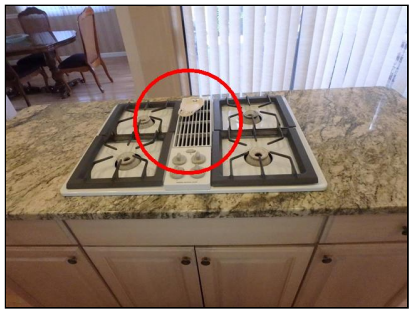
14.4 Hood/Exhaust Fan

Comments: Repair/Replace

The venting of the down draft exhaust fan is suspect. It should be ascertained as to where this is venting and if it venting properly.



14.4 Item 1 (Picture)

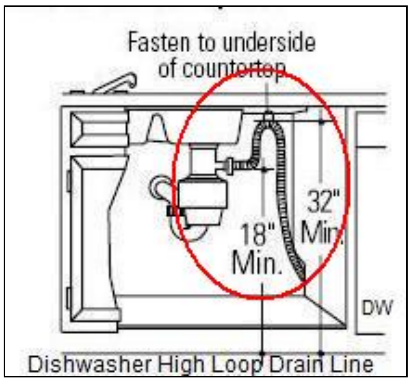


14.4 Item 2 (Picture)

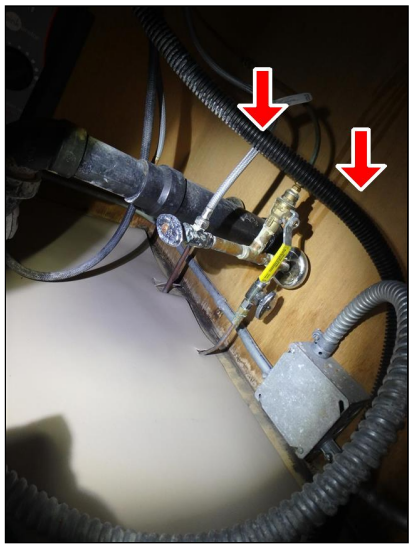
14.5 Dishwasher

Comments: Repair/Replace

(1) The drain line on the dishwasher is not high looped under the countertop. The dishwasher drain line under the kitchen sink should be looped up as high as possible in the cabinet and up under the countertop. This prevents dirty/ contaminated water from the sink from back flowing into the dishwasher. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

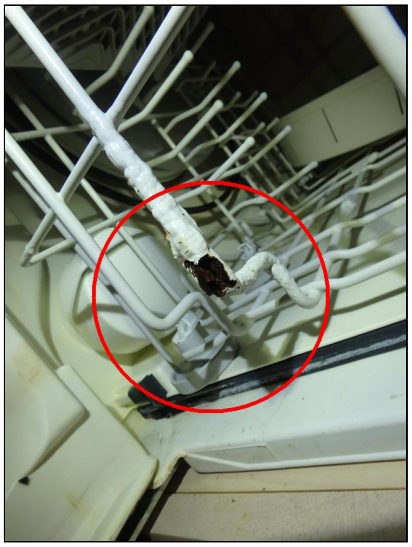


14.5 Item 1 (Picture)



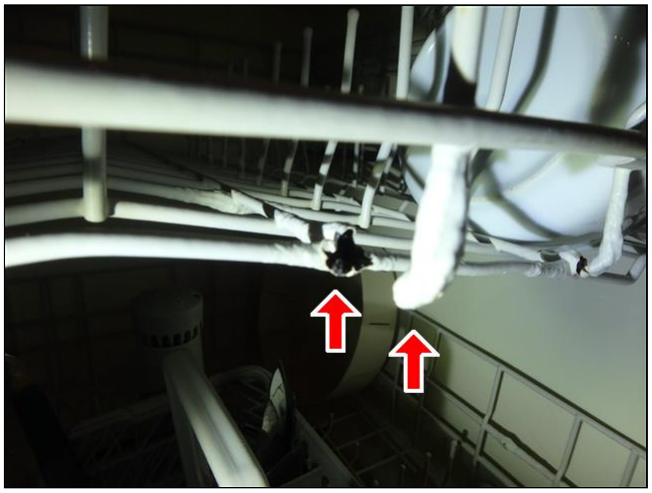
14.5 Item 2 (Picture)

(2) Portions of the pull out drawers in the dishwasher appeared to be deteriorated and/or rusted. This is a potential health concern. Recommend further evaluation by a qualified, licensed appliance repair professional and repair/ replace as necessary.

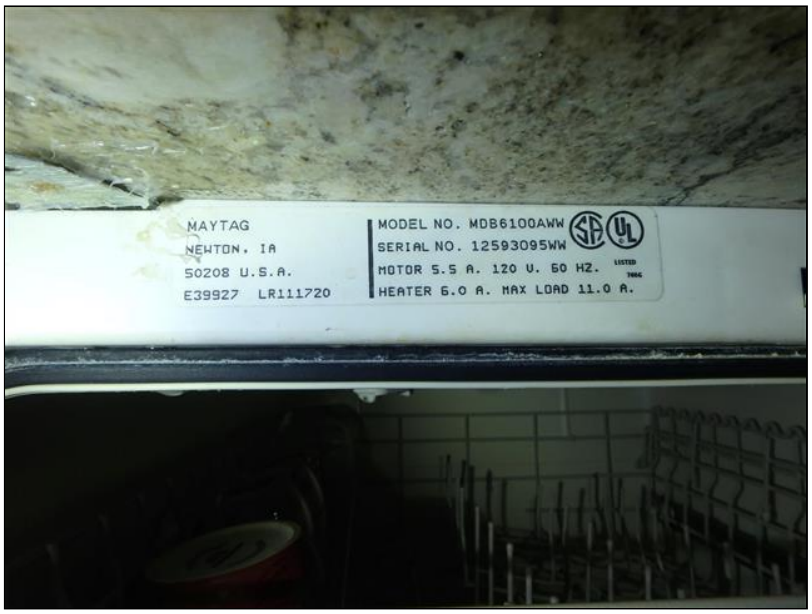


14.5 Item 3 (Picture)

14.5 Item 4 (Picture)



14.5 Item 5 (Picture)



14.5 Item 6 (Picture)

14.6 Garbage Disposal

Comments: Inspected

14.7 Garbage Compactor

Comments: Not Present

14.8 Microwave

Comments: Not Present

14.9 Range, Oven, Cooktop

Comments: Repair/Replace

Two of the burners did not light when tested. Recommend further evaluation by a qualified, licensed appliance professional and repair/replace as necessary.

14.9 Item 1 (Picture)

14.10 Refrigerator

Comments: Inspected

15. Laundry Area

Styles & Materials

Clothes Washer:

Clothes washer present

Clothes Dryer:

Gas clothes dryer present

Items

15.0 Clothes Washer

Comments: Repair/Replace

As observed inside the clothes washing machine, there was some minor mildew on the rubber portions of the drum. THis should be cleaned and ideally the front door should be left open when the machine is not in use to let the inside of the washing machine dry out and not leave any mildew.

15.0 Item 1 (Picture)

15.0 Item 2 (Picture)

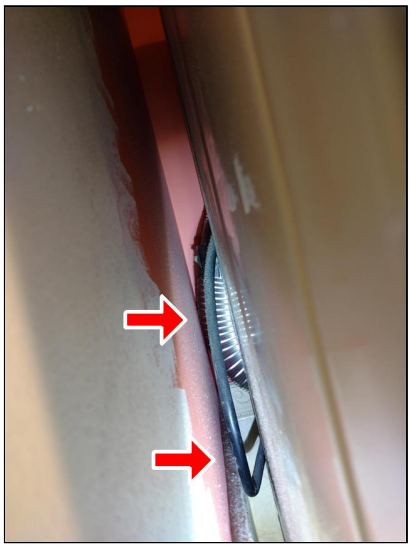
15.0 Item 3 (Picture)

15.0 Item 4 (Picture)

15.1 Clothes Washer Supply

Comments: Repair/Replace

(1) Rubber water supply fill hoses for the clothes washing machine were observed in the laundry area. Rubber fill hoses have a limited life span and are prone to bursting. A burst hose can result in flooding and serious water damage. It is recommended to replace rubber washing machine hoses with braided stainless steel mesh, burst resistant hoses. This should be the buyer's responsibility as the rubber fill hoses that were present appeared to be in a serviceable condition. These hoses are available at the Home Depot, Lowes or any other home center and usually cost around $20-$30.



15.1 Item 1 (Picture)

(2) The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present.

15.2 Clothes Washer Drain

Comments: Repair/Replace

The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present.

15.3 Clothes Dryer

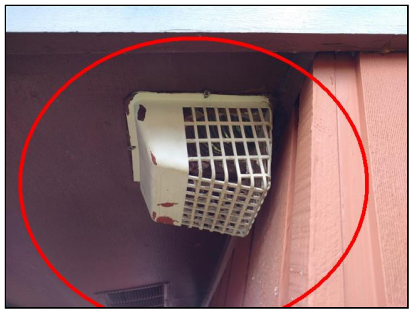
Comments: Inspected

15.4 Clothes Dryer Venting

Comments: Repair/Replace

The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present. Also to note, the exterior portion of the dryer venting was missing a backdraft damper door. This condition could allow wildlife/bugs to enter the dryer vent ducting and possibly clog it. Cold/hot air can also migrate into the dryer as a result. Recommend further evaluation by qualified, licensed contractor and repair as necessary.

15.4 Item 1 (Picture)



15.4 Item 2 (Picture)

15.4 Item 3 (Picture) Old dryer vent under deck appears to be not in use. The foundation penetration should be sealed

15.5 Clothes Dryer Gas Piping/Shut Off Valve

Comments: Repair/Replace

The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present.

15.6 Wash Basin

Comments: Inspected

General Summary

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Customer
Jane Smith

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Bigtown New Jersey 07555

The following items or discoveries indicate that these systems, units or components **do not function as intended** or **adversely affects the habitability of the dwelling;** and/or **warrants further investigation by a qualified, licensed contractor or specialty tradesman,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. Any recommendations by the inspector for repair, replacement, maintenance, upgrade or further evaluation **should be completed prior to any contractual limitations or timelines**. All costs associated with further inspection fees and repair or replacement of an item, component, unit or system **should be considered prior to any contractual limitations or timelines**. This general summary is not the entire report. The complete report may include additional information of concern to the client. **The client should read the ENTIRE home inspection report.**

There may be some hidden defects, conditions and/or damage present in some of the areas (chimney, roof covering, floor/wall/roof structures, attic and crawl space(s), etc) that could not be viewed from the inspectors readily, accessible vantage points at the time of the inspection. This also applies to any areas such as attic and/or crawl spaces that were in-accessible. Weather conditions at the time of the inspection may also have been a factor in the inspection of some areas/dwelling elements.

Also to note, there may be hidden concerns/defects/issues in **finished spaces such as attics and basements.** These may include structural, plumbing, electric, HVAC, venting and/or insulation that were not visible. **Finished basements are always concerning as there may be moisture intrusion occurring as well as possible structural issues with the foundation (horizontal and/or vertical cracks).**

Lastly, be mindful in unfinished basements where the interior foundation walls appeared to may have been freshly painted. This is sometimes done to make the basement space more presentable and is also done sometimes done to mask any defects that may be present (moisture intrusion stains, cracks, etc.).

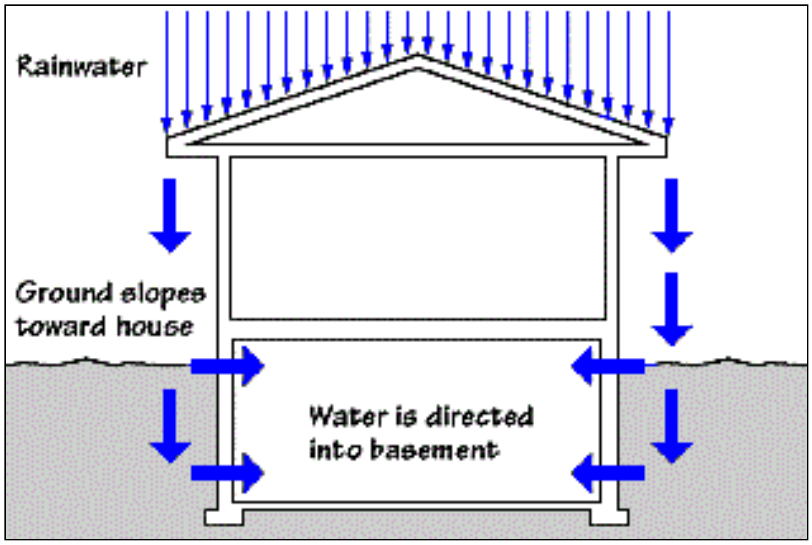
1. Grounds

1.2 Grading

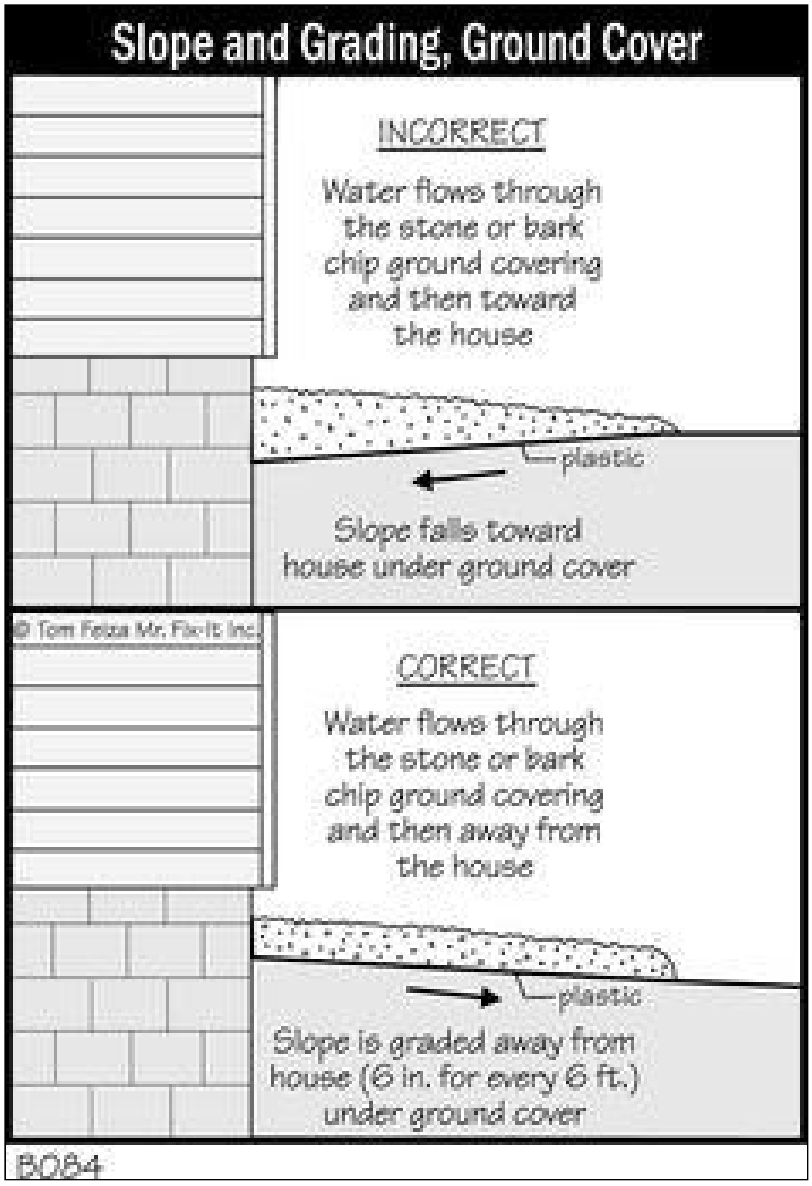
Repair/Replace

The grading (slope of ground surface) next to the foundation under the deck areas was pitched towards the foundation. The grading whenever possible should be pitched away from the foundation to prevent moisture

intrusion from entering the foundation walls and basement. Recommend further evaluation of all of the exterior grading by a qualified, licensed contractor and repair as necessary.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)


1.2 Item 3 (Picture)


1.2 Item 4 (Picture)

1.2 Item 5 (Picture)

2. Exterior

2.0 Exterior Wall Surfaces/Cladding/Elements

Repair/Replace

As observed on the exterior that affects the dwelling, there were portions of some of the exterior elements (windows, window frames, window flashings, doors, door frames, door flashings, siding/cladding, masonry, brick and/or stone veneer, trim, framing, flashings, eaves, fascias, soffits and/or gable ends) that were either missing, had open gaps/ holes/unsealed joints, were not functioning as intended, were deteriorated/damaged and/or had a peeling paint condition. The condition of the noted elements/areas may worsen as well as possible structural/moisture damage behind/under these elements could occur if the needed repairs are not completed. Damage to the interior finishing materials may also occur. A further evaluation of the **ENTIRE exterior of the dwelling** should be completed by a qualified, licensed contractor and the necessary repairs be completed. **There may be hidden moisture damage, deterioration and/or wood destroying insect damage within the structure behind/under the effected exterior elements that was not visible at the time of the inspection.**

2.0 Item 1 (Picture)

2.0 Item 2 (Picture)

2.0 Item 3 (Picture)

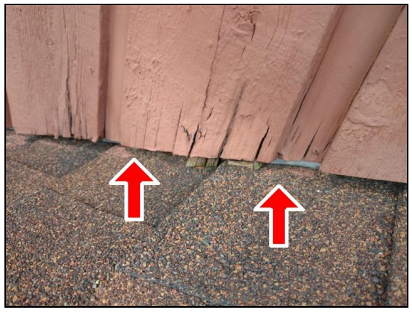
2.0 Item 4 (Picture)

2.0 Item 5 (Picture)

2.0 Item 6 (Picture)

2.0 Item 7 (Picture)

2.0 Item 8 (Picture)



2.0 Item 9 (Picture)

2.0 Item 10 (Picture)

2.0 Item 11 (Picture)

2.0 Item 12 (Picture)

2.0 Item 13 (Picture)

2.0 Item 14 (Picture) Basement window frame deteriorated

2.0 Item 15 (Picture)

2.0 Item 16 (Picture)

2.0 Item 17 (Picture)

2.0 Item 18 (Picture)

2.0 Item 19 (Picture)

2.1 Eaves, Soffits, Fascias

Repair/Replace

Please see notes under Item #2.0 (1)

2.2 Trim

Repair/Replace

Please see notes under Item #2.0 (1)

2.3 Exterior Windows (Representative number)

Repair/Replace

(1) Please see notes under Item #2.0 (1)

(2) Some of the window and door screens were ripped. Also the basement window would not open. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

2.3 Item 1 (Picture)

2.3 Item 2 (Picture)

2.3 Item 3 (Picture)

2.3 Item 4 (Picture)

2.4 Exterior Doors

Repair/Replace

(1) Please see notes under Item #2.0 (1)

(2) The self closer on the rear storm door was not functioning. The door was slamming shut when opened. This is a safety issue as someone could be injured by the door slamming shut. Recommend further evaluation for repairs by a qualified, licensed contractor.

