Northeast Home Inspections LLC

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Report: Doe 2

Confidential Inspection Report

1 Center Green Road

Northtown, NJ 07000

DATE:

Prepared for: John Doe

Please Note: Names have been changed, some pictures have been removed and the ratings have been obscured to ensure the confidentiality of this inspection

Inspection Table of Contents

Date:

Mr. John Doe
10 Home Place
Anytown, NJ 07000

RE: 1 Center Green Road
Northtown, NJ 07000

Dear Mr. Doe:

At your request, a visual inspection of the above referenced property was conducted on Date…… An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS

Landscaping:
5.5 Condition:
Recommend trimming any bushes or trees in contact with the exterior siding, as this condition may also invite pests and Wood Destroying Insects to the location.

Magnetic Scan
5.9 Notice:
At the time of the inspection, no visible signs of an abandoned oil tank or its components either in the basement or the outside, including copper lines, stains on the concrete floor, abandoned vent pipes along the house, or a depression in the ground outside the house, was observed. However, the inspector recommends asking the homeowner for any documentation that would substantiate the absence of an abandoned oil tank and/or the time of its removal. If the homeowner is unable to supply any documentation and the town is unable to supply any new information, the inspector recommends a magnetic scan of the property to ensure the absence of buried tanks, components, or any other unforeseen metallic structures or entities due to the potentially high costs related to removal and/or remediation.

EXTERIOR

Exterior Walls:

6.4 Exterior Trim

An exterior corner had some damage and should be replaced. This condition can lead to excessive moisture intrusion into the building envelope and over time compromise the structure.

Exterior Doors:

6.12 Exterior Basement Door:

At the time of the inspection the metal basement door appeared to be operational but needs maintenance to prevent further rusting and deterioration.

Exterior Steps / Stoop

6.15 Condition:

Treads at the exterior porch stairway sloped more than the ¼-inch per foot maximum dictated by good building practice. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.

ROOF SYSTEM

Roof:

7.4 Roof Covering Condition:

The roof covering appeared serviceable at the time of the inspection but several locations were observed with popped nails which could lead to water infiltration. Recommend contacting a roofing contractor for further analysis and repair.

STRUCTURE

Concrete Foundation Walls

8.8 Cracked Foundation Wall

No Standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than ¼-inch which do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition. The foundation below the kitchen out-cove appears to have settled separately from the main foundation creating observable cracks. No water infiltration was evident after a substantial amount of rainfall during the previous days suggests these cracks are not new. However, in the opinion of the inspector, conditions exist that warrant further investigation by a Professional Structural Engineer or foundation repair company. Seek bids to remedy the condition from at least three (3) Licensed Professional Foundation Contractors.

Walkout Basement:

8.20 Exposed Walls:

The exposed walls in the walk-out-well showed signs of moisture and the metal cover should be repaired and properly weather sealed.

BASEMENT - CRAWLSPACE

Basement Stairway

9.4 Handrail Termination:

The stairway descending into the basement had a handrail that was not secured properly at the top and bottom. Current safety standards require handrails terminate into a wall or a newel post to prevent snagging of clothing or objects as you walk up and down the steps. This condition can cause serious personal harm if this condition results in a fall. Recommend contacting a licensed contractor for repair.

Visible Electrical Within The Basement

9.11

Energized electrical wires visible in the basement terminated outside of junction boxes. This condition is a potential shock/electrocution hazard. Wires should be terminated in an approved junction box with a cover installed by a qualified electrical contractor.

Sump - Pump
9.15 Pump
The sump pump in the basement did not respond to the controls and should be serviced by a qualified plumbing contractor.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:
10.6 Type & Condition:
The cook-top was damaged (cracked with sharp edges) and should be replaced due to the safety hazard.

BATHROOMS

Whirlpool Tub Operation:
11.17 Master Bath:
The tub operated when the wall GFCI was energized but the on / off switch on the tub itself was inoperable. Proper operation of the switch is necessary due to safety concerns. Recommend contacting a licensed spa / tub specialist for repairs.

Bath Ventilation:
11.18 Master Bath:
Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels in this bathroom during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.

11.19 2nd Floor Hall Bath:
Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels in this bathroom during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.

INTERIOR ROOMS

Walls:
12.21 Master Bath:
Some black spots were noted at the time of the inspection by the shower window. These spots could be mold growth under the paper, but only lab testing would properly identify this condition. Excessive mold growth has been known to cause health issues with continued exposure. Recommend contacting a licensed contractor for testing if desired.

Sliding Glass Doors:
12.82 Living Room:
The sliding glass door was difficult to operate. Unable to properly close the door may invite unwanted pests and moisture into the interior of the house. Recommend contacting a licensed door contractor for further analysis and repair.

Closet:
12.83 Living Room:
The closet by the front of the room had openings in the drywall which could lead to the spread of fire if the

conditions were present. Recommend repairing the holes or adding cover plates to the openings.

ELECTRICAL SYSTEM

Electrical Outlets:

13.29 Exterior Walls:

Some exterior outlets did not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection. For safety reasons, the Inspector recommends all exterior outlets be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. All work should be performed by a qualified electrical contractor.

13.30 Kitchen Interior:

Electrical outlets in the kitchen were operable at the time of the inspection but some didn't have Ground Fault Circuit Interrupter (GFCI) protection. Consider having GFCI protection installed for outlets relating to all horizontal kitchen counter top surfaces. While this may have been the practice when the outlets were installed, more recent requirements suggest all outlets that service a countertop should be GFCI rated. The Inspector recommends installation of ground fault circuit GFCI protection as a safety precaution to help prevent electrical shock. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the breaker currently protecting the electrical circuit that contains these kitchen outlets with a GFCI breaker. All electrical work should be performed by a qualified electrical contractor.

13.31 Master Bath:

This bathroom had an insufficient number of electrical outlets installed. The Inspector recommends installing a Ground Fault Circuit Interrupter (GFCI -protected) outlet for safety reasons. Contact a licensed electrician for further analysis and installation.

13.32 2nd Floor Hall Bath:

Electrical outlet(s) in this bathroom appeared to be in serviceable condition at the time of the inspection but did not have Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

13.33 First Floor 1/2 Bath:

Electrical outlet(s) in this bathroom appeared to be in serviceable condition at the time of the inspection but did not have Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

13.42 Laundry:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathroom, kitchen, and laundry room outlets.

13.43 Garage Walls & Ceilings:

Only one wall outlet was observed in the garage. Absence of outlets in the garage may lead to unnecessary use of extension cords which could create a safety hazard. Recommend contacting a licensed electrician for further evaluation and upgrade. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

HEATING - AIR CONDITIONING

Heating Equipment:

15.9 Pressure Relief Valve And Discharge Pipe

The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor. This condition was probably caused by the lack of use while the house was vacant.

GARAGE - CARPORT

Garage Door:

18.8 Automatic Opener:

The door opener to the left (see picture / arrow) was inoperative. The right automatic door opener operated properly. Recommend contacting a licensed garage door contractor for repair or replacement of the faulty opener.