2.4 Item 1 (Picture)

2.7 Exterior Staircase(s), Steps

Repair/Replace

Please see notes under Item #2.10 (1)

2.10 Deck

Repair/Replace

There were numerous issues were observed pertaining to the wood deck. They included:

- 1) There were no top of support post to beam and no stair stringer to the deck structure mechanical connectors present.
- 2) There were no visible footings under some of the support posts.
- 3) The stair treads were sloping downwards which is a safety concern.
- 4) Some of the joist hangers were rusted.

These are safety concerns. These conditions may also worsen if the needed repairs are not completed. The support posts may deteriorate. A further evaluation of the ENTIRE deck should be completed by a qualified, licensed deck contractor and the necessary repairs be completed.

2.10 Item 1 (Picture)

2.10 Item 2 (Picture)

2.10 Item 3 (Picture)

2.10 Item 4 (Picture)

2.10 Item 5 (Picture)

2.10 Item 6 (Picture)

3. Garage

3.1 Garage Vehicle Door(s)

Repair/Replace

Please see notes under Item #2.0 (1)

3.2 Garage Vehicle Door Opener(s)

Repair/Replace

Please see notes under Item #3.3 (1)

3.3 Garage Vehicle Door Safety Features

Repair/Replace

The right side garage door did not have the required infrared safety reversing sensor present on the bottom of the door tracks. These sensors prevent the garage door from closing on an object if it is in front of the sensors and are a backup to the automatic reversing mechanism that is present in the garage door opener. This is a safety concern and this door should not be operated without the required safety reversing sensors in place. A further evaluation of the garage door, opener and safety features **should be completed by a qualified, licensed garage door professional** and the necessary repairs should be completed.

3.3 Item 1 (Picture) Example

3.3 Item 2 (Picture)

3.3 Item 3 (Picture)

3.3 Item 4 (Picture)

3.3 Item 5 (Picture)

3.8 Garage Ceiling

Repair/Replace

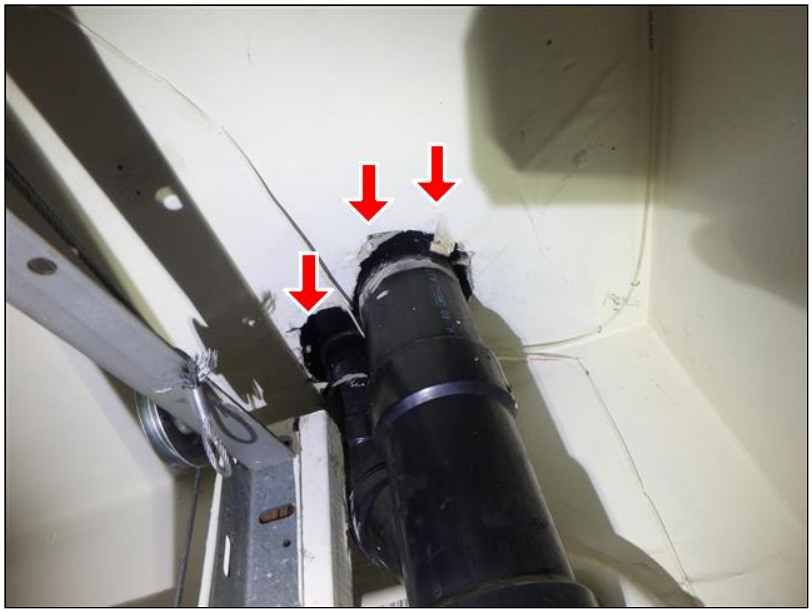
Please see notes under Item #3.9 (1)

3.9 Garage Interior Walls

Repair/Replace

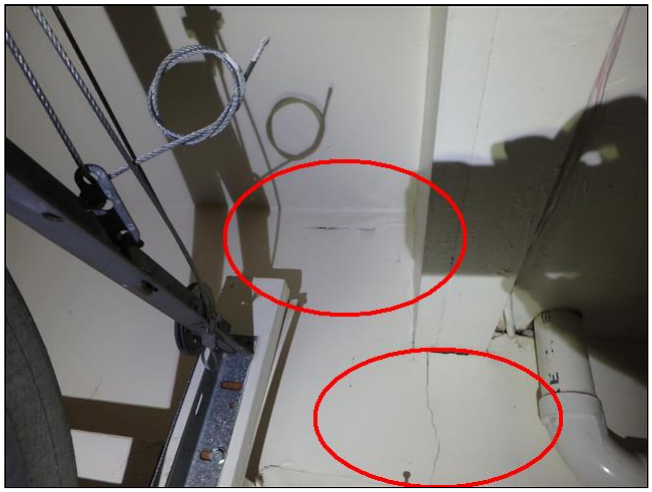
Portions of the walls and/or ceiling surfaces in the garage had numerous cracks, gaps, unsealed joints, deteriorated/ damaged areas, holes and/or missing sections. The garage space should be 100% sealed off to the living space to prevent possible carbon monoxide from a vehicle from entering the living space above and also from a fire block

standpoint. These noted conditions may worsen if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary..



3.9 Item 1 (Picture)

3.9 Item 2 (Picture)



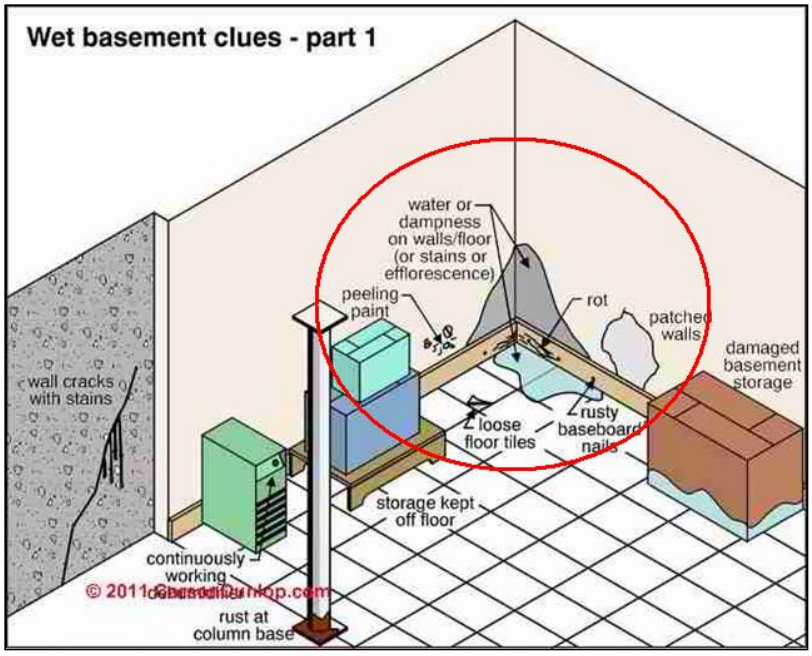
3.9 Item 3 (Picture)

4. Structural Components

4.0 Foundation

Repair/Replace

(1) As observed in some of the visible portions of the foundation in the basement, there was evidence of moisture intrusion (efflorescence, staining, peeling paint and/or mortar decay) observed on the foundation walls. Moisture can create high humidity, mold & can damage stored items & finishing materials. There may be some drainage and/or grading issues on the exterior that are contributing to these condition(s). The noted conditions may worsen any needed repairs are not completed. A further evaluation of the entire foundation (both interior and exterior) should be completed by a qualified, licensed masonry contractor and the necessary repairs be completed. **This condition may also exist behind finished basement walls/floor coverings. It may be less severe or worse than what was visible.**



4.0 Item 1 (Picture)

4.0 Item 2 (Picture)

4.0 Item 3 (Picture)

4.0 Item 4 (Picture)

4.0 Item 5 (Picture)

4.0 Item 6 (Picture)

4.0 Item 7 (Picture)

4.0 Item 8 (Picture)

4.0 Item 9 (Picture)

4.0 Item 10 (Picture) 99% moisture content on some of the foundation walls

4.0 Item 11 (Picture)

4.0 Item 12 (Picture)

(2) There was what appeared to be a black organic growth condition (possibly mold) on the visible portions of the foundation walls and finished wall structure in the basement. This is a potential health concern as molds have the potential to cause numerous health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or molds spores may cause allergic reactions in sensitive individuals. These conditions may also worsen if any needed

repairs are not completed. **A further evaluation/testing of the ENTIRE basement should be completed by a qualified, licensed environmental contractor and any necessary repairs/remediations be completed.** Additional information from the US EPA pertaining to mold in the home can be review at http://www.epa.gov/mold/moldbasics.html **This condition may also exist behind finished basement walls/floor coverings. There may be hidden damage. It may be less severe or worse than what was visible.** Also to note, the walls inside the closet that houses the sump pump were covered with fiberglass reinforced plastic (FRP) panels. This is not typical as finished wall are usually covered with drywall. They may have done this because the drywall may have been getting mold on it because of the high moisture within this closet.

4.0 Item 13 (Picture)

4.0 Item 14 (Picture)

4.0 Item 15 (Picture)

4.0 Item 16 (Picture)

4.0 Item 17 (Picture)

4.0 Item 18 (Picture)

(3) There were numerous cracks and/or deteriorated areas present on some of the visible portions of the interior and/or exterior foundation wall surfaces. These conditions if not repaired may lead to possible moisture intrusion into the foundation walls and the basement along with possible deterioration of the foundation walls and the interior finishes of the house. These conditions may also worsen if the needed repairs are not completed. A further evaluation of the ENTIRE foundation (both interior and exterior) should be completed by a qualified, licensed structural contractor and the necessary repairs be completed. **These conditions may also exist behind finished basement walls/floors. They may be less severe or worse than what was visible.**

Some additional information pertaining to foundation cracks for your reference;

Vertical Cracks

Of the foundation cracks you are likely to encounter, vertical cracks are generally the most common and least severe type of crack you will come across. Vertical cracks are cracks that go straight up and down, or maybe on a slight diagonal of within 30 degrees of vertical, and are a common occurrence in many houses. These types of cracks are usually the result of your foundation settling, and it is thusly not uncommon even for new houses to have this type of foundation damage as a home's foundation can settle greatly in the first few years. Fortunately, this type of crack is usually the easiest and least expensive to have sealed. Generally, a urethane or epoxy material will be injected into the crack, ensuring that it is sealed and does reopen or grow as your foundation continues to settle.

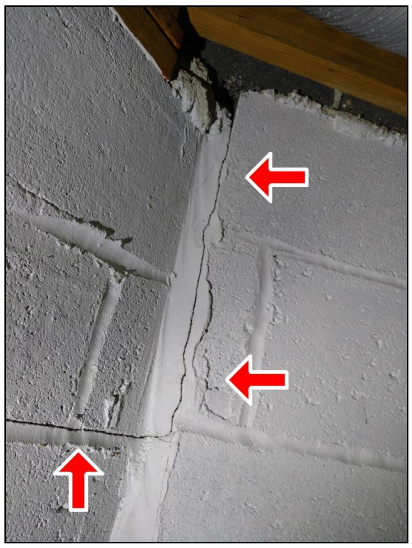
Diagonal Cracks

Another common type of crack that you may encounter is a diagonal crack that runs along your foundation or basement wall at a 30-75 degree angle. This type of crack may be a thin hairline crack, but will likely be wider at one end than the other. Diagonal foundation cracks are caused by differential settling of a foundation, which is where one side of a home's foundation settles lower than the rest of the foundation. This type of uneven tension then causes diagonal cracking. Differential settling can be the result of the house being built on a hill, or due to the expansion or contraction of the soil under a portion of the home. This type of crack can be more costly to repair than a vertical crack since it may be necessary to address the cause of the differential settlement after the crack is sealed. However, the solution may be as simple as installing new gutters so that rainwater directs away from a section of your properly that regularly becomes flooded, as this water could be causing the soil under a portion of your foundation to shift.

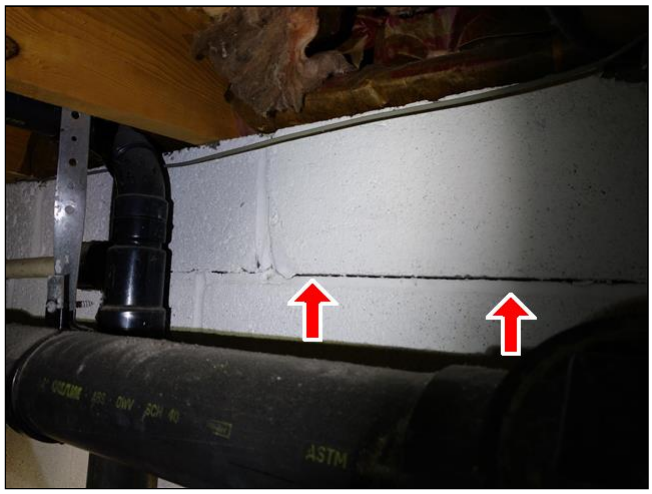
Horizontal Cracks

Foundation cracks that run sideways (horizontally) are the most serious type of crack to look out for, as they can signal serious damage to your home's foundation and structural integrity. While these cracks are sometimes seen in homes with poured concrete foundations, they are most common in homes with concrete block or brick foundations. Several things can cause this

type of foundation damage including soil/hydrostatic pressure outside of your foundation that can cause your basement walls to bow inwards. If you discover this type of foundation damage it is important that you have it repaired as soon as possible before the structural integrity of your home becomes compromised. Knowing what types of cracking you may discover in your home can help you to determine the severity of the damage to your foundation. Ultimately, however, any cracks you discover in your home's foundation should be taken seriously and professionally inspected and repaired so that you can ensure the structural integrity of your home.