Stairs To Living Space

18.14

Although it may have complied with codes and standards in effect at the time of its original construction, the handrail assembly of the door between the garage and living space did not comply with modern building safety standards. The handrail assembly failed to comply with the standard which states that a stairway handrail must...1. provide a continuous, graspable handrail, 2. measure 1 1/4 inches to 2 inches across, 3. be 34 inches to 38 inches above the nosing of stair treads, 4. have baluster spacing which will not allow the passage of a 4 3/8-inch sphere. The handrail failed to comply with number ***. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Michael Coppola
Northeast Home Inspections LLC.
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NJ Radon License # MET 12999
NY Home Inspector License #16000065610
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973-534-6858

GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:
June 14, 2019.

1.2 Inspection Time:
10:00 am.

1.3 Client:
Mr. John Doe
10 Home Place
Anytown, NJ 07000

1.4 Inspection Site:
1 Center Green Road
Northtown, NJ 07000

1.5 People Present:
Purchaser. Real Estate Agents.

Building Characteristics:

1.6 Occupancy
The house was vacant and did not contain any personal belongings.

1.7 Estimated Age:
The home was approximately 20 - 25 years of age at the time of the inspection.

1.8 Building Style & Type:
Center Hall Colonial, 1 family.

1.9 Stories:
2

1.10 Space Below Grade:
Full basement with stairway walkout.

1.11 Water Source:
Private.

1.12 Sewage Disposal:
Private.

1.13 Utilities Status:
At the time of the inspection, all the utilities were turned on.

Climatic Conditions:

1.14 Weather:
Clear.

1.15 Soil Conditions:
Damp.

1.16 Outside Temperature (f):
30 - 40 degrees.

LIMITATIONS

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This report is intended only as a general guide to help the client make his 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, or excavation 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

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, internal or 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.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The 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.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

CONSIDERATIONS

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Timely Evaluation: Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

Building Code Compliance: The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

Professional Advice: You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements, or recommendations mentioned in this report. We recommend the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend all repairs, corrections, and cost estimates be completed and documented prior to the closing or purchase of the property. Feel free to hire other professionals to inspect the property prior to closing including but not limited to HVAC professionals, electricians, engineers, or roofers.

Lead Paint: Many houses built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips and dust can pose potential serious health hazards if not taken care of properly. Federal law requires that individuals receive certain information before renting or buying pre-1978 housing. Sellers have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint. Buyers typically have up to 10 days to check for lead hazards. If not conducted properly, certain types of renovations can release lead from paint and dust into the air. Renovators are required to inform home owners of said conditions prior to beginning work that disturbs painted surfaces (such as scraping off paint or tearing out walls).

Also consider:

- Having the area in question tested for lead-based paint.

- Not using a belt-sander, propane torch, heat gun, dry scraper or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes.

- Completely seal off the work area to prevent the spread of lead dust. Lead dust can remain in your home long after the work is completed.

As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems and systems may fail without warning. We cannot predict future events. For these reasons, you should maintain a current comprehensive home owners insurance policy.

DEFINITIONS

Narrative:

4.1
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AC = "Acceptable Condition": The item, component or system was functioning as intended at the time of inspection. Typically the system, item or component was within the parameters of its normal life cycle which includes serviceable items showing normal wear and tear. Additional comments may be noted in the body of the report.

MC = "Marginal Condition" : The item, Component or system was not fully functional or is past its' life expectancy and warrants attention or monitoring,. It has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with this concern. Additional comments may be in the body of the report.

DC = "Defective Condition" : The item, component, or system was not functioning as intended and needs repair or replacement. This suggests a possible major material defect, a possible adverse effect on the value of the property, or implicates a safety risk involving the inhabitants of the dwelling. Major repairs or replacement of an item, component, or system is needed to maintain a functional, satisfactory condition. Further evaluation is needed by a qualified licensed contractor or specialty tradesman pertaining to said item, component, or system prior to final approval of sale. (Please Note: An item, component, or system that is near, at, or beyond its normal life expectancy is not by itself to be considered a defective condition.) Additional comments may be in the body of the report.

NI = "Not Inspected" : The item, component, or system was unable to be inspected for safety reasons, lack of electrical power, inaccessibility, or was disconnected at the time of inspection. Under no circumstances will said items, components, or systems be energized due to potential unknown hazards. No further comments will be made on the condition or function of said items, components, or systems with the exception of possible generic information in the body of the report.

NP = "Not Present" : The item, component, or system was not present or found during the inspection.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

AC MC DC NI NP

5.1 Driveway:

☐ ☐ ☐ ☐ ☐ Asphalt construction, Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

5.2 Walks:

☐ ☐ ☐ ☐ ☐ The front walkway was comprised of separate stones set in the ground surrounded by grass. During the freeze and thaw cycles of the seasons, a trip hazard might develop. Recommend continued monitoring and upgrading the walkway in the future.

Grading:

AC MC DC NI NP

5.3 Site:
☐ ☐ ☐ ☐ ☐ The site is generally flat with some small terracing in the front and back.

5.4 Site Drainage Concerns:
The homeowner must always maintain grading, gutters, downspouts and surface drainage to help prevent moisture intrusion into the basement. The underground flex-plastic drainage pipe for the roof gutters needs further evaluation, as this can lead to leaks into the basement.

Landscaping:

5.5 Condition:
☐ ☐ ☐ ☐ ☐ Recommend trimming any bushes or trees in contact with the exterior siding, as this condition may also invite pests and Wood Destroying Insects to the location.

Retaining Walls:

5.6 Windows Wells:
☐ ☐ ☐ ☐ ☐ Recommend continued monitoring to prevent leaf and debris build-up, which can lead to water intrusion into the basement.

Wood-destroying Insects

5.7 Notice:
A general wood-destroying insect inspection is part of the Home Inspection, but we are not exterminators.

5.8 Observations:
No Wood-Destroying insect activity was noted at the time of the inspection.

Magnetic Scan

5.9 Notice:
At the time of the inspection, no visible signs of an abandoned oil tank or its components either in the basement or the outside, including copper lines, stains on the concrete floor, abandoned vent pipes along the house, or a depression in the ground outside the

house, was observed. However, the inspector recommends asking the homeowner for any documentation that would substantiate the absence of an abandoned oil tank and/or the time of its removal. If the homeowner is unable to supply any documentation and the town is unable to supply any new information, the inspector recommends a magnetic scan of the property to ensure the absence of buried tanks, components, or any other unforeseen metallic structures or entities due to the potentially high costs related to removal and/or remediation.

EXTERIOR

In general, the exterior components of a building work together to provide a weather tight skin. When these components are functioning properly, protection against the "natural elements", pests, insects, and other potential unforeseen situations can be avoided. Properly maintained exteriors are attractive, durable and require little maintenance but are also one of the most often neglected parts of a building.

Exterior Walls:

6.1 Material
Vinyl Siding.

AC MC DC NI NP

6.2 Condition Of Covering:
☐ ☐ ☐ ☐ ☐ At the time of the inspection, the exterior covering appeared serviceable.

6.3 Evidence Of Water Penetration:
☐ ☐ ☐ ☐ ☐ None.

6.4 Exterior Trim
☐ ☐ ☐ ☐ ☐ An exterior corner had some damage and should be replaced. This condition can lead to excessive moisture intrusion into the building envelope and over time compromise the structure.

6.5 Exterior Fascia
☐ ☐ ☐ ☐ ☐ At the time of the inspection, the exterior covering appeared serviceable.

6.6 Exterior Soffit
☐ ☐ ☐ ☐ ☐ Soffits at the home appeared to be in serviceable condition at the time of the inspection.

6.7 Radon Riser
☐ ☐ ☐ ☐ ☐ A plastic pipe approximately 4 inches in diameter which protruded from the ground near the foundation appeared to be a component of a passive radon mitigation system. Passive radon systems typically consist of a vertical plastic pipe installed just outside the foundation wall which connects to and ventilates the perimeter foundation drain pipe.

6.8 Exterior Faucet(s):
☐ ☐ ☐ ☐ ☐ Appeared to be in serviceable condition at the time of the inspection.

Exterior Doors:

AC MC DC NI NP

6.9 Main Entry Door:
☐ ☐ ☐ ☐ ☐ At the time of the inspection the door was operational.

6.10 Rear Entry Door:
☐ ☐ ☐ ☐ ☐ At the time of the inspection the door was operational.

6.11 Rear Slider Entry Door:
☐ ☐ ☐ ☐ ☐ The sliding glass door was operational but was difficult to operate at the time of the inspection. Recommend contacting a licensed door specialist for repairs.

6.12 Exterior Basement Door:
☐ ☐ ☐ ☐ ☐ At the time of the inspection the metal basement door appeared to be operational but needs maintenance to prevent further rusting and deterioration.


Exterior Windows:

6.13 Predominant Type:
Double hung windows.

6.14 Overall Condition:
☐ ☐ ☐ ☐ ☐ Satisfactory overall, any deficiency will be noted in the body of the report.

Exterior Steps / Stoop

6.15 Condition:
☐ ☐ ☐ ☐ ☐ Treads at the exterior porch stairway sloped more than the ¼-inch per foot maximum dictated by good building practice. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.


Front Porch:

AC MC DC NI NP

6.16 Decking:
☐ ☐ ☐ ☐ ☐ The composite material was in satisfactory condition at the time of the inspection.

6.17 Structure:
☐ ☐ ☐ ☐ ☐ The porch structure appeared to be in serviceable condition at the time of the inspection.

6.18 Cover / Roof:
Same as main roof. See Roofing page.

Back Deck:

6.19 Condition:
☐ ☐ ☐ ☐ ☐ At the time of the inspection the deck appeared serviceable.

6.20 Structure:
☐ ☐ ☐ ☐ ☐ The deck structure appeared to be in serviceable condition at the time of the inspection.

6.21 Deck: Floor Joist Structure
☐ ☐ ☐ ☐ ☐ The floor joist structure appeared to be in serviceable condition at the time of the inspection.

6.22 Guardrails:
☐ ☐ ☐ ☐ ☐ The deck guardrail assemblies appeared to be in serviceable condition at the time of the inspection.

6.23 Staircase:
☐ ☐ ☐ ☐ ☐ The exterior staircase appeared to be in serviceable condition at the time of the inspection.

Chimney:

6.24 Please Note:
There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of

chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

AC MC DC NI NP

6.25 Chimney Foundation Condition
☐ ☐ ☐ ☐ ☐ The visible chimney foundation appeared to be in serviceable condition.

6.26 Chimney Condition
Enclosed by the houses exterior cladding.

6.27 Flue:
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection. Recommend contacting a licensed chimney sweep to clean and inspect the entire flue lining.

6.28 Flashing:
☐ ☐ ☐ ☐ ☐ The flashing around the chimney appeared to be acceptable at the time of the inspection.

6.29 Chimney Cap:
☐ ☐ ☐ ☐ ☐ The Chimney cap was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

Foundation:

6.30 Materials:
☐ ☐ ☐ ☐ ☐ Poured concrete walls.

6.31 Overall Exterior Visible Condition:
☐ ☐ ☐ ☐ ☐ At the time of the inspection, the overall exterior condition appeared serviceable.

6.32 Recent Movement:
☐ ☐ ☐ ☐ ☐ At the time of the inspection, no evidence of any recent movement was observed.

ROOF SYSTEM

Although not required, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roof:

7.1 Style:
Hip and valley roof.

7.2 Roof Access:
The Inspector evaluated the roof from a ladder and/or from the ground.

7.3 Roof Covering Description:
Composition shingles, Architectural heavy duty design.

AC MC DC NI NP

7.4 Roof Covering Condition:
☐ ☐ ☐ ☐ ☐ The roof covering appeared serviceable at the time of the inspection but several locations were observed with popped nails which could lead to water infiltration. Recommend contacting a roofing contractor for further analysis and repair.


Flashings:

7.5 General Description:
"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where

dissimilar roofing materials or different roof slopes meet.

AC MC DC NI NP

7.6 Condition:
☐ ☐ ☐ ☐ ☐ The roof flashing appeared to be properly installed and in serviceable condition at the time of the inspection.

7.7 Sidewall Flashing:
☐ ☐ ☐ ☐ ☐ The sidewall flashing appeared to be properly installed where required and in serviceable condition at the time of the inspection.

7.8 Valley Flashing:
☐ ☐ ☐ ☐ ☐ The valley flashing appeared to be properly installed and in serviceable condition at the time of the inspection.

Penetrations Through Roof:

7.9 Plumbing Vents:
☐ ☐ ☐ ☐ ☐ Terminations appear to be acceptable at the time of the inspection where no evidence of water penetration was visible.

7.10 Ridge-roof Vents:
☐ ☐ ☐ ☐ ☐ The ridge vent appeared to be installed correctly and in serviceable condition at the time of the inspection.

Gutters:

7.11 Type & Condition:
☐ ☐ ☐ ☐ ☐ Gutters and downspout materials are aluminum. The gutters appeared to be in serviceable condition at the time of the inspection.

7.12 Downspouts:
☐ ☐ ☐ ☐ ☐ Downspouts at the home appeared to be in serviceable condition at the time of the inspection. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.

STRUCTURE

The structure of a home is considered its' frame or skeleton, which includes the footings, the foundation, the floors, the walls and the roof. All structures are dependent on the soil beneath them for support, unfortunately soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist. This should not however, deter you from seeking the opinion of any such expert . We also routinely recommend that an inquiry be made to the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector will not enter any area or perform any procedure that may damage the property, its components, or be dangerous to or adversely affect the health of the inspector or other persons.