4.0 Item 19 (Picture)



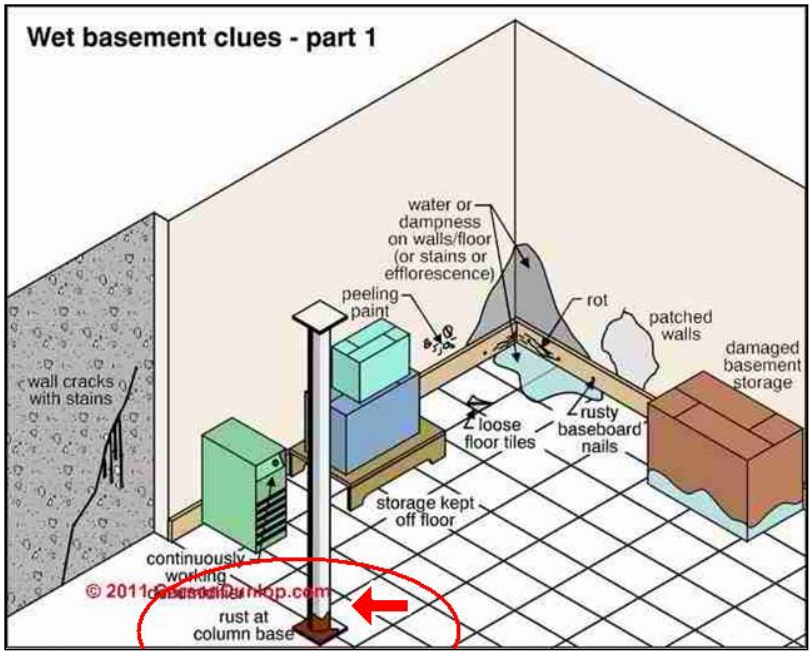
4.0 Item 20 (Picture)

4.0 Item 21 (Picture)

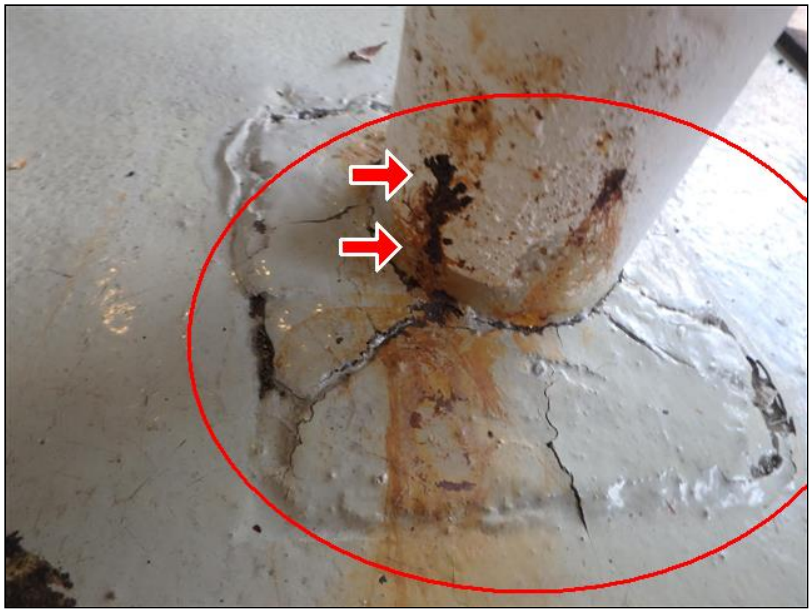
4.1 Columns/Piers/Girders/Beams

Repair/Replace

As observed in the garage, one of the steel lally support columns appeared to have numerous rust stains/scabs/ cracks towards the bottom of it. This condition is usually caused by moisture that is moving up from the garage floor and through the cement that inside the steel lally column due to capillary action. The inside of the column then rusts out and holes develop. These little scabs then start to allow moisture to weep out and run down the sides of the column. Over time a few things couple happen as a result of this condition. First the column may rust more at the base. The metal can rust out so much the column compresses on itself and may drop a little. This in turn may cause the structure above to drop a little. This may cause minor hairline cracks in the walls, ceiling and/or floor surfaces above. Sometimes the steel column may also split apart. Further deterioration of this column as well as structural damage and/or damage to the finishing materials could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed structural contractor and repair/replace as necessary.



4.1 Item 1 (Picture)



4.1 Item 3 (Picture)

4.1 Item 2 (Picture) Cracked

4.1 Item 4 (Picture) Cracked

4.5 Floor Structure

Repair/Replace

As observed in a small area in the kitchen and in the master bedroom, there were numerous floors surfaces that had a noticeable sloping condition present. The condition of the sloping floors in question could worsen in the future if any needed structural repairs are not completed. Future structural damage as well as damage to the interior finishes (walls, ceilings, flooring) could also occur. The area of concern in the bedroom may be a result of the carpet padding under the carpet being worn or there may be a structural issue causing the sloping condition. Sometimes carpet padding in high traffic areas becomes worn over other portions of the carpeted flooring. A further evaluation

of the ENTIRE structure/dwelling should be completed by a qualified, licensed structural contractor and any necessary repairs completed.

4.5 Item 1 (Picture)

4.5 Item 2 (Picture)

4.5 Item 3 (Picture)

5. Roof/Chimney

5.5 Chimney

Repair/Replace

The NFPA (National Fire Protection Agency- www.NFPA.org) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211

6. Attic and Insulation

6.2 Attic/Cockloft Insulation

Repair/Replace

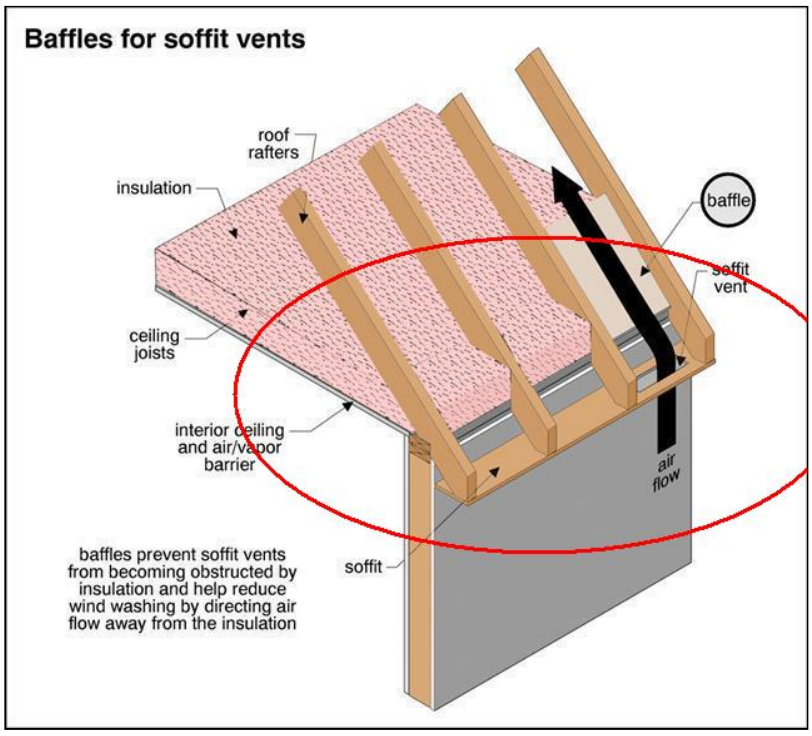
As observed in the attic space, there were a few floor joist bays that had either missing, damaged and/or deteriorated insulation. Recommend further evaluation of all of the attic insulation by a qualified, licensed contractor and repair/replace/install the insulation in these joist bays to reduce energy expenses and prevent condensation/ mold in the attic space by reducing the heat loss from the living space to the attic space.

6.2 Item 1 (Picture)

6.3 Attic/Cockloft/Roof Ventilation

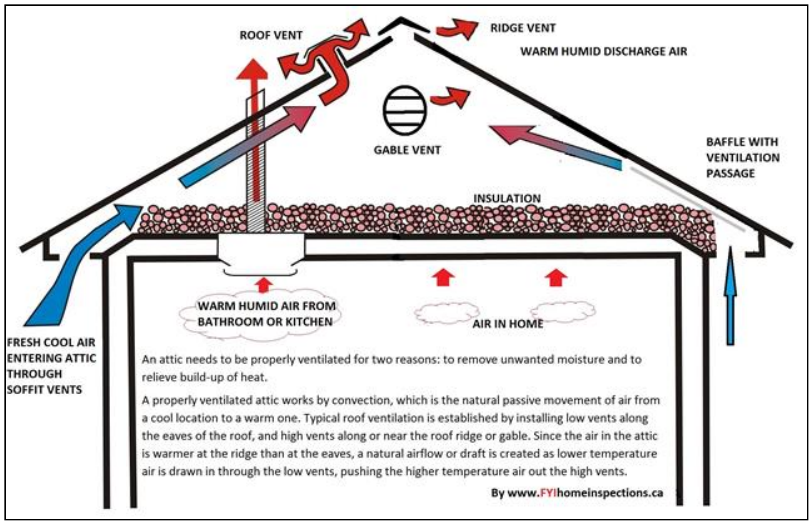
Repair/Replace

As observed in the attic space, the soffit vents appeared to be blocked with insulation. Recommend adding soffit vent baffles in the attic to avoid premature aging of roof decking/covering and help to maintain proper humidity and temperature control within the attic space. The venting in the attic space currently may not be adequate without the soffit vents being cleared and open for air flow.



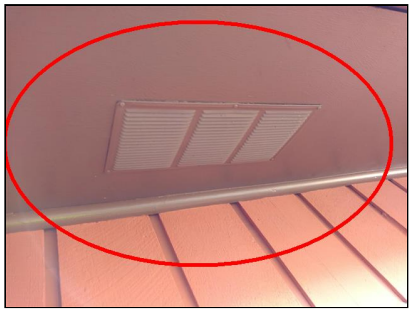
6.3 Item 1 (Picture) Example of venting

6.3 Item 2 (Picture) Example of venting



6.3 Item 3 (Picture) Example of venting


6.3 Item 4 (Picture)


6.3 Item 5 (Picture)


6.3 Item 6 (Picture)


6.3 Item 7 (Picture)


6.3 Item 8 (Picture)

7. Electrical System

7.0 Service Drop/Entrance/Conductors

Repair/Replace
Please see notes under Item #7.4 (3)

7.1 Electric Meter

Repair/Replace
Please see notes under Item #7.4 (3)

7.2 Main Disconnect

Repair/Replace
Please see notes under Item #7.4 (3)

7.3 Main Service Panel(s)

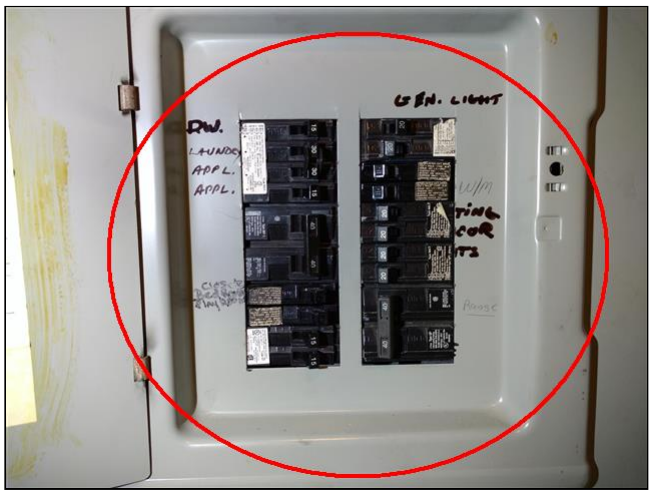
Repair/Replace

Please see notes under Item #7.4 (3)

7.4 Sub Panels(s)

Repair/Replace

(1) As observed in the electric sub panel, the circuit breaker wiring legend appeared to be in-complete, illegible and/ or inaccurate. This legend should be clearly marked identifying which circuit breaker shuts off which particular wiring circuit running throughout the house. This information is needed in case of an emergency or anytime individual circuits need to be turned off. It is recommend a qualified, licensed electrician verify each circuit and label accordingly.



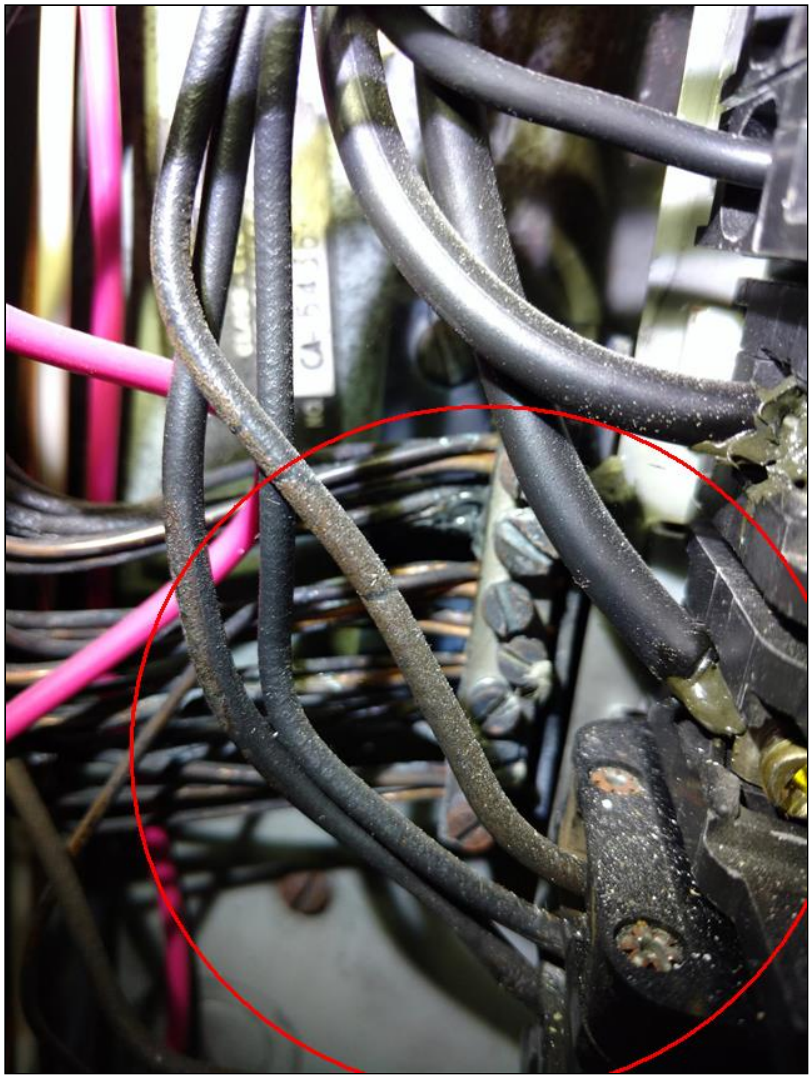
7.4 Item 1 (Picture)

(2) Two of the hold down screws for the front cover on the sub panel in the unit had pointed tips. These screws should have blunt (dull) tips to prevent the tip of the screw from piercing the insulation on the wires inside the panel if they came in contact with then. One of the necessary screws was also missing. Recommend having a qualified, licensed electrician install the required OEM (original equipment manufacturer) screws.

7.4 Item 2 (Picture)

7.4 Item 3 (Picture)

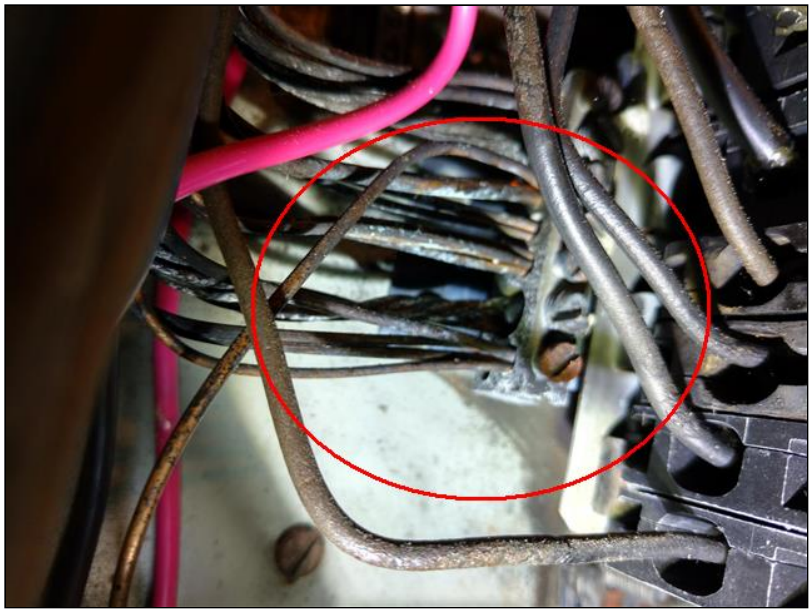
(3) As observed in the sub panel in the basement, there appeared to have been a small fire inside the panel as the internal components were burnt and scorched. **This is a MAJOR SAFTY CONCERN and MAJOR FIRE HAZARD and should be repaired/replaced IMMEDIATELY**. The internal components may have been damaged as a result and there may be future fires within this panel. **Based on these and all of the electric related defects present, a further evaluation of the ENTIRE electric sub panel in the basement and the main electric service panel, main disconnect circuit breaker and the electric meter (which are on the exterior) should be completed IMMEDIATELY by a qualified, licensed electrician and the necessary repairs/replacements completed. The homeowner should be notified of this condition and the need for repairs/replacement immediately.**



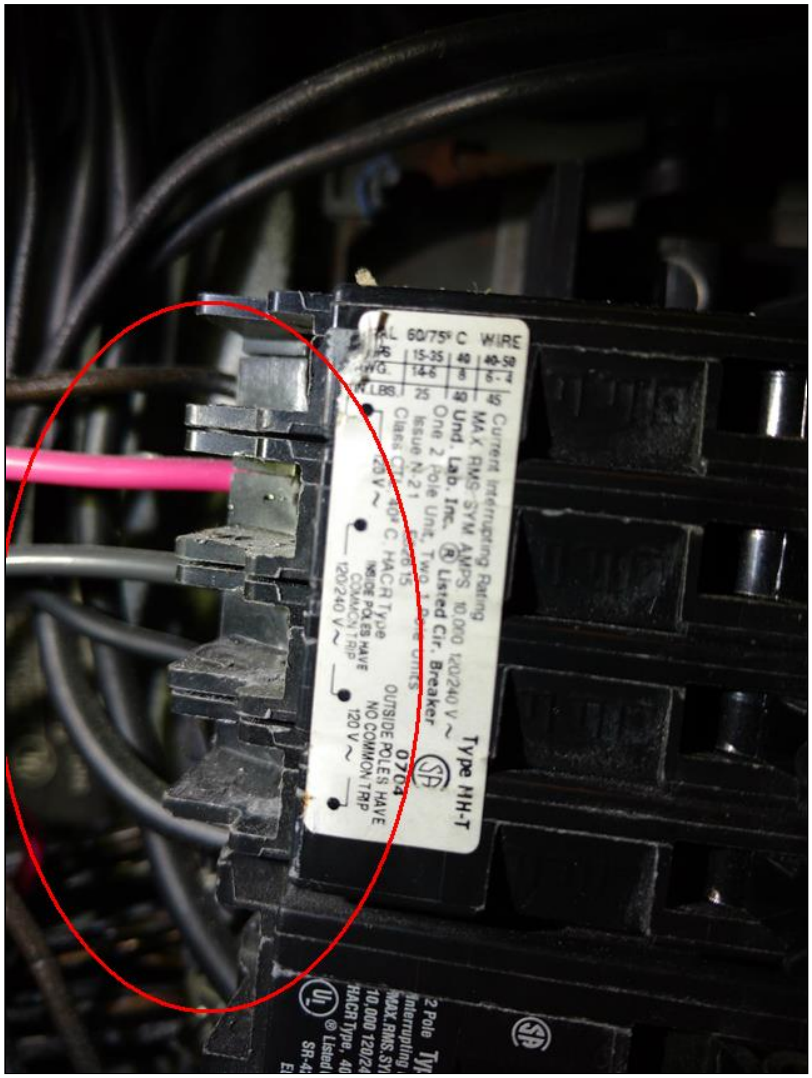
7.4 Item 4 (Picture)

7.4 Item 5 (Picture)

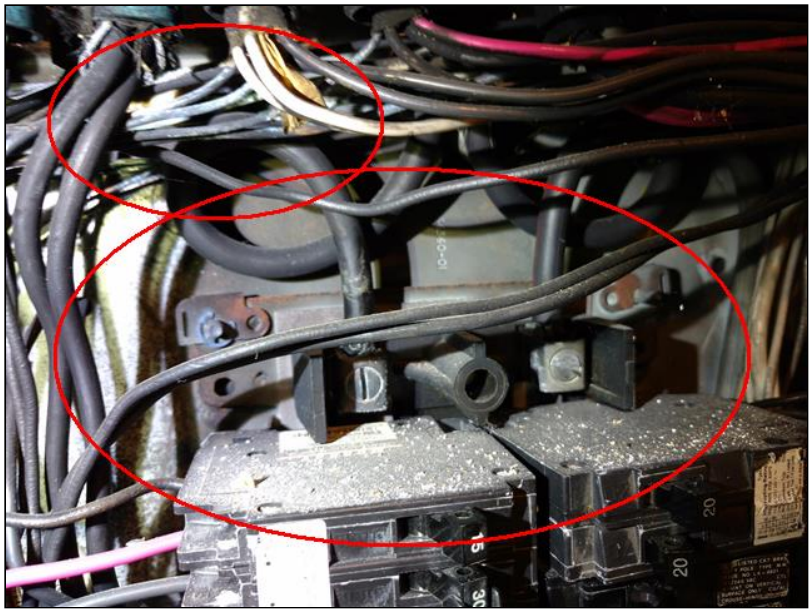
7.4 Item 6 (Picture)



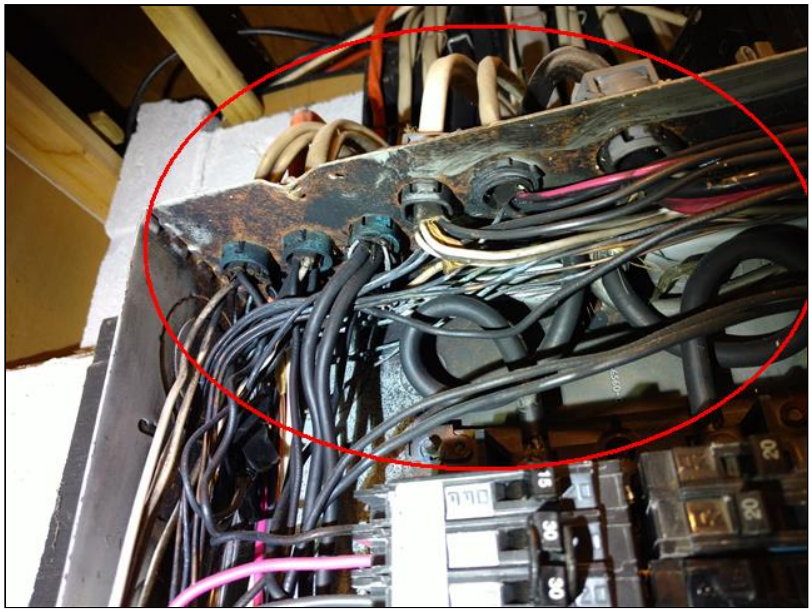
7.4 Item 7 (Picture)



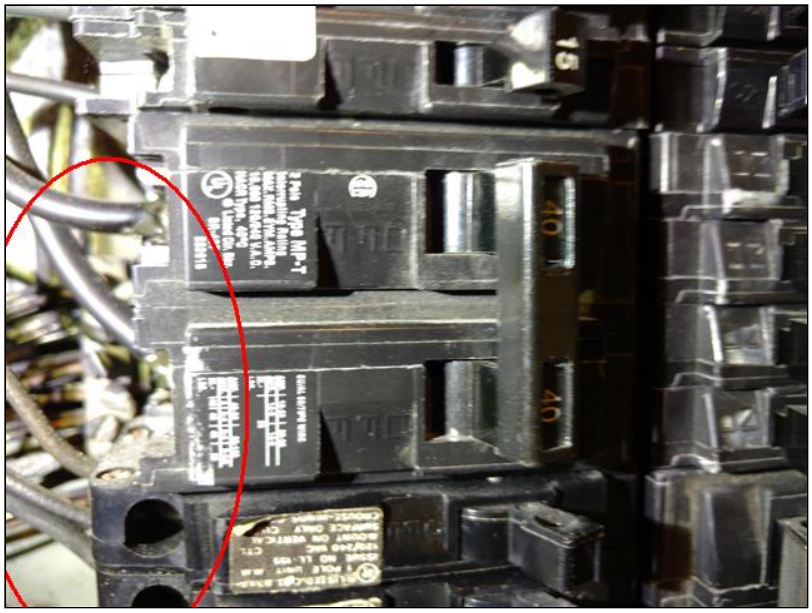
7.4 Item 8 (Picture)



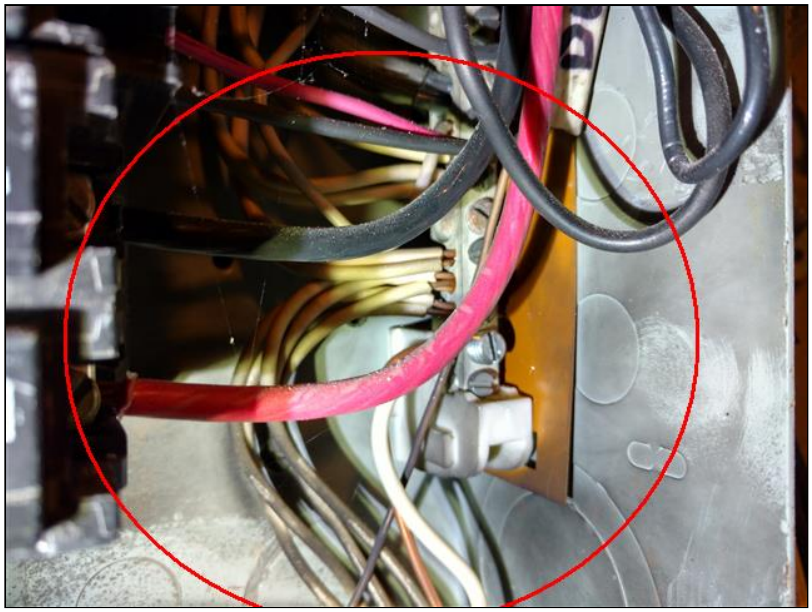
7.4 Item 9 (Picture)



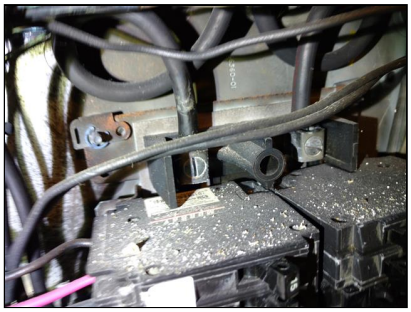
7.4 Item 10 (Picture)



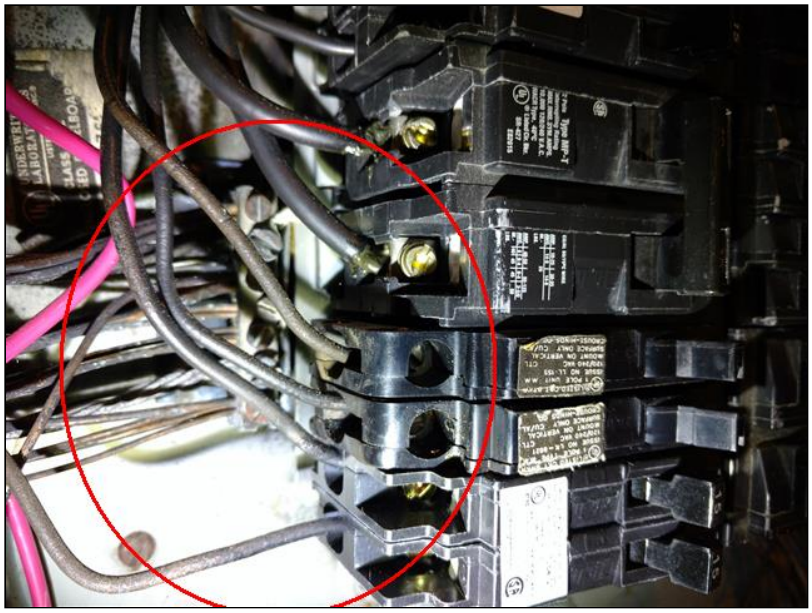
7.4 Item 11 (Picture)



7.4 Item 12 (Picture)



7.4 Item 13 (Picture)



7.4 Item 14 (Picture)

7.4 Item 15 (Picture)

7.4 Item 16 (Picture)

7.4 Item 17 (Picture)

7.4 Item 18 (Picture)

7.4 Item 19 (Picture)

7.5 Service Equipment Grounding

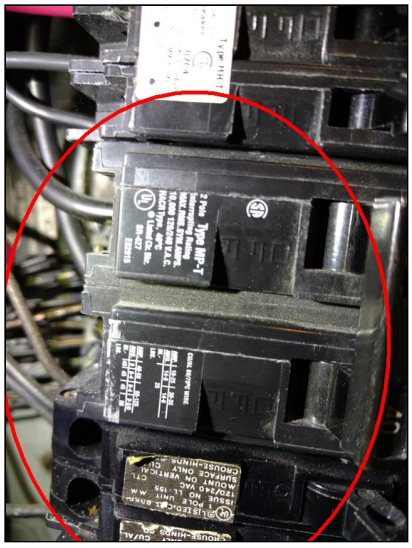
Repair/Replace

Please see notes under Item #7.4 (3)

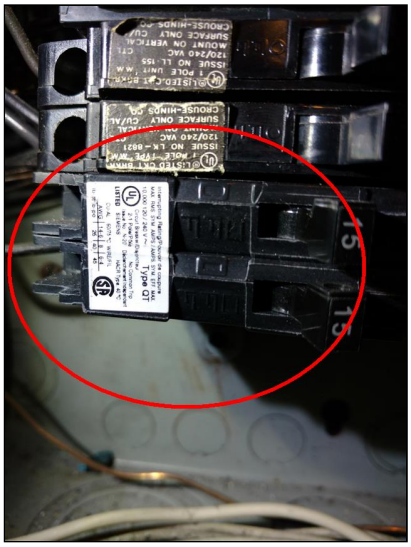
7.6 Overcurrent Protection

Repair/Replace

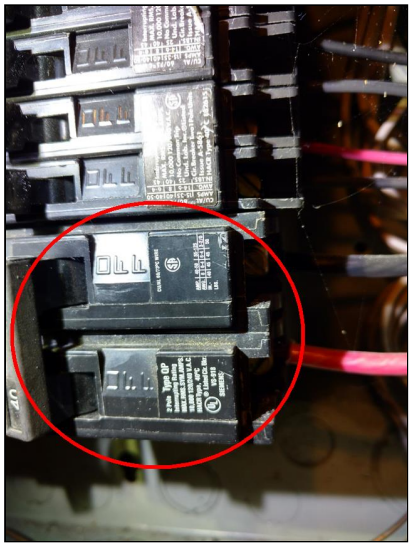
(1) As observed in the electric sub panel, there were numerous different manufacturer brands of circuit breakers installed in the panel. Per the manufacturer's wiring specifications, there are only certain types and brands of circuit breakers that are allowed to be safely utilized in this panel. This is a potential safety concern and fire hazard as this panel may not be designed for use with these circuit breakers. **Based on these and all of the electric related defects present, a further evaluation of the ENTIRE electric sub panel in the basement and the main electric service panel, main disconnect circuit breaker and the electric meter (which are on the exterior) should be completed by a qualified, licensed electrician and the necessary repairs/replacements completed.**



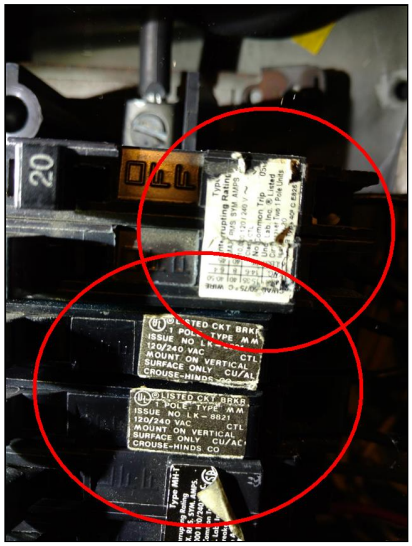
7.6 Item 1 (Picture)



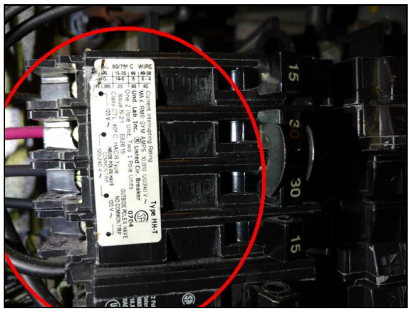
7.6 Item 2 (Picture)



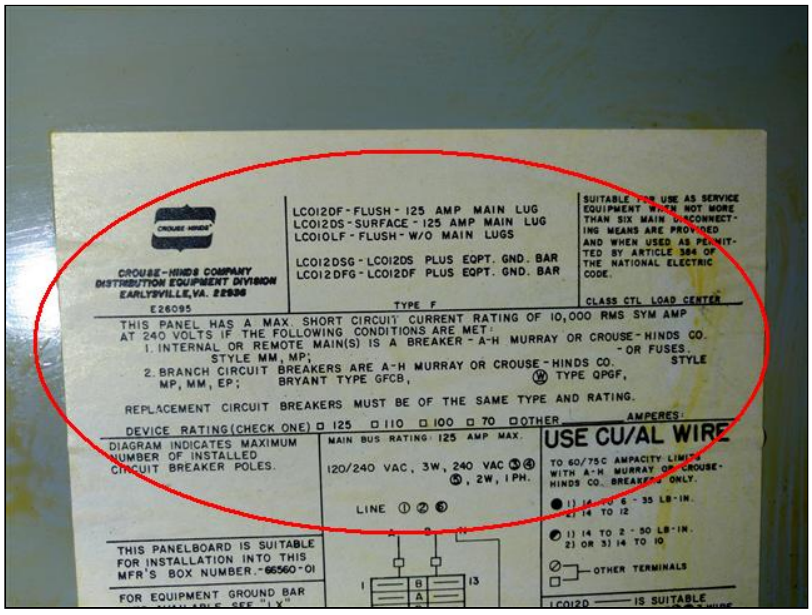
7.6 Item 3 (Picture)



7.6 Item 4 (Picture)



7.6 Item 5 (Picture)



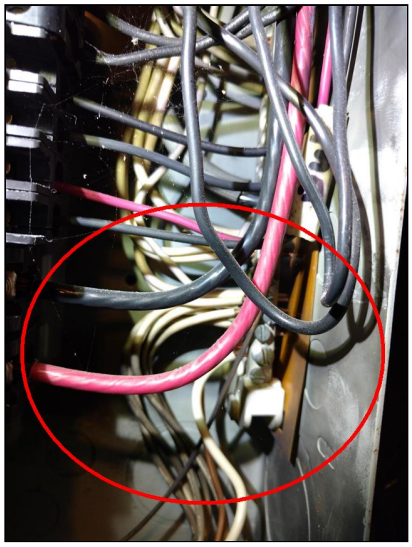
7.6 Item 6 (Picture)

(2) Please see notes under Item #7.4 (3)

7.7 Wiring Methods

Repair/Replace

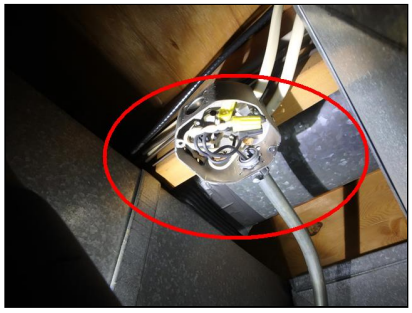
(1) There were grounded (neutrals) wires that were doubled up under the same terminals (lugs) on the neutral bus bar in the main electric service panel. The connection of grounded and grounding wires in this situation creates a significant problem. One of the objectives of a correct arrangement of bonding jumpers, neutrals and grounding wires is to allow for circuit isolation if the electrical system needs to be worked on. Also most panels are only designed for one grounded wire per lug. The wires could come loose and heat up if they are double lugged. This requirement has been generally been enforced in the past by a close review of the manufacturer markings and by NEC 110.3 (b). Clause 12.3.10 of UL 67 (panelboards) states, "Each neutral conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor". Recommend having a qualified, licensed electrician make all the corrections necessary to ensure the safe and proper operation of the service panel.