Structural Elements

8.1 Type:
Full basement constructed using poured concrete.

AC MC DC NI NP

8.2 Visible Footings
☐ ☐ ☐ ☐ ☐ The footings were not visible at the time of the inspection.

8.3 Concrete Cracks (general)
☐ ☐ ☐ ☐ ☐

8.4 Damp-proofing
☐ ☐ ☐ ☐ ☐ Not visible, but the basement demonstrated all the characteristics of the foundation being properly sealed by not showing any signs of moisture penetration.

8.5 Anchor Bolts
☐ ☐ ☐ ☐ ☐ The anchor bolts designed to attach the home structure to the foundation were installed but were generally concealed by the box beam or insulation. The bolts that were exposed appeared to be functioning as intended.

8.6 Sill Plate
☐ ☐ ☐ ☐ ☐ Where visible, the sill plate appeared serviceable at the time of the inspection.

Concrete Foundation Walls

8.7 General Condition
☐ ☐ ☐ ☐ ☐ The visible portions of the poured concrete foundation walls appeared to be in serviceable condition at the

time of the inspection.

AC MC DC NI NP

8.8 Cracked Foundation Wall

☐ ☐ ☐ ☐ ☐ No Standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than ¼-inch which do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition. The foundation below the kitchen out-cove appears to have settled separately from the main foundation creating observable cracks. No water infiltration was evident after a substantial amount of rainfall during the previous days suggests these cracks are not new. However, in the opinion of the inspector, conditions exist that warrant further investigation by a Professional Structural Engineer or foundation repair company. Seek bids to remedy the condition from at least three (3) Licensed Professional Foundation Contractors.

Wood-destroying Insects

8.9 General Evidence

☐ ☐ ☐ ☐ ☐ No visible signs were observed at the time of the inspection.

Basement

8.10 General Condition

☐ ☐ ☐ ☐ ☐ Conditions in the unfinished basement appeared to be in serviceable condition at the time of the inspection.

8.11 Visible Wood Floor Structure Configuration:

☐ ☐ ☐ ☐ ☐ Appeared to be in serviceable condition at the time of the inspection.

8.12 Visible Wood Floor Framing Condition:

☐ ☐ ☐ ☐ ☐ Floor framing visible in the basement appeared to be in serviceable condition at the time of the inspection.

8.13 Visible Girder Condition:

☐ ☐ ☐ ☐ ☐ Visible girders in the basement appeared to be in serviceable condition at the time of the inspection.

Basement Floor

8.14 Material

The basement floor was a concrete slab.

AC MC DC NI NP

8.15 Condition
☐ ☐ ☐ ☐ ☐ Common cracks were visible in the basement floor. This type of cracking can have several causes: (1)Concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern. (2) Post-construction settling due to incomplete compaction of the soil beneath the slab during construction and is not an unusual condition and typically will not continue. (3) Heaving of the soil due to the presence of expansive soils. Determining the cause of cracking lies beyond the scope of the General Home Inspection but continued monitoring is recommended.

Support Posts

8.16
☐ ☐ ☐ ☐ ☐ At the time of the inspection, the support posts appeared to be solid and functional.

Electrical

8.17
☐ ☐ ☐ ☐ ☐ Electrical components visible in the basement at the time of the inspection appeared to be in acceptable condition.

Piping

8.18
☐ ☐ ☐ ☐ ☐

Moisture Intrusion

8.19
☐ ☐ ☐ ☐ ☐ At the time of the inspection, no water intrusion was observed.

Walkout Basement:

AC MC DC NI NP

8.20 Exposed Walls

[ ] [ ] El [ ] [ ] The exposed walls in the walk-out-well showed signs of moisture and the metal cover should be repaired and properly weather sealed.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement

AC MC DC NI NP

9.1 Basement Egress:
☐ ☐ ☐ ☐ ☐ At the time of the inspection, the home had emergency escape and rescue openings which met generally-accepted current standards. *Egress opening requirements* For safety reasons, all sleeping room and basements greater than 200 square feet and new homes should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements: 1. Sill height shall not exceed 44 inches above the floor. 2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windows may have a minimum clear opening of 5 square feet. 3. Minimum net clear opening height shall be 24 inches. 4. Minimum net clear opening width shall be 20 inches.

9.2 Outside Entry Doors:
☐ ☐ ☐ ☐ ☐ Satisfactory - The outside entry door to the walkout basement is satisfactory.

Basement Stairway

9.3 General Stairway Condition:
Stairway components appeared to be in serviceable condition at the time of the inspection.

9.4 Handrail Termination:
☐ ☐ ☐ ☐ ☐ The stairway descending into the basement had a handrail that was not secured properly at the top and bottom. Current safety standards require handrails terminate into a wall or a newel post to prevent snagging of clothing or objects as you walk up and down the steps. This condition can cause serious personal harm if this condition results in a fall. Recommend contacting a licensed contractor for repair.


9.5 Stairway Width
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

9.6 Stairway Tread Depth:
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

9.7 Risers
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

AC MC DC NI NP

9.8 Treads
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

9.9 Landings
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

9.10 Stairway Lighting
☐ ☐ ☐ ☐ ☐ The stairway lights and switches were in serviceable condition and properly configured at the time of the inspection.

Visible Electrical Within The Basement

9.11
☐ ☐ ☐ ☐ ☐ Energized electrical wires visible in the basement terminated outside of junction boxes. This condition is a potential shock/electrocution hazard. Wires should be terminated in an approved junction box with a cover installed by a qualified electrical contractor.

9.12
☐ ☐ ☐ ☐ ☐

Visible Plumbing Within The Basement

9.13 Water Supply Line
☐ ☐ ☐ ☐ ☐ The water supply line was serviceable at the time of the inspection.

9.14 Drain, Waste And Vent Pipe
☐ ☐ ☐ ☐ ☐ The visible drain, waste, and vent pipe lines appeared serviceable at the time of the inspection.

Sump - Pump

AC MC DC NI NP

9.15 Pump
☐ ☐ ☐ ☐ ☐ The sump pump in the basement did not respond to the controls and should be serviced by a qualified plumbing contractor.

9.16 Sump - Pit
☐ ☐ ☐ ☐ ☐ The pit was clear of debris and had a small amount of residual water at the bottom.

Radon System

9.17
A plastic pipe approximately 4 inches in diameter which protruded from the ground near the foundation appeared to be a component of a passive radon mitigation system. Passive radon systems typically consist of a vertical plastic pipe installed just inside the foundation wall, embedded in gravel, which ventilates the foundation area. Unfortunately, passive radon systems are not known to reduce radon levels as well as active radon mitigation systems. Therefore, modern day practices suggest this type of layout is no longer an acceptable mitigation technique. Recommendations: (1) Test for radon gas at least every two years. (2) Inspect your foundation for new cracks/radon entry points and seal them. (3) Call your local radon contractor to inspect the system design. (4) Do not assume that you are protected from radon if you have never performed a radon test.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing.