7.7 Item 1 (Picture)

(2) Please see notes under Item #7.4 (3)

(3) There was a cut wire observed in the basement that was not safely terminated in a junction box. The wire was not live at the time of the inspection. This is a safety issue and a potential fire hazard. Recommend further evaluation by a qualified, licensed electrician and repair as necessary. There was also a junction box that was missing a cover.



7.7 Item 2 (Picture)

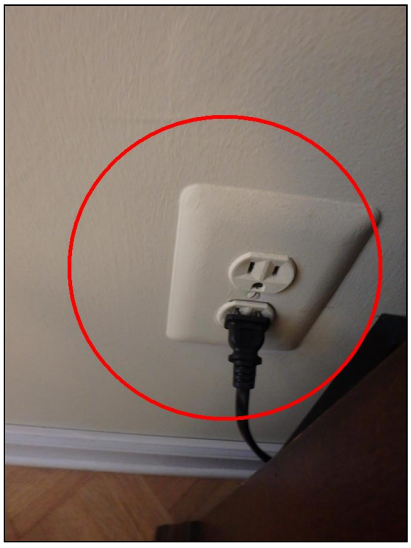
7.7 Item 3 (Picture)

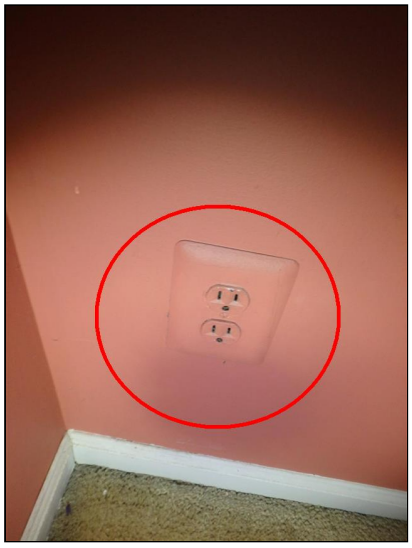
7.8 Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Receptacles/Outlets

Repair/Replace

(1) As observed throughout the dwelling, there were numerous electric receptacles that were painted. This may hinder the functionality of the receptacles as it may be hard to plug any power cords into these receptacles due to the buildup on paint in the holes. It may also cause them to heat up. These are safety concerns and a potential fire hazards. Electrical receptacles should not be painted. **A further evaluation of ALL of the receptacles/outlets should be completed by a qualified, licensed electrician and the necessary repairs/replacements be completed. There was also some outlets that were loose as well.**


7.8 Item 1 (Picture)


7.8 Item 2 (Picture)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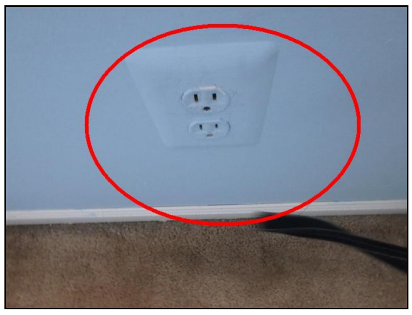
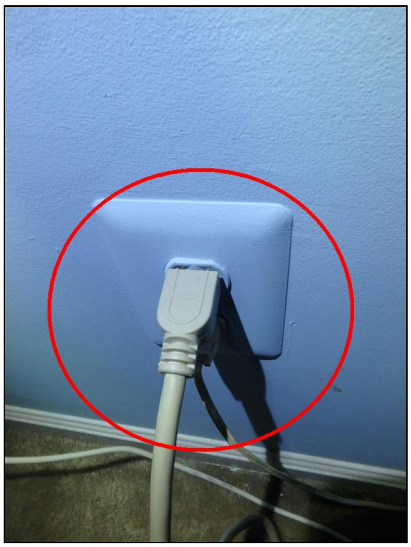
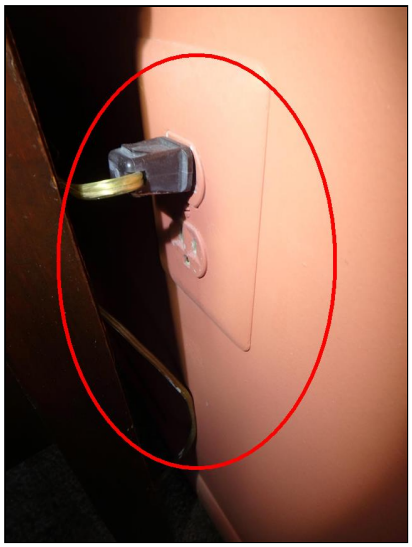
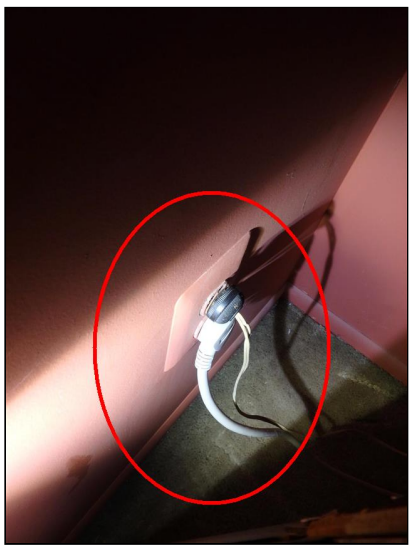

7.8 Item 4 (Picture)


7.8 Item 5 (Picture)


7.8 Item 6 (Picture)


7.8 Item 7 (Picture)


7.8 Item 8 (Picture)


7.8 Item 9 (Picture)

7.8 Item 10 (Picture)

7.8 Item 11 (Picture)

(2) There were electrical receptacles located in the basement that had a reversed polarity condition. Reversed polarity is when the hot and neutral connections at a receptacle are wired "backwards". It is also possible, all these effected outlets could be wired on the same circuit and the wire feeding this circuit was wired backwards somewhere downstream from the outlets. Reversed polarity creates a potential shock hazard and should be repaired. Recommend further by a qualified, licensed electrician and repair as necessary.

7.8 Item 12 (Picture)

7.8 Item 13 (Picture)

(3) As observed in the attic space, there was at least one of the 2nd floor recessed light housings were covered and/ or touching the insulation that was in the floor joist bays. These lights should not be installed with insulation within 3 inches of fixture sides or wiring compartment nor above fixture in such manner to entrap heat. This is a major fire and safety issue. Recommend moving all of the insulation away from the housings as required. **There may be additional light fixtures that were not visible and covered with insulation. ALL of the recessed light housings in the attic should be checked.**

7.8 Item 14 (Picture)

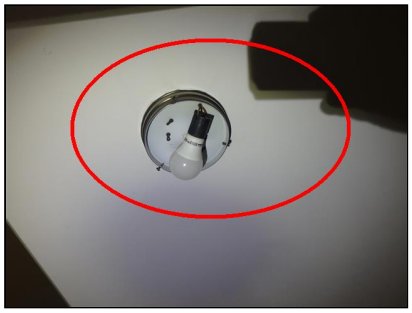
7.8 Item 15 (Picture)

7.8 Item 16 (Picture) Light under there?

(4) There were numerous light fixtures that were missing light bulbs and/or appeared to have burned out bulbs present. As a result, these light fixtures could not be tested for proper operation. There were also light fixtures that appeared to be damaged and in need of repairs. All of these are potential safety concerns. Also to note, the ceiling fans on the lower level and the master bedroom were not functioning. A further evaluation of ALL of the interior and exterior light fixtures and ceiling fans should be completed by a qualified, licensed electrician and replace/install bulbs and/or repair/replace light fixtures as necessary.


7.8 Item 17 (Picture)


7.8 Item 18 (Picture)


7.8 Item 19 (Picture)


7.8 Item 20 (Picture)

(5) Please see notes under Item #7.4 (3)

(6) The electric receptacle located in the basement laundry/wash sink area was not GFCI protected. Receptacles located on the exterior, in garages, kitchen sink area, bathrooms and laundry areas should be GFCI protected. A ground fault circuit interrupter (GFCI) is a device (outlet or circuit breaker) that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. It is used to reduce the risk of electric shock. They can also prevent fires, like when a live wire touches a metal conduit. For safety purposes, would recommend upgrading this receptacle.. This should be done by a qualified, licensed electrician.

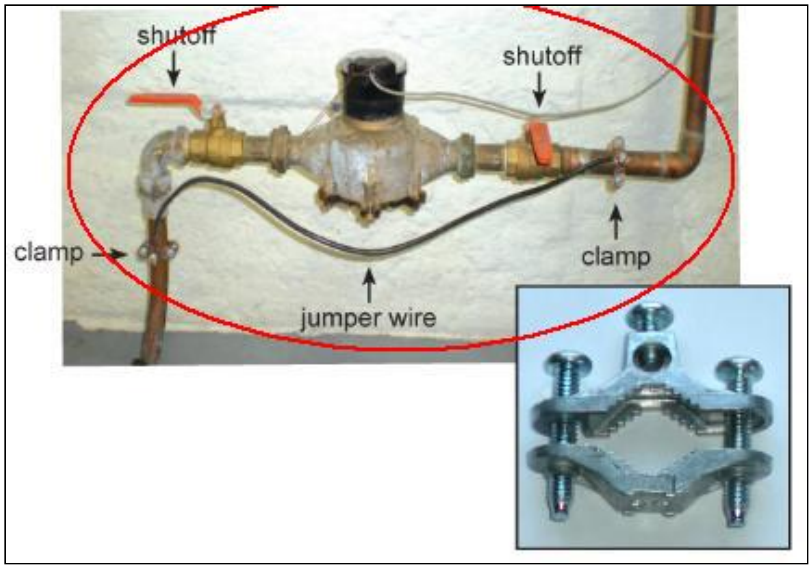

7.8 Item 21 (Picture)

8. Plumbing System

8.0 Main Water Supply (into dwelling)

Repair/Replace

(1) The water meter was missing a bonding wire. A bonding wire is used to electrically bond the water distribution pipes throughout the house. Part of the reason that the water distribution piping in the home gets bonded is to make sure the pipes can't accidentally become energized. If an ungrounded (aka hot) conductor came in contact with a properly bonded water pipe, the current would have such a good path back to the main panel that it would overload the circuit breaker and the breaker would quickly trip. In other words, it protects against electric shocks. Recommend further evaluation for repairs by a qualified, licensed plumber.



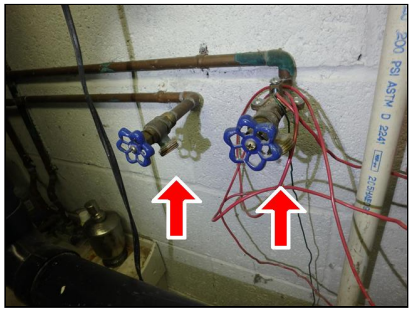
8.0 Item 1 (Picture) Example

(2) Please see notes under Item #8.1 (1)

8.1 Main Water Distribution Lines

Repair/Replace

Testing of the water shut off valves located throughout the dwelling (especially the ones located in basements, crawlspaces, under sinks, behind toilets, etc.) and on the exterior for functionality is beyond the scope of the home inspection. Sometimes if the valves are turned/tested even just slightly, they may start to leak due to mineral buildup on the packings/seals. Also, due to age, corrosion and/or mineral buildup that may be on them, they may or may not function properly in the future in the event of an emergency or a need to service part of the plumbing system. **Therefore, a further evaluation of ALL of the water shut off valves in the dwelling (basement, under sinks, behind toilets, etc.) and any on the exterior should be completed by a qualified, licensed plumber and any necessary repairs/valve replacements should be completed**. **This includes the main water supply shut off valve on the street side of the water meter that appeared to be seized up (wouldn't turn). This is the most important water shut off valve in the entire house and it should be 100% functional. This should be repaired by a qualified, licensed plumber.**



8.1 Item 1 (Picture) These should be capped.

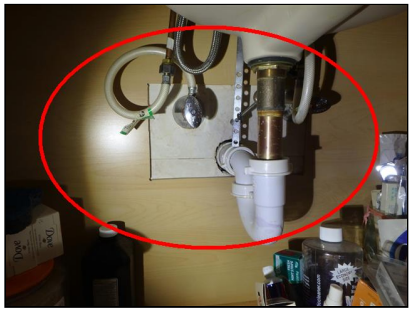
8.1 Item 2 (Picture)

8.1 Item 3 (Picture)

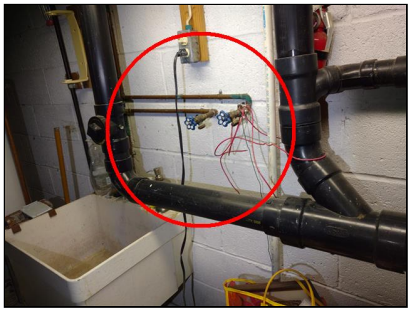
8.1 Item 4 (Picture)

8.1 Item 5 (Picture)

8.1 Item 6 (Picture)



8.1 Item 7 (Picture)

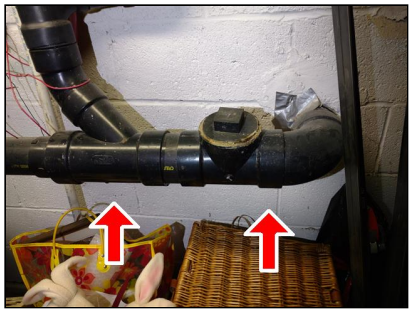


8.1 Item 8 (Picture)

8.2 DWV (Drain, Waste and Vent) Systems

Repair/Replace

(1) As observed in the dwelling, there were numerous sections of the DWV (drain, waste, vent) piping that were ABS. While the interior visible portions appeared to be in a serviceable condition, the underground portions may be compromised. The main concern is the portions that run from the house to the sewer main. To insure the main DWV system is 100% functional, it is recommended the DWV piping be scoped by a qualified, licensed plumber/ professional to ascertain the integrity of such piping.



8.2 Item 1 (Picture)

(2) As observed in the basement, there was an open DWV (drain, waste, vent) pipe observed. This is a concern as as sewer gases could possibly escape from this opening. Recommend further evaluation by a qualified, licensed plumber and repair/cap pipe as needed.

8.2 Item 2 (Picture) P-trap is probably dry/no water in it

(3) The drain in the bathroom sink was draining very slowly. The drain could be clogged slightly which could be fixed by using a common drain opener solution available at most home centers. There also may be an issue with the connected drain piping. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

8.2 Item 3 (Picture)

8.3 Fixtures & Faucets

Repair/Replace

Present at the kitchen sink is an Insinkerator instant hot water dispenser. This unit was unplugged and therefore could not be tested to see if it makes hot water. Also to note, this dispenser is a potential safety concern as the hot water coming out of this dispenser could be as hot as 185 degrees Fahrenheit. This is a safety concern as the

water coming out of this dispenser may instantly cause scalding if someone were to attempt to wash their hands with this water or come into contact with this water for any reason. This dispenser should be plugged in and tested.

8.3 Item 1 (Picture)

8.3 Item 2 (Picture)

8.5 Sump Pump Plumbing

Repair/Replace

The sump pump drain for the sump pump located in the basement should be extended out at least 6ft from the foundation wall (or as far out as possible). Currently, the discharge piping is discharging the water onto the ground next to the foundation wall. Thus, the water could be seeping down and going into the foundation wall and possibly migrate back into the basement. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

8.5 Item 1 (Picture)

8.5 Item 2 (Picture)

8.6 Sump Pump Pit

Repair/Replace

(1) As observed in basement, the sump pump pit/metal basket was severely deteriorated and was in need of replacement by a qualified, licensed plumber. This condition may worsen if the needed repairs are not completed. The current condition of the basket may let dirt/stone debris into the pit which may damage the sump pump.

8.6 Item 1 (Picture)

8.6 Item 2 (Picture)

8.6 Item 3 (Picture)

(2) The sump pump pit had no cover present. Sump pump pits should have a proper cover to prevent a high humidity condition in the surrounding area. Mold may form on the basement finishes as a result. It may also prevent radon from seeping into the living spaces. Recommend a further evaluation by a qualified, licensed plumber and repair as necessary.

8.6 Item 4 (Picture)

8.6 Item 5 (Picture)

9. Water Heater

9.0 Water Heater

Repair/Replace

Information taken from the data tag places the age of the water heater at around 21 years old. It is considered to be at the end of its expected lifespan. **Based on the observations of the water heater, the water heater should be replaced IMMEDIATELY as it is a MAJOR SAFETY CONCERN by a qualified, licensed plumber. The homeowner should be notified of this condition and the need for a replacement.**

9.0 Item 1 (Picture)

9.0 Item 2 (Picture)

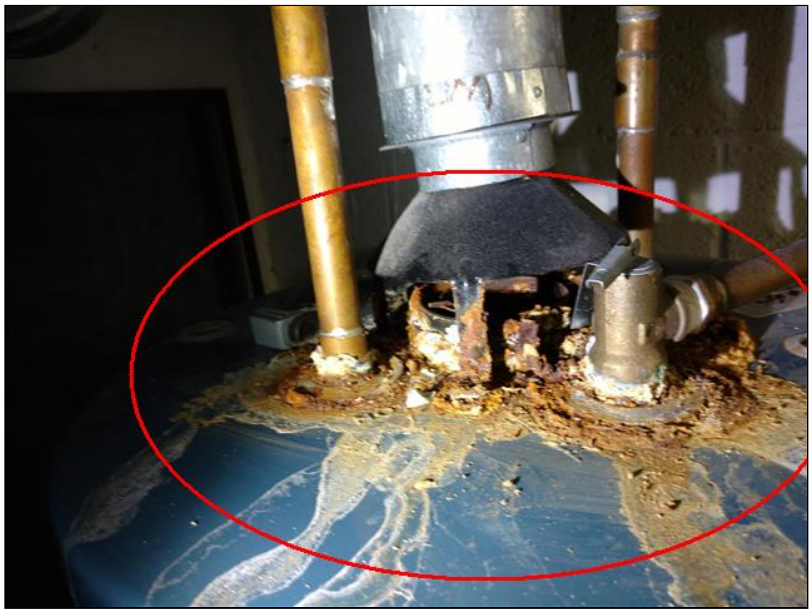
9.0 Item 3 (Picture)

9.0 Item 4 (Picture)

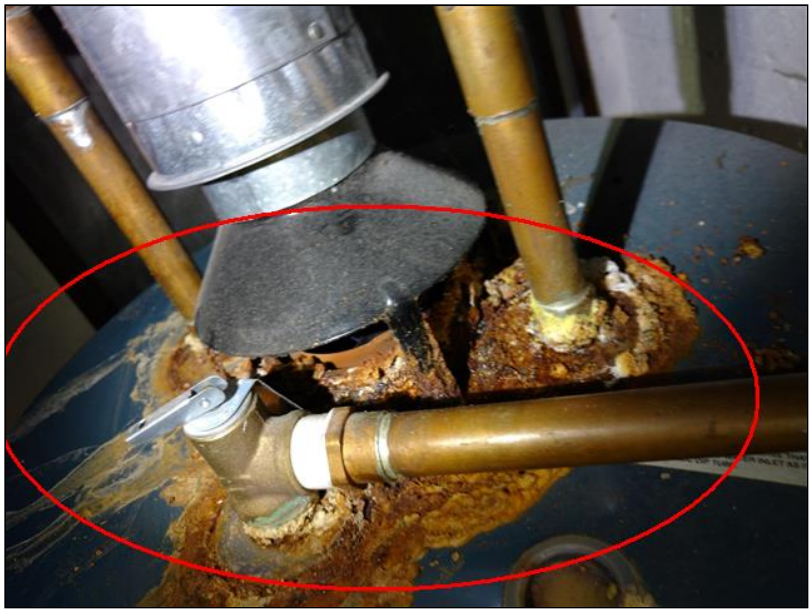
9.1 Venting

Repair/Replace

The top of the water heater was severely deteriorated as it appears to be a MAJOR venting issue resulting in the water heater back drafting. **Based on the severity of the deterioration, this is a MAJOR SAFETY CONCERN as combustion by products (carbon dioxide, carbon monoxide and nitrogen oxide) may be entering the dwelling instead of being properly vented out of the dwelling. The bottom of the water heater was also rusted/deteriorated. These conditions may worsen as well as possible flooding of the basement if the necessary replacement is not completed. The water heater should be replaced IMMEDIATELY by a qualified, licensed plumber. The homeowner should be notified of this condition and the need for a replacement.**



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

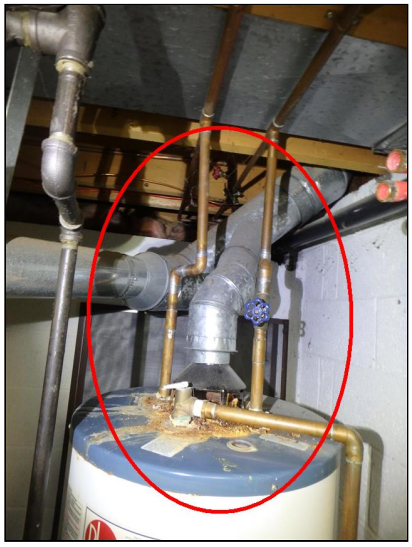
9.1 Item 3 (Picture)

9.1 Item 4 (Picture)

9.4 Bonding Wire

Repair/Replace

The water heater was missing the required bonding wire. A bonding wire is used to electrically bond the water distribution pipes throughout the house. Part of the reason that the water distribution piping in the home gets bonded is to make sure the pipes can't accidentally become energized. If an ungrounded (aka hot) conductor came in contact with a properly bonded water pipe, the current would have such a good path back to the main panel that it would overload the circuit breaker and the breaker would quickly trip. In other words, it protects against electric shocks. The necessary repair should be completed by a qualified, licensed plumber.



9.4 Item 1 (Picture)

10. Heating System(s)

10.0 Heating Unit(s)

Repair/Replace

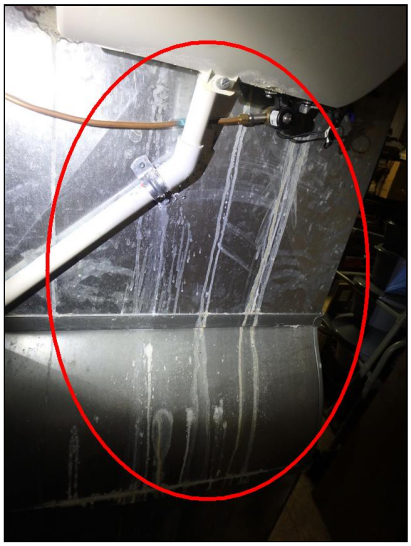
Information taken from the data tag, places the age of the furnace at around 21 years old. It is considered to be at end of its expected lifespan. Recommend budgeting for a replacement in the near future.

10.1 Heating Distribution System

Repair/Replace

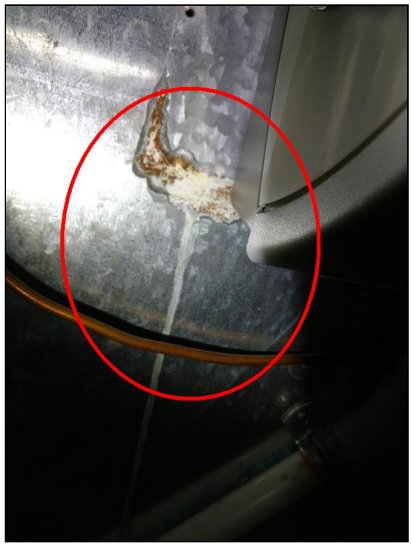
(1) The humidifier pad/filter in the built in humidifier on the side of the furnace was severely deteriorated and is in need of replacement. There was a heavy mineral buildup on the pad/filter. This may effect the performance of the humidifier is the pad/filter is not changed. Also to note, there was a large amount of staining present on the ducting below the unit. The humidifier should not be used until the necessary repairs are completed by a qualified, licensed HVAC professional.

10.1 Item 1 (Picture)



10.1 Item 2 (Picture)

10.1 Item 3 (Picture)



10.1 Item 4 (Picture)

(2) As observed in the basement utility room, there was an HVAC supply air duct that was semi-disconnected. This condition if not repaired, will have an affect on the air flow in the room where this duct is running to. Also, there were debris in the duct in the kitchen in front of the refrigerator. This should be cleaned out. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

10.1 Item 5 (Picture)

10.1 Item 6 (Picture)

10.1 Item 7 (Picture)

10.1 Item 8 (Picture)

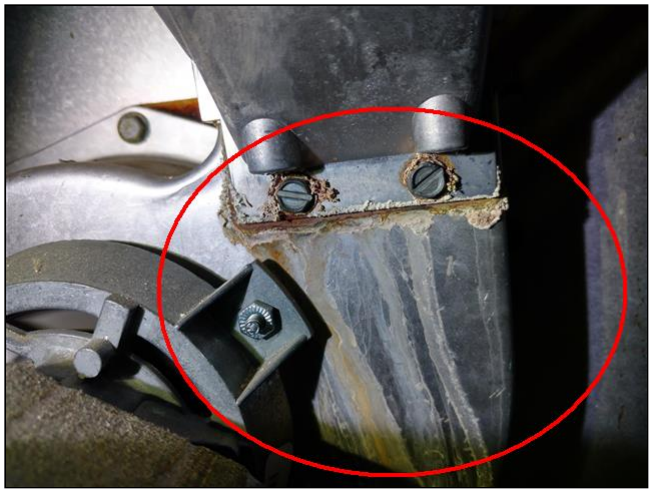
10.2 Venting

Repair/Replace

(1) There was white "condensate" observed on the outside of the vent connector and on the inside of the top furnace compartment. The combustion by-products of a gas furnace are made up of slightly acidic moisture. Under normal furnace operation this particulate is vented to the exterior of the home through the chimney. For various reasons it can condensate inside the vent connectors or chimney and drip out the vent connectors and/or back into the furnace. This condition could lead to corrosion of the furnace components and/or the venting system itself if not repaired. There may be an issue with the venting. Also to note, the chimney cap was loose/damaged. The exterior portion of the metal chimney also appeared to have been recently painted for an unknown reason. It may have been rusted or it may have just been painted to make it look better. Recommend further evaluation of the furnace of the ENTIRE length of the metal chimney/venting by a qualified, licensed HVAC professional and repair as necessary.

10.2 Item 1 (Picture)

10.2 Item 2 (Picture)



10.2 Item 3 (Picture)

10.2 Item 4 (Picture)

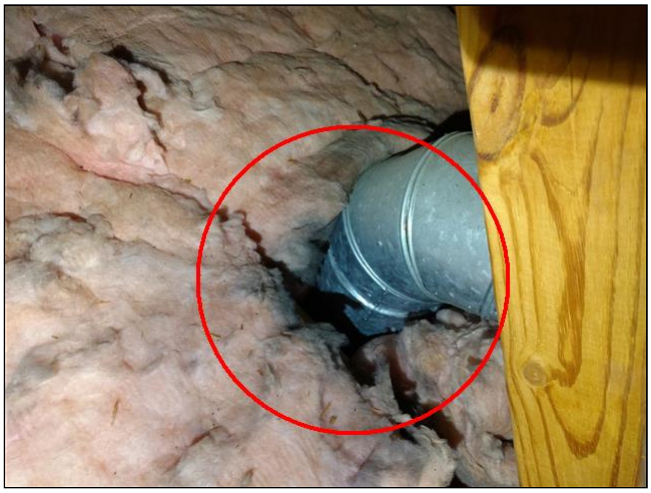
10.2 Item 5 (Picture)

10.2 Item 6 (Picture)

10.2 Item 7 (Picture)

(2) The minimum clearance for the B vent exhaust ducting serving the gas fired water heater and furnace from combustible materials is 1 inch. As observed in the attic space, there was kraft faced batts insulation touching a portion of the B vent ducting. This is a safety concern and a potential fire hazard. Recommend moving the insulation away from the B vent ducting to comply with the clearance requirements.

10.2 Item 8 (Picture)



10.2 Item 9 (Picture)

10.2 Item 10 (Picture)

10.5 Filter

Repair/Replace

There was an electronic air filter present that was filtering the air in the HVAC unit. These types of filters have their pros and cons and may not be as effective as a high quality HEPA or other disposable type filters. They often tend to fail as they get older as well. In some instances, people would disconnect the power going to this unit and buy disposable type filters that are designed to fit into the existing electronic air filter housing. Also to note, the power switch for this filter was in the off position. Therefore it was not functioning. There was also a large amount of not normal noise coming from the area of this filter when the heating system was tested/operated.

10.5 Item 1 (Picture)

10.5 Item 2 (Picture)

10.5 Item 3 (Picture) Off

11. Cooling System(s)

11.0 Cooling System(s)

Repair/Replace

(1) Information taken from the data tag, places the age of the A/C evaporator at around 20 years old. It is considered to be at end of its expected lifespan. Recommend budgeting for a replacement in the near future. The A/C condenser may be the same age (20 years old-the data tag was unreadable)

11.0 Item 1 (Picture)

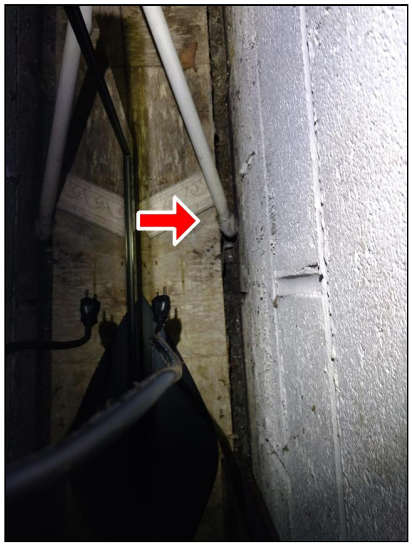
(2) The primary condensate drain pipe for the central air conditioning system was missing the required p-trap where it exits the evaporator coil housing. The primary purpose of a condensate trap (p-trap) is to prevent air from moving in or out of the coil box or air handler during operation. This condition may cause condensate drainage issues. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

11.0 Item 2 (Picture)

(3) The main condensate drain pipe for the central air conditioning system was draining the condensate (water) it produces into the gap in between the basement floor slab and the masonry foundation wall. The humidifier was also draining into this gap. These are not good arrangements as the condensate may cause the earth under the basement concrete floor to undermine which may cause damage to the basement floor. **It may also cause an excessive amount of unwanted moisture in the basement and possible moisture damage to the foundation walls.** There was a suspect mold condition on the foundation walls in this area. A condensate pump should be installed next to the HVAC unit and the condensate will then be pumped by the condensate pump into the DWV system or to the exterior. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

11.0 Item 3 (Picture)

11.0 Item 4 (Picture)



11.0 Item 5 (Picture)

(4) The central air conditioning system exterior condenser unit was out of level. Being out of level may cause the components inside to fail prematurely and may also prohibit the air conditioning system from functioning properly. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

11.0 Item 6 (Picture)

11.0 Item 7 (Picture)

(5) Due to the fact that the outside temperature was around 37 degrees fahrenheit at the start of the inspection the central air conditioning system was not operated. If you operate an air conditioning system with the temperature below 65 degrees you run the risk of damaging the compressor in the condenser. Under 65 degrees, the refrigerant in the air conditioning system, may not vaporize completely which results in liquid refrigerant being sent through the compressor. The compressor is designed to process gas, which is more easily compressed than fluid. If you attempt to pump liquid through the compressor you run the risk of damaging it. **Therefore, the inspection of this system was only visual and the inspection of this system was limited due to the exterior weather conditions.** **This system may not operate properly in the warmer weather when operated.** Recommend verifying with the homeowner that the central air conditioning system does function properly and obtain any servicing records prior to closing or any other contractual deadlines. **You should also have the ENTIRE central air conditioning system(s) including the air supply/return distribution system(s) further evaluated by a qualified, licensed HVAC professional and any needed repairs completed to insure the central air conditioning system will/is functioning as intended.**

11.1 Cooling Distribution System

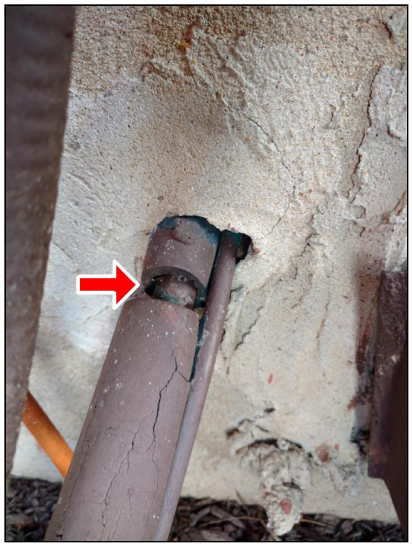
Repair/Replace

Please see notes under Item #10.1 (1)

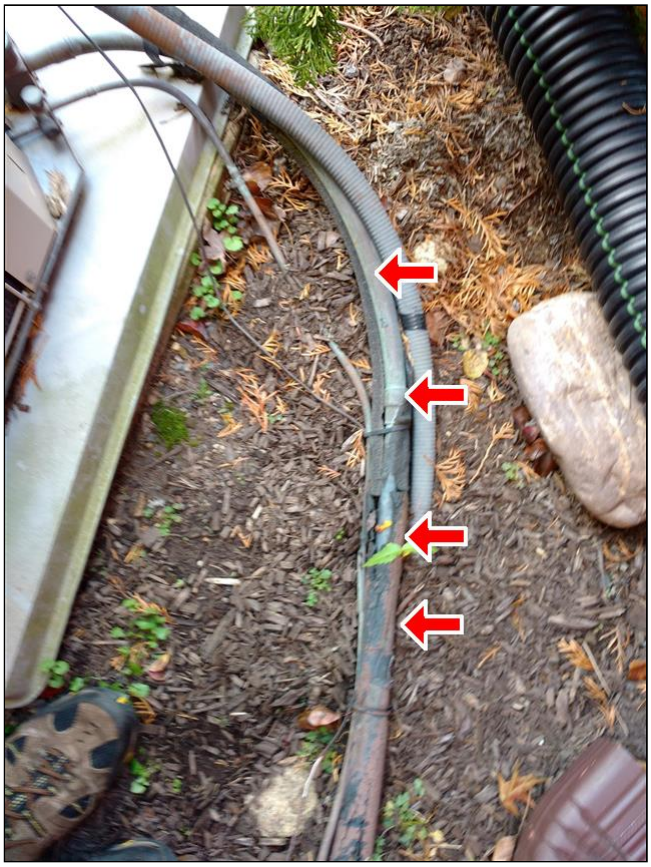
11.2 Refrigerant Lines

Repair/Replace

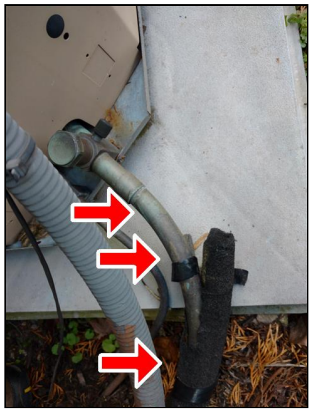
The insulation wrap on the central air conditioning system refrigerant line was deteriorated and/or missing is area(s). These condition(s) may worsen if the needed repairs are not completed. This condition may also affect the performance of the air conditioning system if not repaired. Recommend further evaluation by a qualified, licensed HVAC contractor and repair as necessary.