Kitchen Inspection:

10.1 Kitchen Inspection:
Most kitchen components appeared to be serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Kitchen Sink Area:

AC MC DC NI NP

10.2 Sink:
☐ ☐ ☐ ☐ ☐ Stainless Steel.

10.3 Sink Fixture:
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

10.4 Under Sink Plumbing:
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

10.5 Sink Cabinet:
☐ ☐ ☐ ☐ ☐ Appeared serviceable at the time of the inspection.

Range/ Cooktop / Oven:

10.6 Type & Condition:
☐ ☐ ☐ ☐ ☐ The cook-top was damaged (cracked with sharp edges) and should be replaced due to the safety hazard.

Ventilation:

10.7 Type & Condition:
☐ ☐ ☐ ☐ ☐ External, The cooktop downdraft appeared to be in serviceable condition at the time of the inspection.

Refrigerator:

AC MC DC NI NP

10.8 Brand & Condition:
☐ ☐ ☐ ☐ ☐

Dishwasher:

10.9 Condition:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Counters:

10.10 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ Counters are granite.

Wall Cabinets:

10.11 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ The kitchen cabinets appeared to be in serviceable condition at the time of the inspection.

Base Cabinets:

10.12 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ The kitchen cabinets appeared to be in serviceable condition at the time of the inspection.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, or saunas. More importantly, we do not leak-test shower pans because of the possibility of water damage. If a leak test is specifically requested by the potential buyer, a written release / consent form must be provided by the owners or occupants of the dwelling. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bath:

11.1 Supply Line Material:
copper.

AC MC DC NI NP

11.2 Surround Joints:
☐ ☐ ☐ ☐ ☐ Appears serviceable.

2nd Floor Hall Bath:

11.3 Supply Line Material:
copper.

11.4 Surround Joints:
☐ ☐ ☐ ☐ ☐ Appears serviceable, Recommend continued monitoring and maintaining of the chalk and grout lines to prevent any water infiltration to the lower level.

First Floor 1/2 Bath:

11.5 Supply Line Material:
copper.

Sink, Counter-top,cabinetry:

11.6 Master Bath:
☐ ☐ ☐ ☐ ☐ Counters/cabinets appear serviceable.

11.7 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ Counters/cabinets appear serviceable.

11.8 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ Counters/cabinets appear serviceable.

Toilet:

AC MC DC NI NP

11.9 Master Bath:
☐ ☐ ☐ ☐ ☐ The toilet appeared to be in serviceable condition at the time of the inspection.

11.10 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ The toilet in this bathroom was tested and operated in a satisfactory manner.

11.11 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ The toilet appeared to be in serviceable condition at the time of the inspection.

Tub/Shower/Sink Fixtures:

11.12 Master Bath:
☐ ☐ ☐ ☐ ☐ The tub/shower faucet appeared to be in serviceable condition at the time of the inspection.

11.13 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ The bathtub faucet appeared to be in serviceable condition at the time of the inspection.

Whirlpool Tub Fixtures:

11.14 Master Bath:
☐ ☐ ☐ ☐ ☐ The fixtures appeared to be in serviceable condition at the time of the inspection.

Tub/Shower Walls:

11.15 Master Bath:
☐ ☐ ☐ ☐ ☐ Ceramic Tile. Shower walls appear serviceable.

11.16 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ Shower walls appear serviceable.

Whirlpool Tub Operation:

11.17 Master Bath:
☐ ☐ ☐ ☐ ☐ The tub operated when the wall GFCI was energized but the on / off switch on the tub itself was inoperable. Proper operation of the switch is necessary due to safety concerns. Recommend contacting a licensed spa / tub specialist for repairs.

Bath Ventilation:

AC MC DC NI NP

11.18 Master Bath:

☐ ☐ ☐ ☐ ☐ Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels in this bathroom during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.

11.19 2nd Floor Hall Bath:

☐ ☐ ☐ ☐ ☐ Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels in this bathroom during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

General Comments:

12.1 Smoke Detector Disclaimer:
While this inspection does not include the testing of smoke or carbon monoxide detectors, it is strongly recommended that every sleeping area has a detector and space adjacent within 10' are working properly. Further, this also includes a detector on every level of the home and having a hard-wired system with a battery back-up. The inspector recommends contacting the local fire code authorities for further guidance.

Doors:

AC MC DC NI NP

12.2 Overall Interior Door Condition:
☐ ☐ ☐ ☐ ☐ A representative sampling was taken. The interior doors as a grouping are generally operational.

12.3 Master Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.4 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.5 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.6 Laundry:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Windows:

12.7 General Type & Condition:
☐ ☐ ☐ ☐ ☐ Double hung, Casement. General condition appears serviceable, but somewhat difficult to operate. Most

likely due to the lack of use and the house being vacant.

AC MC DC NI NP

12.8 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.9 Master Bath:
☐ ☐ ☐ ☐ ☐ The window was slightly difficult to open, which appeared to be due to the lack of use, but the general condition appears serviceable.

12.10 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ The window was slightly difficult to open, which appeared to be due to the lack of use, but the general condition appears serviceable.

12.11 Living Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable, but somewhat difficult to operate. Most likely due to the lack of use and the house being vacant. Recommend contacting a licensed contractor for further evaluation.

12.12 Dining Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable, but somewhat difficult to operate. Most likely due to the lack of use and the house being vacant. Recommend contacting a licensed contractor for further evaluation.

12.13 Family Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable, but somewhat difficult to operate. Most likely due to the lack of use and the house being vacant. Recommend contacting a licensed contractor for further evaluation.

12.14 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable, but somewhat difficult to operate. Most likely due to the lack of use and the house being vacant. Recommend contacting a licensed contractor for further evaluation.

12.15 Bedroom #2:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable, but somewhat difficult to operate. Most likely due to the lack of use and the house being vacant. Recommend contacting a licensed contractor for further evaluation.

12.16 Bedroom #3:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable, but somewhat difficult to operate. Most likely due to the lack of use and the house being vacant. Recommend contacting a licensed contractor for further evaluation.

12.17 Bedroom # 4
☐ ☐ ☐ ☐ ☐ Casement windows are serviceable.

12.18 Laundry:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Walls:

12.19 General Material & Condition:
☐ ☐ ☐ ☐ ☐ Drywall, A representative sampling was taken. The walls as a grouping are generally operational.

12.20 Kitchen Interior:

☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

AC MC DC NI NP

12.21 Master Bath:
☐ ☐ ☐ ☐ ☐ Some black spots were noted at the time of the inspection by the shower window. These spots could be mold growth under the paper, but only lab testing would properly identify this condition. Excessive mold growth has been known to cause health issues with continued exposure. Recommend contacting a licensed contractor for testing if desired.