11.2 Item 1 (Picture)



11.2 Item 2 (Picture)



11.2 Item 3 (Picture)

11.3 Cooling System Filter

Repair/Replace

Please see notes under Item #10.5 (1)

11.4 Thermostat

Repair/Replace

Please see notes under Item #11.0 (5)

12. Interior

12.1 Ceiling Finishes

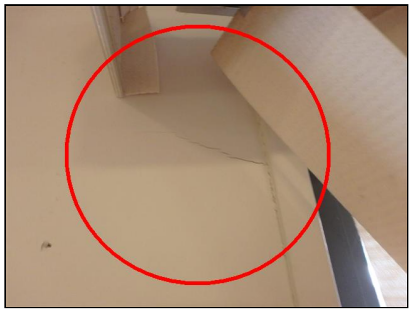
Repair/Replace

Please see notes under Item #12.2 (1)

12.2 Wall Finishes

Repair/Replace

As observed in various areas of the dwelling, there were numerous portions of some of the wall, ceiling and/or floor surfaces that were either cracked, loose, damaged, deteriorated, not functioning as intended and/or had a peeling paint condition. These conditions may worsen if the necessary repairs are not completed. Further/other damage to the finishes may also occur. **A further evaluation of ALL of the interior wall, floor and ceiling surfaces should be completed by a qualified, licensed contractor and the necessary repairs be completed.** These conditions may also possibly exist on any surfaces that are covered with wall paper. **Also to note, there were numerous portions of the carpeting where the padding/carpet appeared to be worn/compressed. This included the areas that appeared to be sloping.**

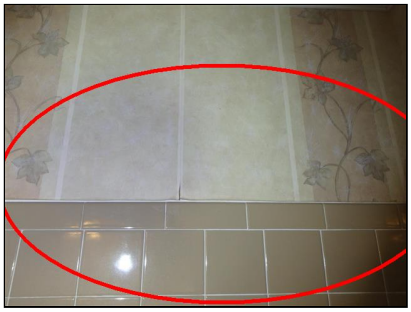


12.2 Item 1 (Picture)

12.2 Item 2 (Picture)

12.2 Item 3 (Picture)

12.2 Item 4 (Picture) Wallpaper should not be in a shower area



12.2 Item 5 (Picture)

12.2 Item 6 (Picture)

12.2 Item 7 (Picture)

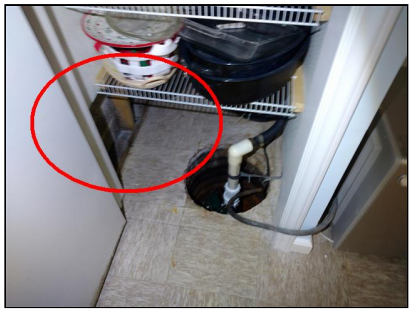
12.2 Item 8 (Picture)

12.2 Item 9 (Picture)

12.2 Item 10 (Picture)

12.2 Item 11 (Picture) Moisture damaged basement window which doesn't open

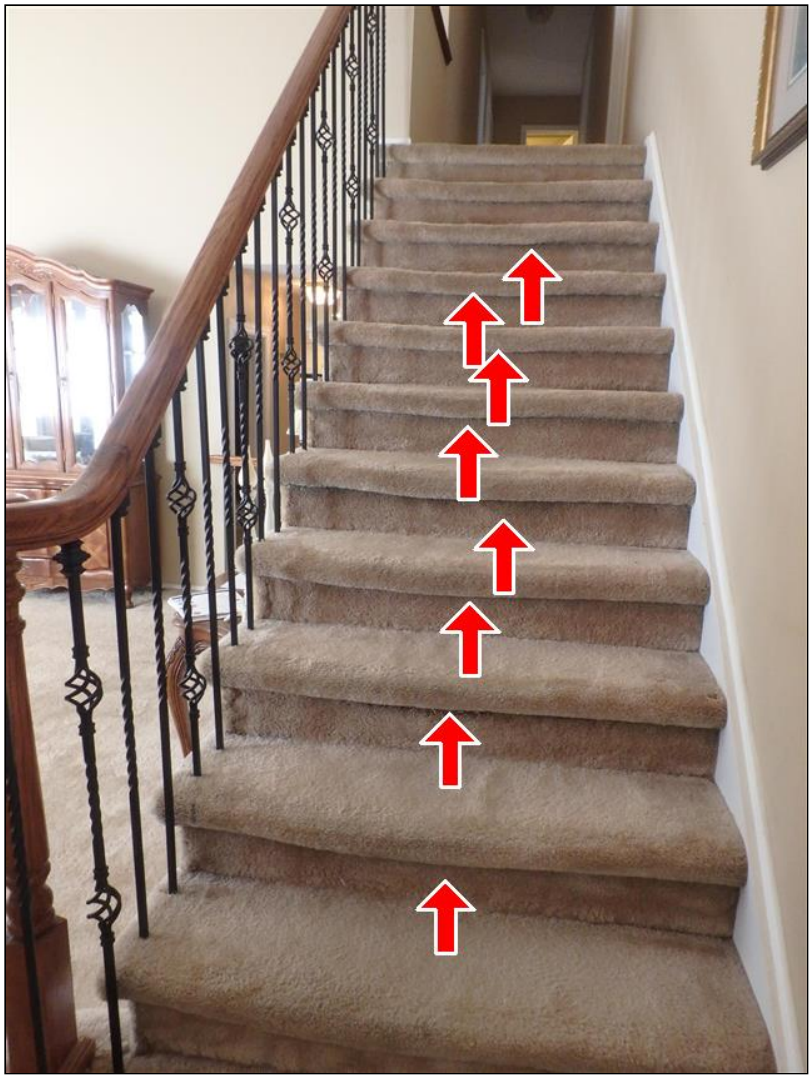
12.2 Item 12 (Picture)



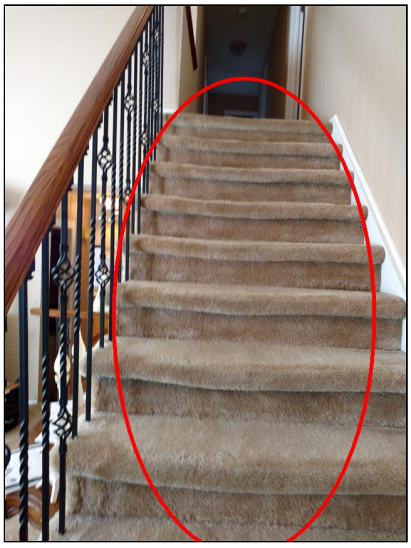
12.2 Item 13 (Picture)

12.2 Item 14 (Picture)

12.2 Item 15 (Picture)



12.2 Item 16 (Picture)



12.2 Item 17 (Picture)

12.3 Floor Finishes

Repair/Replace

Please see notes under Item #12.2 (1)

12.4 Closets

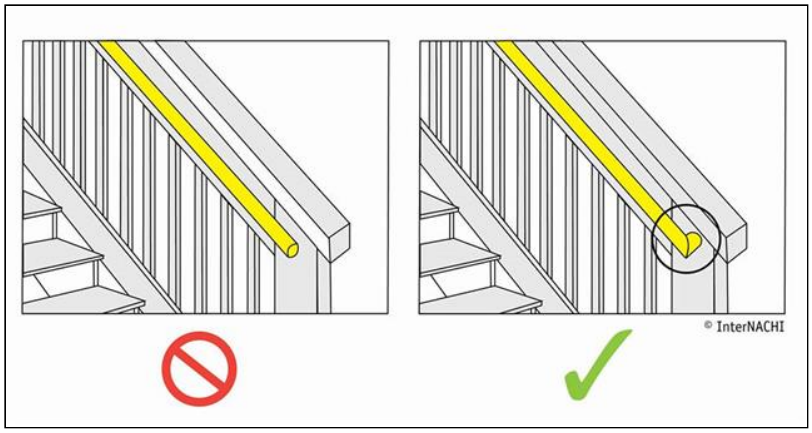
Repair/Replace

Please see notes under Item #12.7 (1)

12.5 Stairways, Steps, Railings, Guardrails

Repair/Replace

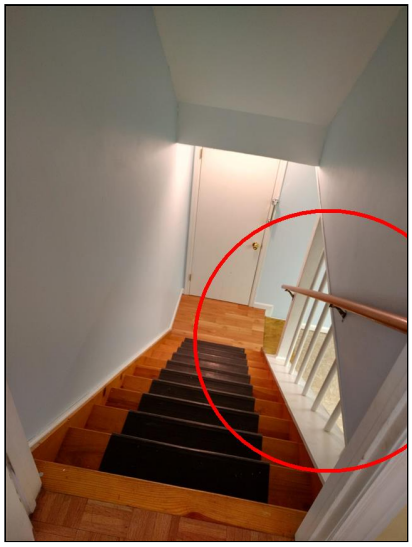
(1) The handrail(s) did not have the required returns at the ends to the wall which is a safety concern. The ends of the handrail may catch on loose fitting clothing, purses, bags, jewelery, etc. and could contribute to personal injury. Recommend further evaluation by a qualified, licensed contractor and repair as necessary. Also to note, the baluster spacing was greater than the 4" that is permitted. This is another safety concern.



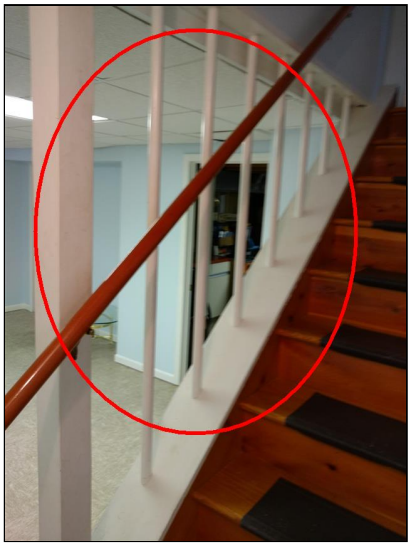
12.5 Item 1 (Picture)

12.5 Item 2 (Picture)

12.5 Item 3 (Picture)

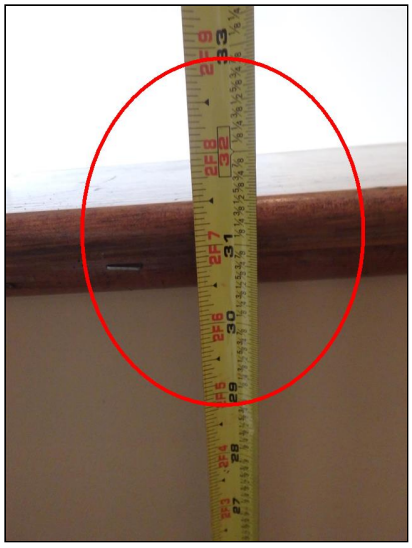


12.5 Item 4 (Picture)



12.5 Item 5 (Picture)

(2) The guardrail assembly on the 2nd stairwell only measured around 31-32 inches in height. Guardrails serving this application should be a minimum of 36 inches in height. This is a safety concern as someone could fall over the guardrails and possibly be injured. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



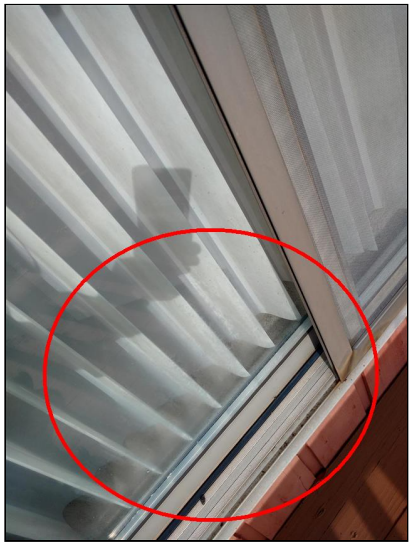
12.5 Item 6 (Picture)

12.5 Item 7 (Picture)

12.7 Interior Doors

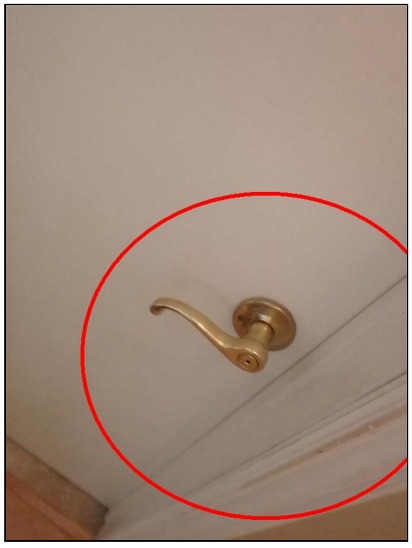
Repair/Replace

As observed throughout the dwelling and on the exterior, there were numerous doors that would either not close all the way and latch, were damaged/deteriorated, were rubbing on their door frames, were not functioning as intended and/or had missing and/or damaged hardware. These conditions may worsen as well as possible future damage to the doors/door frames if the necessary repairs are not completed. Some of the sliding doors were hard to open and close. **A further evaluation of ALL of the interior and exterior doors should be completed by a qualified, licensed contractor and the necessary repairs be completed.**

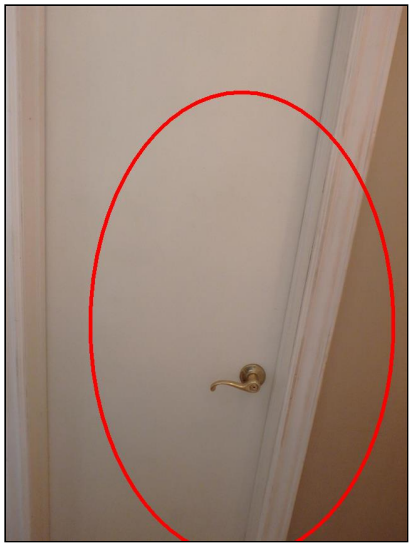


12.7 Item 1 (Picture) Failed window seals

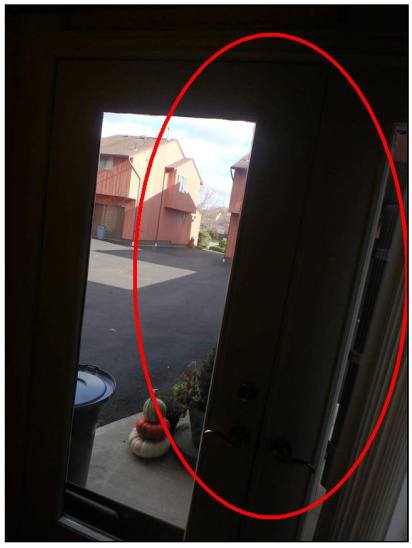
12.7 Item 2 (Picture)



12.7 Item 3 (Picture)



12.7 Item 4 (Picture)



12.7 Item 5 (Picture)

12.7 Item 6 (Picture)

12.7 Item 7 (Picture)

12.8 Fireplace

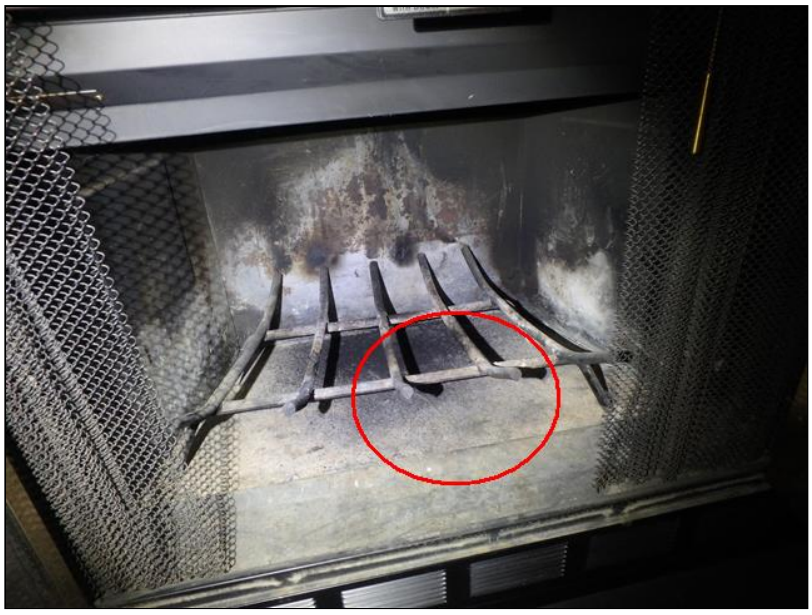
Repair/Replace

(1) The NFPA (National Fire Protection Agency- www.NFPA.org) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211

(2) As observed in the wood burning fireplace, the bottom insert refractory panel had a crack in it. This is a safety concern as this panel keeps the fire inside the firebox. Recommend further evaluation by a qualified, licensed fireplace professional and repair as necessary. As a precaution, the fireplace should not be used until the necessary repairs are completed and a level 2 chimney inspection is completed.