12.22 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.23 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.24 Front Entry / Foyer / Hall:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.25 Living Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.26 Dining Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.27 Family Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.28 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.29 Bedroom #2:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.30 Bedroom #3:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.31 Bedroom # 4
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.32 Laundry:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Ceilings:

AC MC DC NI NP

12.33 General Type & Condition:
☐ ☐ ☐ ☐ ☐ Drywall, A representative sampling was taken. The ceilings as a grouping are generally operational.

12.34 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.35 Master Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.36 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.37 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.38 Front Entry / Foyer / Hall:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.39 Living Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.40 Dining Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.41 Family Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.42 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.43 Bedroom #2:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.44 Bedroom #3:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.45 Bedroom # 4
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.46 Laundry:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Floors:

AC MC DC NI NP

12.47 Floor Condition
☐ ☐ ☐ ☐ ☐ The home floor surfaces appeared to be in serviceable condition at the time of the inspection.

12.48 Carpet Condition
☐ ☐ ☐ ☐ ☐ The carpets appeared to be in serviceable condition throughout the home at the time of the inspection.

12.49 Tile Floors
☐ ☐ ☐ ☐ ☐ The tile floors appeared to be in serviceable condition throughout the home at the time of the inspection.

12.50 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ The floor covering material is hardwood. General condition appears serviceable.

12.51 Master Bath:
☐ ☐ ☐ ☐ ☐ The floor covering material is Glazed ceramic tile. The floor in this bathroom appeared to be in serviceable condition at the time of the inspection.

12.52 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ The floor covering material is Glazed ceramic tile. The floor in this bathroom appeared to be in serviceable condition at the time of the inspection.

12.53 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ The floor covering material is Glazed ceramic tile. The floor in this bathroom appeared to be in serviceable condition at the time of the inspection.

12.54 Front Entry / Foyer / Hall:
☐ ☐ ☐ ☐ ☐ The floor covering material is hardwood. General condition appears serviceable.

12.55 Living Room:
☐ ☐ ☐ ☐ ☐ The floor covering material is hardwood. General condition appears serviceable.

12.56 Dining Room:
☐ ☐ ☐ ☐ ☐ The floor covering material is hardwood. General condition appears serviceable.

12.57 Family Room:
☐ ☐ ☐ ☐ ☐ The floor covering material is hardwood. General condition appears serviceable.

12.58 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ The floor covering material is carpet. General condition appears serviceable.

12.59 Bedroom #2:
☐ ☐ ☐ ☐ ☐ The floor covering material is carpet. General condition appears serviceable.

12.60 Bedroom #3:
☐ ☐ ☐ ☐ ☐ The floor covering material is carpet. General condition appears serviceable.

12.61 Bedroom # 4
☐ ☐ ☐ ☐ ☐ The floor covering material is carpet. General condition appears serviceable.

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12.62 Laundry:
☐ ☐ ☐ ☐ ☐ The floor covering material is glazed ceramic tile. General condition appears serviceable.

Closets:

12.63 Master Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Stairs & Handrails:

12.64 General Stair Condition
☐ ☐ ☐ ☐ ☐ Stairway components appeared to be in serviceable condition at the time of the inspection. Inspection of stairways typically includes visual examination of the following: Treads and risers / Landings / Angle of stairway / Handrails / Guardrails / Lighting / Headroom / Windows / Walls and ceilings.

12.65 Front Stair Structure
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.66 Sloped Handrail Assembly
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.67 Handrail Terminations:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.68 Horizontal Guardrail Assembly (stairs)
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.69 Stairway Width
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.70 Stairway Tread Depth:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.71 Landings
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Smoke / Fire Detector:

12.72 General:
Smoke detectors were noted throughout the house and within the sleeping areas but were not tested.

12.73 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ The smoke detector was noted in the bedroom but was not tested. IMPORTANT! Specific requirements for Smoke Alarm installation vary from state to state and from region to region. Check with your local Fire Department for current requirements in your area. It is recommended AC or AC/DC units be interconnected for added protection.

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12.74 Bedroom #2:
☐ ☐ ☐ ☐ ☐ The smoke detector was noted in the bedroom but was not tested. IMPORTANT! Specific requirements for Smoke Alarm installation vary from state to state and from region to region. Check with your local Fire Department for current requirements in your area. It is recommended AC or AC/DC units be interconnected for added protection.

12.75 Bedroom #3:
☐ ☐ ☐ ☐ ☐ The smoke detector was noted in the bedroom but was not tested. IMPORTANT! Specific requirements for Smoke Alarm installation vary from state to state and from region to region. Check with your local Fire Department for current requirements in your area. It is recommended AC or AC/DC units be interconnected for added protection.

12.76 Bedroom # 4
☐ ☐ ☐ ☐ ☐ The smoke detector was noted in the bedroom but was not tested. IMPORTANT! Specific requirements for Smoke Alarm installation vary from state to state and from region to region. Check with your local Fire Department for current requirements in your area. It is recommended AC or AC/DC units be interconnected for added protection.

Entry Door:

12.77 Front Entry / Foyer / Hall:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.78 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.79 Bedroom #2:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.80 Bedroom #3:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.81 Bedroom # 4
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Sliding Glass Doors:

12.82 Living Room:
☐ ☐ ☐ ☐ ☐ The sliding glass door was difficult to operate. Unable to properly close the door may invite unwanted pests and moisture into the interior of the house. Recommend contacting a licensed door contractor for further analysis and repair.

Closet:

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12.83 Living Room:
☐ ☐ ☐ ☐ ☐ The closet by the front of the room had openings in the drywall which could lead to the spread of fire if the conditions were present. Recommend repairing the holes or adding cover plates to the openings.

12.84 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.85 Bedroom #2:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.86 Bedroom #3:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

12.87 Bedroom # 4
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

ELECTRICAL_SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed in every bedroom and within 10 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

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13.1 Type & Condition:
☐ ☐ ☐ ☐ ☐ Underground, Appears serviceable.

13.2 Grounding Equipment:
☐ ☐ ☐ ☐ ☐ The main electrical service appeared to be properly grounded at the time of the inspection.

Electrical Distribution Panels:

13.3 Main Panel Location:
☐ ☐ ☐ ☐ ☐ Basement.

13.4 Main Circuit Rating And Brand:
200 amps, Siemans.

13.5 Entrance Cable Size:
4/0 Aluminum.

13.6 Main Disconnect Switch:
☐ ☐ ☐ ☐ ☐ Located at the top of main panel.

13.7 Main Panel Conditions:
☐ ☐ ☐ ☐ ☐ At the time of the inspection the panel was in serviceable condition.

13.8 Main Panel Circuit Breakers:
☐ ☐ ☐ ☐ ☐ Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

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13.9 Main Panel Neutral And Ground Bars:
☐ ☐ ☐ ☐ ☐ The neutral and ground wires connected in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

13.10 Main Panel Labeling:
☐ ☐ ☐ ☐ ☐ At the time of the inspection, the panel box labeling was in serviceable condition.

Conductors:

13.11 Entrance Cables:
☐ ☐ ☐ ☐ ☐ Aluminum,

13.12 Branch Wiring:
☐ ☐ ☐ ☐ ☐ Copper.

Switches & Fixtures:

13.13 General:
☐ ☐ ☐ ☐ ☐ The majority of switches and fixtures tested responded properly at the time of the inspection. Switches or fixtures which did not respond to the testing will be listed in the appropriate area of this report.

13.14 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

13.15 Master Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

13.16 2nd Floor Hall Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

13.17 First Floor 1/2 Bath:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

13.18 Front Entry / Foyer / Hall:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

13.19 Living Room:
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

13.20 Dining Room:
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

13.21 Family Room:

☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

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13.22 Master Bedroom # 1:
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

13.23 Bedroom #2:
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

13.24 Bedroom #3:
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

13.25 Bedroom # 4
☐ ☐ ☐ ☐ ☐ A representative sampling of switches were tested. As a whole, switches throughout the room were in serviceable condition.

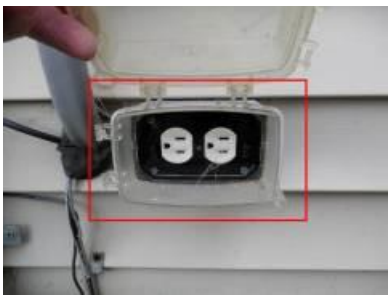
13.26 Laundry:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

13.27 Garage Walls & Ceilings:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Electrical Outlets:

13.28 General:
☐ ☐ ☐ ☐ ☐ The majority of electrical outlets in the home appeared to be in serviceable condition at the time of the inspection. The inspector tested a representative number of accessible outlets only.

13.29 Exterior Walls:
☐ ☐ ☐ ☐ ☐ Some exterior outlets did not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection. For safety reasons, the Inspector recommends all exterior outlets be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. All work should be performed by a qualified electrical contractor.

13.30 Kitchen Interior:
☐ ☐ ☐ ☐ ☐ Electrical outlets in the kitchen were operable at the time of the inspection but some didn't have Ground Fault Circuit Interrupter (GFCI) protection. Consider having GFCI protection installed for outlets relating to

all horizontal kitchen counter top surfaces. While this may have been the practice when the outlets were installed, more recent requirements suggest all outlets that service a countertop should be GFCI rated. The Inspector recommends installation of ground fault circuit GFCI protection as a safety precaution to help prevent electrical shock. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the breaker currently protecting the electrical circuit that contains these kitchen outlets with a GFCI breaker. All electrical work should be performed by a qualified electrical contractor.


AC MC DC NI NP

13.31 Master Bath:

☐ ☐ ☐ ☐ ☐ This bathroom had an insufficient number of electrical outlets installed. The Inspector recommends installing a Ground Fault Circuit Interrupter (GFCI -protected) outlet for safety reasons. Contact a licensed electrician for further analysis and installation.

13.32 2nd Floor Hall Bath:

☐ ☐ ☐ ☐ ☐ Electrical outlet(s) in this bathroom appeared to be in serviceable condition at the time of the inspection but did not have Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

AC MC DC NI NP

13.33 First Floor 1/2 Bath:

☐ ☐ ☐ ☐ ☐ Electrical outlet(s) in this bathroom appeared to be in serviceable condition at the time of the inspection but did not have Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets. 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

13.34 Front Entry / Foyer / Hall:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.35 Living Room:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.36 Dining Room:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.37 Family Room:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.38 Master Bedroom # 1:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.39 Bedroom #2:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.40 Bedroom #3:

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

13.41 Bedroom # 4

☐ ☐ ☐ ☐ ☐ A representative sampling of outlets were tested. As a whole, outlets throughout the room were in serviceable condition.

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13.42 Laundry:

☐ ☐ ☐ ☐ ☐ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathroom, kitchen, and laundry room outlets.

13.43 Garage Walls & Ceilings:

☐ ☐ ☐ ☐ ☐ Only one wall outlet was observed in the garage. Absence of outlets in the garage may lead to unnecessary use of extension cords which could create a safety hazard. Recommend contacting a licensed electrician for further evaluation and upgrade. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

14.1 Water Shut Off:
The main water supply shut-off was located in the basement.

14.2 Material:
Copper.

Supply Lines:

14.3 Material:
Supply lines are copper.

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14.4 Condition:
☐ ☐ ☐ ☐ ☐ The visible water distribution pipes appeared to be in serviceable condition at the time of the inspection.

Waste Lines:

14.5 Material & Condition:
☐ ☐ ☐ ☐ ☐ PVC. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Heater:

14.6 Type:
Part of the boiler assembly.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Hose Bibs / Hookups/Sink Faucets:

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14.7 Laundry:
☐ ☐ ☐ ☐ ☐ Plumbing supply hookups appear serviceable.

Waste Lines/Sink Drains:

14.8 Laundry:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

15.1 Type & Location:
Baseboard. Location- Basement.

15.2 System Activated
At the time of the inspection, the heating system was energized.

15.3 Make - Model - Serial # 's
Make: Utica Boiler, Model # SFH4150WT, Serial # UJA34497.

15.4 Approximate Age:
13 years of age.

15.5 Fuel Source:
Fuel oil.

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15.6 Fuel Pipe Condition
☐ ☐ ☐ ☐ ☐ The pipes supplying fuel to the boiler appeared to be properly configured and in serviceable condition at the time of the inspection.

15.7 Shut Offs
☐ ☐ ☐ ☐ ☐ The fuel supply and shut-offs for the boiler appeared to be in serviceable condition at the time of the inspection.

15.8 General Operation & Cabinet:
☐ ☐ ☐ ☐ ☐ The boiler exterior appeared to be in serviceable condition at the time of the inspection.

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15.9 Pressure Relief Valve And Discharge Pipe
☐ ☐ ☐ ☐ ☐ The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor. This condition was probably caused by the lack of use while the house was vacant.

15.10 Flues, Vents, Plenum:
☐ ☐ ☐ ☐ ☐ The boiler exhaust flue pipe is metal and appeared to be properly configured and in serviceable condition at the time of the inspection.

1st Floor Fireplaces / Solid Fuel Heating:

15.11 General Description:
☐ ☐ ☐ ☐ ☐ The wood-burning fireplace appeared to be in serviceable condition at the time of the inspection, but was not operated. Inspection of wood-burning fireplaces typically includes visual examination of the following: adequate hearth, firebox condition, operable damper, visible flue condition, ember barrier, and the exterior condition. Appeared serviceable at the time of the inspection

Primary Air Conditioning Unit:

15.12 Type / Testing:
Central, The outside air temperature was below 65 degrees. Unable to test the system at this time.

15.13 Make - Model- Serial #'s
Lennox brand, The air-conditioner model number was: 10ACC-036-230-02, The air-conditioner serial number was: 5804m29565

15.14 Power Source:
☐ ☐ ☐ ☐ ☐ Electrical disconnect present.

15.15 General Operation / Approx. Age:
☐ ☐ ☐ ☐ ☐ The air-conditioner date of manufacture appeared to be 2004 which appears to be 13 years of age. This unit is reaching its typical life expectancy which is between 15 and 20 years. Recommend planning for future replacement.

Secondary Air Conditioning Unit:

15.16 Type And Testing:
Outside air temperature was below 65 degrees. Unable to test system at this time.

15.17 Make - Model- Serial #'s
Lennox brand, The air-conditioner model number was: 13ACD-030-230-02, The air-conditioner serial number was: 5806F18106

AC MC DC NI NP

15.18 Power Source:
☐ ☐ ☐ ☐ ☐ Electrical disconnect present.

15.19 Capacity / Approx. Age:
☐ ☐ ☐ ☐ ☐ The air-conditioner date of manufacture appeared to be 2006 which appears to be 11 years of age. This unit is reaching its typical life expectancy which is between 15 and 20 years. Recommend planning for future replacement.

Fireplaces / Solid Fuel Heating:

15.20 Living Room:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable. Recommend contacting a licensed chimney contractor to clean and inspect the chimney before use to avoid any unforeseen problems and costs.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

16.1 Location:
Laundry is located at the 1st Floor.

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16.2 Clothes Washer:
☐ ☐ ☐ ☐ ☐

16.3 Clothes Dryer:
☐ ☐ ☐ ☐ ☐

16.4 Dryer Vent:
☐ ☐ ☐ ☐ ☐ A dryer vent is provided.

ATTIC

In accordance with the Standards of Practice, the inspector will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. In this case, the inspector would evaluate the area from the access point. In regard to evaluating the type and amount of insulation on the attic floor, the inspector will use only generic terms and will not disturb or move any portion of it which may obscure water pipes, electrical conduits, junction boxes, exhaust fans, or other components.

Attic Access

17.1 Location Of Access:
The attic was accessed in the hallway.

17.2 Method Of Evaluation
The Inspector evaluated the attic from inside the attic space.

17.3 Provision For Access
An attic pull-down staircase.

17.4 Access Condition:
The attic was sheeted with a plywood / strandboard type material.

Attic Insulation

17.5 Insulation Type:
The attic insulation was fiberglass batt. The R-value of this material is typically between 2.9 and 3.8 per inch of thickness.

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17.6 Insulation Thickness
☐ ☐ ☐ ☐ ☐ Attic insulation thickness was approximately 10 to 12 inches. The modern recommended value is R-38.

Attic Ventilation

17.7 Approaches To Ventilations
Attic ventilation is not an exact science and ventilation designs will vary according to climate and home design. Although this home may have complied with local requirements which were in effect at the time of original construction, approaches to attic ventilation have sometimes changed over the years. The General Home Inspection is not a code compliance inspection. The Inspector may make suggestions for improved attic ventilation which are in accordance with modern building practices. The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming.

17.8 Ventilation Condition
☐ ☐ ☐ ☐ ☐ The attic ventilation system included a ridge vents, soffit vents, and a roof mounted power vent.

17.9 Attic Plumbing Pipes
☐ ☐ ☐ ☐ ☐ Appears serviceable at the time of inspection.

Observed Interior Roof Framing

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17.10 Conventional Framing
☐ ☐ ☐ ☐ ☐ The roof structure was built using conventional framing methods.

17.11 General Conventional Framing Condition
☐ ☐ ☐ ☐ ☐ The conventionally-framed roof appeared to be properly-constructed and in serviceable condition at the time of the inspection.

17.12 Conventional Rafters
☐ ☐ ☐ ☐ ☐ The rafters appeared to be in serviceable condition at the time of the inspection.

Ridge

17.13 Ridge Condition
☐ ☐ ☐ ☐ ☐ The ridge appeared to be in serviceable condition at the time of the inspection.

Roof Sheathing

17.14 Material
The roof structure was sheathed with plywood.

17.15 Condition
☐ ☐ ☐ ☐ ☐ The roof sheathing appeared to be in serviceable condition at the time of the inspection.

Wiring

17.16 Wiring Condition
☐ ☐ ☐ ☐ ☐ The switches and fixtures are functioning properly.

GARAGE-CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

18.1
The home had a two-car attached garage.

General Condition

18.2
All components in the garage appeared to be in serviceable condition at the time of the inspection. Inspection of the garage typically includes examination of the following: general structure, floor, wall and ceiling surfaces, operation of all accessible doors and door hardware, overhead door condition and operation including manual and automatic safety component operation and switch placement, proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection, interior and exterior lighting, proper separation from living space, and proper floor drainage.

Floor

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18.3 Condition
☐ ☐ ☐ ☐ ☐ The garage floor appeared to be in serviceable condition at the time of the inspection.

Roof:

18.4 Condition:
☐ ☐ ☐ ☐ ☐ Same as house, See house roof report.

Garage Door:

18.5 Condition - Material:
☐ ☐ ☐ ☐ ☐ Fiberglass.

18.6 Vehicle Door Condition
☐ ☐ ☐ ☐ ☐ All overhead vehicle doors appeared to be in serviceable condition at the time of the inspection.

18.7 Condition Of The Vehicle Door Jambs:
☐ ☐ ☐ ☐ ☐

AC MC DC NI NP

18.8 Automatic Opener:
☐ ☐ ☐ ☐ ☐ The door opener to the left (see picture / arrow) was inoperative. The right automatic door opener operated properly. Recommend contacting a licensed garage door contractor for repair or replacement of the faulty opener.

18.9 Auto-reverse Photo Sensor:
☐ ☐ ☐ ☐ ☐ The right garage door had a photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing in a satisfactory manner.

18.10 Auto-reverse Pressure Sensor:
☐ ☐ ☐ ☐ ☐ The right garage door had a pneumatic sensor installed which acted as a switch to automatically reverse the door at a pre-set pressure. The door responded to testing in a satisfactory manner.

Garage Walls & Ceilings:

18.11 Walls:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

18.12 Ceilings:
☐ ☐ ☐ ☐ ☐ General condition appears serviceable.

Door To Home Interior

18.13 Condition
☐ ☐ ☐ ☐ ☐ The door between the living space and the garage had self-closing hinges installed and operable and appeared to be in serviceable condition at the time of the inspection.

Stairs To Living Space

18.14
☐ ☐ ☐ ☐ ☐ Although it may have complied with codes and standards in effect at the time of its original construction, the handrail assembly of the door between the garage and living space did not comply with modern building safety standards. The handrail assembly failed to comply with the standard which states that a stairway handrail must...1. provide a continuous, graspable handrail, 2. measure 1 1/4 inches to 2 inches across, 3.

be 34 inches to 38 inches above the nosing of stair treads, 4. have baluster spacing which will not allow the passage of a 4 3/8-inch sphere. The handrail failed to comply with number •••. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowiedge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.