12.8 Item 1 (Picture)

12.8 Item 2 (Picture)



12.8 Item 3 (Picture)

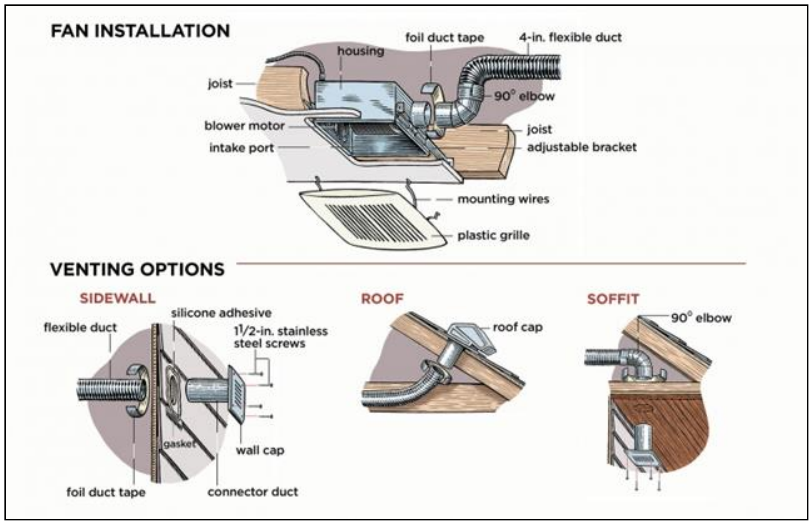
12.8 Item 4 (Picture)

13. Bathroom(s)

13.1 Exhaust Fan(s)

Repair/Replace

The exhaust fan for the master bathroom was venting into the attic space. This condition may cause a buildup of moisture and mold in the attic. This exhaust fan should be venting to the exterior. Recommend directing the vent towards the exterior to allow for proper ventilation to be performed by a qualified, licensed contractor. Also to note, the venting of the main level bathroom exhaust fan is suspect. There was no visible termination point on the exterior for this exhaust fan. So, it is suspected that the exhaust fan may be venting into the ceiling space above the bathroom. This venting should be terminated outdoors and may cause moisture damage/a mold condition to the surrounding structure if the needed repairs are not completed. This fan should also be further evaluation by a qualified, licensed contractor and repaired if necessary.



13.1 Item 1 (Picture)

13.1 Item 2 (Picture)

13.1 Item 3 (Picture)

13.1 Item 4 (Picture)

13.1 Item 5 (Picture)

13.2 Sink(s)

Repair/Replace

The sink stopper in the bathroom sink was missing. This will prevent you from filling up the sink if you wanted to do so. Recommend further evaluation by a licensed plumber and repair as necessary.

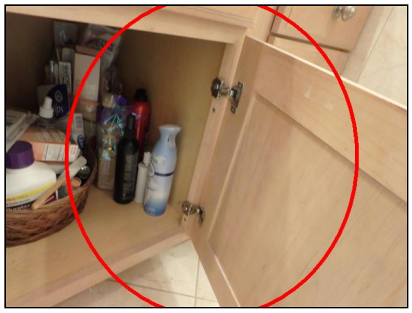
13.2 Item 1 (Picture)

13.6 Cabinetry/Countertop(s)

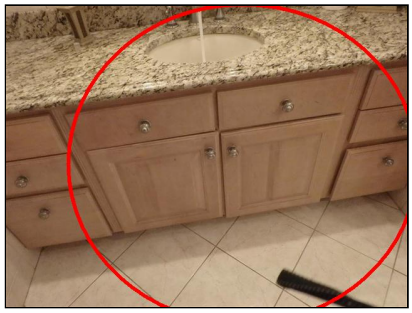
Repair/Replace

Portions of the bathroom vanity was damaged, had worn out hardware and/or not functioning as intended and in need of repairs. These conditions may worsen as well as possible damage to the cabinetry could occur if the

needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



13.6 Item 1 (Picture)



13.6 Item 2 (Picture)

14. Kitchen

14.1 Cabinetry

Repair/Replace

Portions of the cabinetry were damaged, had worn out hardware and/or not functioning as intended and in need of repairs. These conditions may worsen as well as possible damage to the cabinetry could occur if the needed repairs are not completed. Recommend further evaluation of all of the kitchen cabinetry by a qualified, licensed contractor and repair as necessary.

14.1 Item 1 (Picture)

14.2 Countertop

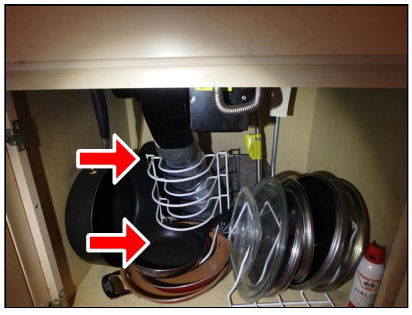
Repair/Replace

The grouting at the backsplash/countertop joint is cracked in numerous areas. This could possibly let into the wall structure and/or the lower cabinets below the countertop if not repaired. Recommend further evaluation for repairs by a qualified, licensed contractor.

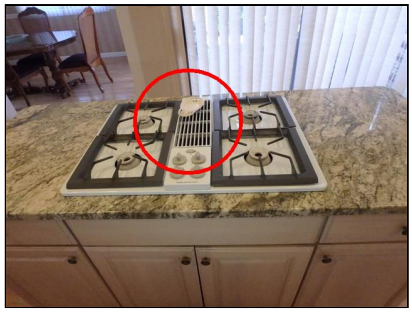
14.4 Hood/Exhaust Fan

Repair/Replace

The venting of the down draft exhaust fan is suspect. It should be ascertained as to where this is venting and if it venting properly.



14.4 Item 1 (Picture)

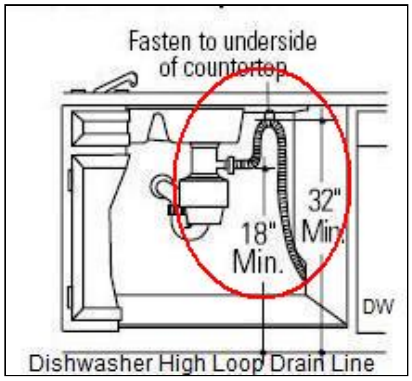


14.4 Item 2 (Picture)

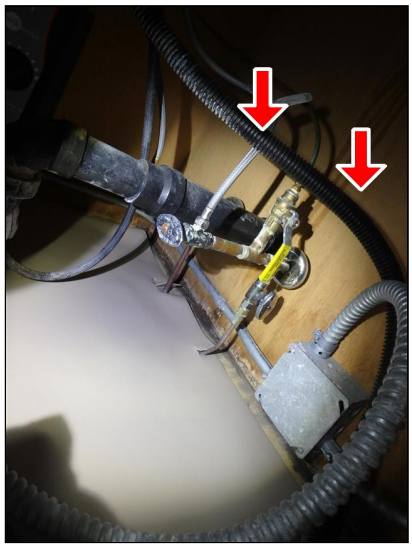
14.5 Dishwasher

Repair/Replace

(1) The drain line on the dishwasher is not high looped under the countertop. The dishwasher drain line under the kitchen sink should be looped up as high as possible in the cabinet and up under the countertop. This prevents dirty/contaminated water from the sink from back flowing into the dishwasher. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

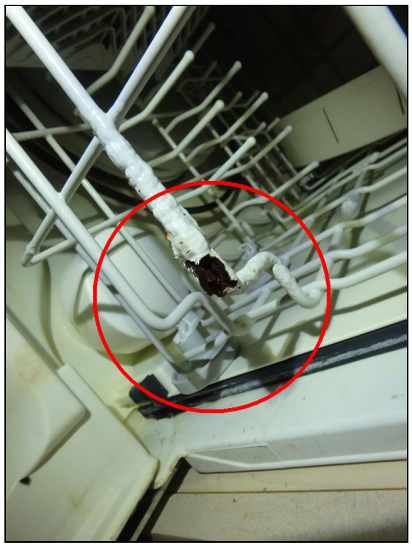


14.5 Item 1 (Picture)



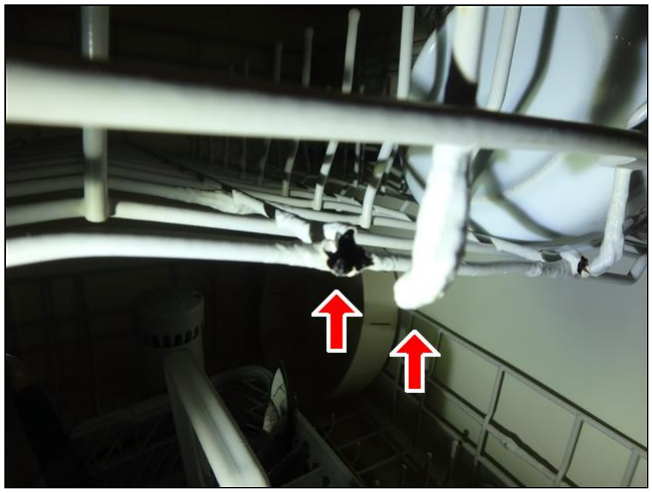
14.5 Item 2 (Picture)

(2) Portions of the pull out drawers in the dishwasher appeared to be deteriorated and/or rusted. This is a potential health concern. Recommend further evaluation by a qualified, licensed appliance repair professional and repair/ replace as necessary.

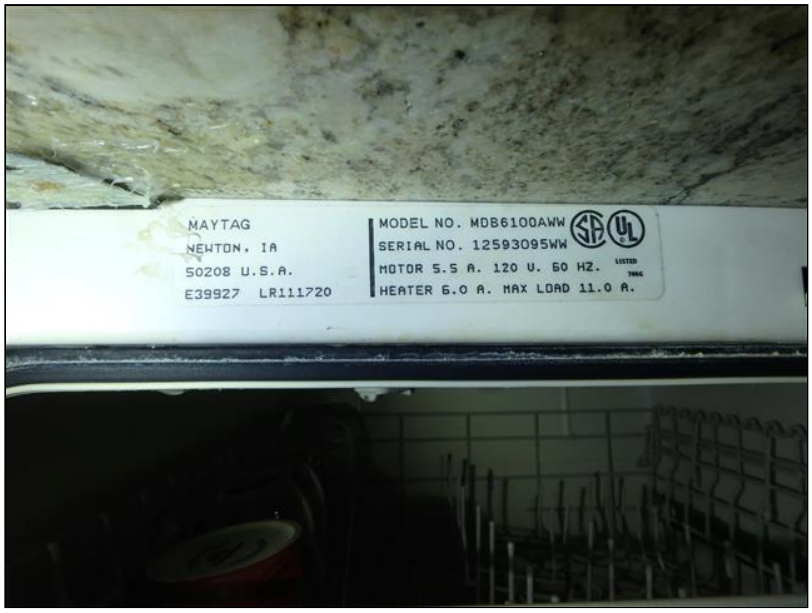


14.5 Item 3 (Picture)

14.5 Item 4 (Picture)



14.5 Item 5 (Picture)



14.5 Item 6 (Picture)

14.9 Range, Oven, Cooktop

Repair/Replace

Two of the burners did not light when tested. Recommend further evaluation by a qualified, licensed appliance professional and repair/replace as necessary.

14.9 Item 1 (Picture)

15. Laundry Area

15.0 Clothes Washer

Repair/Replace

As observed inside the clothes washing machine, there was some minor mildew on the rubber portions of the drum. THis should be cleaned and ideally the front door should be left open when the machine is not in use to let the inside of the washing machine dry out and not leave any mildew.

15.0 Item 1 (Picture)

15.0 Item 2 (Picture)

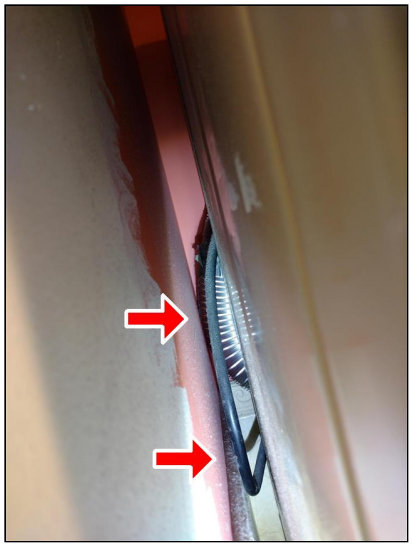
15.0 Item 3 (Picture)

15.0 Item 4 (Picture)

15.1 Clothes Washer Supply

Repair/Replace

(1) Rubber water supply fill hoses for the clothes washing machine were observed in the laundry area. Rubber fill hoses have a limited life span and are prone to bursting. A burst hose can result in flooding and serious water damage. It is recommended to replace rubber washing machine hoses with braided stainless steel mesh, burst resistant hoses. This should be the buyer's responsibility as the rubber fill hoses that were present appeared to be in a serviceable condition. These hoses are available at the Home Depot, Lowes or any other home center and usually cost around $20-$30.



15.1 Item 1 (Picture)

(2) The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/ defects present.

15.2 Clothes Washer Drain

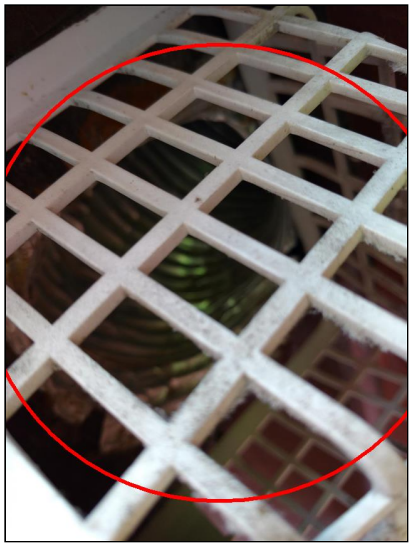
Repair/Replace

The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present.

15.4 Clothes Dryer Venting

Repair/Replace

The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present. Also to note, the exterior portion of the dryer venting was missing a backdraft damper door. This condition could allow wildlife/bugs to enter the dryer vent ducting and possibly clog it. Cold/hot air can also migrate into the dryer as a result. Recommend further evaluation by qualified, licensed contractor and repair as necessary.



15.4 Item 1 (Picture)

15.4 Item 2 (Picture)

15.4 Item 3 (Picture) Old dryer vent under deck appears to be not in use. The foundation penetration should be sealed

15.5 Clothes Dryer Gas Piping/Shut Off Valve

Repair/Replace

The back portions of the laundry equipment could not be viewed. This includes the water supply lines, natural gas supply line, dryer ducting, the water supply shut off valves and the clothes washer drain. Therefore, the inspection of all of the items/components is limited. They may not be functioning as intended and may have issues/defects present.

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INVOICE

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Inspected By: Frank Glomb

Inspection Date: 11/3/2021
Report ID: 210780

Customer Info:	**Inspection Property:**
Jane Smith **Customer's Real Estate Professional:** None .	123 Main Street Unit T1 Bigtown New Jersey 07555

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note: