

ARTI Home Inspections, LLC
Property Inspection Report



1234 Anywhere St., Anywhere PA, 19000
Inspection prepared for: John Doe & Jane Doe
Inspection Date: 4/10/2010 Time: 1-3:30pm
Weather: Sunny, 60 degrees

Inspector: David Artigliere
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Scope, Conditions and Limitations of the Home Inspection

PER PENNSYLVANIA STATE ACT 2000-114:

A home inspection as defined by Pennsylvania law is "A noninvasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify material defects in those systems and components, and performed for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term also includes any consultation regarding the property that is represented to be a home inspection or that is described by any confusingly similar term. The term does not include an examination of a single system or component of a residential dwelling such as, for example, its electrical or plumbing system or its roof. The term also does not include an examination that is limited to inspection for, or of, one or more of the following; wood destroying insects, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards."

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

KEYS TO THE HOME INSPECTION:

The home inspection was performed in accordance to the standard of practice and code of ethics of the American Society of Home Inspectors (ASHI). 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 three times the price of the home inspection. A copy of the ASHI Standard of Practice will be included with you report.

This inspection is an evaluation of the condition of the home. Any areas that are not safely, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection.

This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection.

The inspection report lists the systems and components inspected by ARTI Home Inspections, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time.

This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, ARTI Home Inspections, LLC cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office at (610) 220-1907 to arrange for your verbal consultation.

NOTICE: IT IS ALWAYS WISE TO CHECK WITH THE BUILDING DEPARTMENT FOR PERMIT

INFORMATION, ESPECIALLY IF ADDITIONS OR ALTERATIONS ARE NOTED.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS:

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. LIABILITY UNDER THIS REPORT IS LIMITED TO THE PARTY IDENTIFIED ON THE COVER PAGE OF THE REPORT.

NOT A WARRANTY:

The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either express or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property.

THIS REPORT IS NOT BINDING UNLESS THE PRE-INSPECTION AGREEMENT HAS BEEN SIGNED BY THE CLIENT AND RETURNED TO ARTI HOME INSPECTIONS, LLC ALONG WITH PAYMENT OF THE INSPECTION FEE.

OUTSIDE THE SCOPE OF THE HOME INSPECTION:

(a) Structural integrity, (b) Geological stability or ground condition of site, (c) System design problems, functional adequacy, operational capacity or quality or suitability for particular use of items inspected, (d) Fireplace and flue draft, (e) Capacity for the garbage disposal to grind food or the dishwasher to clean properly, (f) Cosmetic items including, but not limited to minor scratches, scrapes, dents, cracks, stains, soiled or faded surface, (g) Wells or well pumps, (h) Electronic air cleaners or filters, (i) Water quality or volume, (j) Water conditioning systems, (k) Environmental hazards, (l) Cisterns, (m) Fountains, (n) Active or passive solar systems, (o) Security systems, (p) Detached buildings or equipment, (q) Central vacuum systems, (r) Wall or window mounted air conditioning systems, (s) Home warranty and component warranty.

UNDERSTANDING THE REPORT SUMMARY PAGE

The Report Summary Page is a list of "Material Defects" as defined by Pennsylvania law and is provided to allow the reader a brief overview of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the entire report. The entire report, including the Pre-Inspection Agreement, the Standards of Practice of the American Society of Home Inspectors, and the Pre-Closing Walk-Through Check List must be carefully read to fully assess the findings of the inspection.

It is recommended that any deficiencies and any components/systems related to these deficiencies noted in the report be evaluated and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the systems or components for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarification or further questions.

Any cost ranges listed on the summary page are derived from nationally used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. I recommend that you always consult a licensed, qualified contractor for repair options and costs for major items as repair costs can vary widely depending upon the quality of materials used and the economic conditions. This consultation should occur prior to the settlement of the transaction.

Report Summary

Exterior Areas		
Page 11 Item: 3	Chimney Condition	<ul style="list-style-type: none"> • Soot staining noted at the top of the chimney and in the chimney flue. This may be an indication that the heating system is not venting properly. A licensed chimney sweep is recommended to fully evaluate and clean chimney flue. A licensed HVAC contractor is recommended to evaluate and correct any defects in the boiler vent piping, draft and/or burner.
Garage		
Page 13 Item: 7	120 Volt	<ul style="list-style-type: none"> • The wire sheathing was damaged and improperly repaired at the wire run on the ceiling in the rear section of the garage. A licensed electrician is recommended to replace the damaged wire.
Attic		
Page 16 Item: 5	Exhaust Vent	<ul style="list-style-type: none"> • Exhaust fan duct appears to terminate in attic. Bath fans venting into the attic can increase moisture levels and cause possible mold problems. A licensed roofer is recommended to run bath fan to the exterior of the house.
Foundation		
Page 17 Item: 1	Foundation Condition	<ul style="list-style-type: none"> • Horizontal cracking noted in the rear and west facing foundation walls. This is an indication that the foundation walls have been compromised and are bulging. This can happen from hydrostatic pressure from moisture buildup behind the foundation walls. A licensed structural engineer is recommended to fully evaluate the foundation walls. A licensed basement water proofing company is recommended to fully evaluate and correct the exterior drainage.
Heat		
Page 23 Item: 3	Venting	<ul style="list-style-type: none"> • An improperly designed damper that can block proper venting was installed in the vent pipe and the oil burning system is missing a proper barometric damper. A licensed HVAC contractor is recommended to fully evaluate and correct all defects in the vent pipe. • The insulation paper located on the vent pipe may contain asbestos. The material was damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety.
Plumbing		
Page 24 Item: 2	Supply Lines	<ul style="list-style-type: none"> • Cross connection noted at the water softener and the neutralizer backwash drains. There should be a proper air gap between the backwash drain lines and the laundry sink and trapped drain above the sink.
Water Heater		
Page 25 Item: 2	Plumbing	<ul style="list-style-type: none"> • No mixing or tempering valve was located at the hot water supply line off the boiler. The boiler can get very hot and produce scalding temperatures during the winter. A licensed plumber is recommended to add a proper tempering valve.

Bathroom 1		
Page 27 Item: 10	Bath Tubs	<ul style="list-style-type: none">• Tub has been refinished. The finishing is deteriorating and chipped. A licensed bathroom refinisher is recommended to evaluate and properly refinish or replace bathtub.

EXPLANATION OF TERMS

It is important to have a clear understanding of the terms used in this home inspection report. This report is conducted with the age of the home and the comparable condition of the neighborhood homes taken into consideration.

TERMS

Good:

Items marked as “**good**” appear to be in functional condition. Cosmetic blemishes and/or minor damage that do not significantly affect the use of the item or systems that will have a satisfactory life may also be classified as “**good**”. No repairs are required at the time of the inspection.

Fair:

Items marked as “**fair**” are considered to be in need of service or maintenance in order to extend its normal life. Although functional in many cases, it is advisable to provide maintenance or repairs in the near future. It is recommended that any “**fair**” items be evaluated by a licensed contractor **PRIOR TO THE CLOSE OF ESCROW**.

Defect:

Items marked as “**defect**” are considered to be “Material Defects” as per Pennsylvania law. A “Material Defect” is defined as “A problem with any residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal life is not, by itself, a Material Defect.” It is recommended that any items marked as “**defect**” and any components/systems related to these “**defects**” noted in the report be evaluated and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the systems or components for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarification or further questions.

N/A:

Items marked as “**N/A**” are considered to be not part of the home inspection or not present during the inspection. Any component that is not inspected as part of the home inspection should be evaluated **PRIOR TO THE CLOSE OF ESCROW** by a licensed contractor.

N/I:

Items marked as “**N/I**” are items that are normally part of a home inspection, but could not be fully inspected or evaluated because access was blocked or restricted. It is highly recommended that these items be inspected by licensed professionals prior to settlement. The home inspector can also re-inspect these items for a fee after the obstruction is removed. Please call ARTI Home Inspections, LLC at 610-220-1907 if a re-inspection is required.

Environmental –General Information**Radon Gas:**

Radon gas naturally occurs in our environment. Radon gas is a class A carcinogen and is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about radon please visit www.epa.gov/radon. The EPA and ARTI Home Inspections, LLC strongly recommend testing all homes for the presence of radon gas.

Lead Paint (prior to 1978):

Lead based paint was common in use until about 1974. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house built on or before 1978. It is believed that the primary danger would be to small children who may somehow ingest chips of lead based paint. For further information regarding lead based paint please visit www.hud.gov/offices/lead.

Asbestos:

Asbestos is a fibrous material that was used in many building materials. The asbestos fibers can cause cancer and other types of lung disease if inhaled. Asbestos can only be identified by laboratory analysis therefore its identification is beyond the scope of the inspection. For further information regarding asbestos please visit www.epa.gov/asbestos.

Urea Formaldehyde (Foam Insulation):

U.F.F.I. became popular as a residential retrofit insulation in the mid 1970's. It was banned in the U.S.A. in 1982, then the ban was lifted. Formaldehyde gas usually dissipates with time and proper ventilation. However, this gas is known to be a respiratory irritant, particularly to younger and older people. The EPA has not adopted any standards as to harmful levels of formaldehyde gas however it does caution exposure. Note: various other countries consider exposure to this gas harmful in concentrations of one-fiftieth of the amounts considered safe by the EPA. Consult with your inspection service for additional information.

Mold:

Mold, mildew and indoor or outdoor air quality concerns can be found in many environments and may be especially prevalent in the event that the home inspection report discloses evidence of moisture or water penetration –whether active or inactive anywhere within the property. The identification or detection of any mold, mildew and/or indoor/outdoor air quality is beyond the scope of the inspection. No fee is being charged to the customer for inspection of any mold, mildew and/or indoor/outdoor air quality and no such inspection will be performed by this company. This company is not an expert in the inspection for or detection of mold, mildew and/or indoor/outdoor air quality. This company's insurance coverage expressly excludes coverage for inspection and detection of any mold, mildew and/or indoor/outdoor air quality. This company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew and/or indoor/outdoor air quality concerns. Inspection for mold, mildew and/or indoor/outdoor air quality should be performed, detected and evaluated by a specialist of the customer's choice. For further information regarding lead based paint please visit www.epa.gov/mold.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Seller present

2. Home Type

Home Type: Single Family Home • Cape Cod Style

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

1. Driveway Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Asphalt driveway noted.

Observations:

- Driveway in good shape for age and wear. Common cracks noted.
- Recommend sealing to extend life on a regular basis.

2. Sidewalk Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Concrete sidewalk noted.

Observations:

- Sidewalk shows signs of minor settlement.

3. Grading

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The grading does not properly slope away from the foundation at the back of the house.
- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
- The floor drain at bottom of basement walk-out stairs is partially blocked with leaves and debris. This creates a potential basement flooding situation during heavy rains. This type of drain guard is easily clogged with leaves -- therefore, it must be monitored and kept clean.
- Siding-Soil contact or proximity. This may provide entrance of moisture and/or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
- Recommend removing and replacing mulch annually.

4. Vegetation Observations

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to roof while minimizing debris & dampness.
- Trees in electric lines; wind / ice hazard. Contact utility company for trimming.
- The property has overgrown vegetation that needs to be landscaped.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- There are large trees in the front and back yards - the roots may cause problems with the plumbing and the leaves and branches can fall onto the roof and clog the gutters. Recommend monitoring for future problems.
- Recommend removing vines from the rear corner of the house.

5. Stairs Condition

Good	Fair	Defect	N/A	N/I
	X			

Location: Front Door • Kitchen/Garage Door • Material: Brick

Observations:

- The stairs to the kitchen are missing a proper handrail.
- The paint is deteriorating at the base of the roof posts at the stairs to the front door.
- Both sets of stairs are uneven and can be a trip hazard.

6. Exterior Faucet Condition

Good	Fair	Defect	N/A	N/I
X				

Location: Rear of house

Observations:

- The hose faucet appears serviceable.
- The hose bibs are not frost proof and will need to be winterized before weather turns below 32* as pipe damage can occur.
- Recommend upgrading to a frost proof and anti-siphon type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.

7. Patio Condition

Good	Fair	Defect	N/A	N/I
	X			

Location: Rear • East Side • Material: Pavers • Material: Brick

Observations:

- Patio shows signs of moderate settlement.
- Patio surface shows signs of deterioration and some of the pavers are loose. The brick section of the patio shows signs of major lifting/settlement because of tree root growth. A licensed mason is recommended to repair uneven surface at the brick patio, secure loose pavers and repair deteriorating mortar.

8. Fence Condition

Good	Fair	Defect	N/A	N/I
				X

Materials: Wood

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

Exterior Areas

1. Siding Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Aluminum siding • Brick • Stucco

Observations:

- Caulk and seal all gaps, cracks and openings.
- Siding-Soil contact or proximity at the aluminum siding at the garage. The sill is highly vulnerable to moisture damage and should be monitored for future rot, moisture damage and/or insect damage.

2. Condition of Exterior Trim

Good	Fair	Defect	N/A	N/I
	X			

Materials: Wood • Masonry • Metal

Observations:

- The paint shows signs of minor chipping and deterioration at the wood trim at the garage windows and at the front door roof posts. A licensed painter is recommended to fully evaluate exterior trim and scrape and repaint all deteriorating paint.
- Recommend inspecting and caulking/painting exterior trim on a regular basis.

3. Chimney Condition

Good	Fair	Defect	N/A	N/I
		X		

Location: West Side • Material: Brick

Observations:

- Raincap missing. A licensed contractor is recommended to add a proper raincap to the chimney flue.
- The chimney crown is cracked. A licensed mason is recommended to repair the crown to prevent future moisture problems.
- **Soot staining noted at the top of the chimney and in the chimney flue. This may be an indication that the heating system is not venting properly. A licensed chimney sweep is recommended to fully evaluate and clean chimney flue. A licensed HVAC contractor is recommended to evaluate and correct any defects in the boiler vent piping, draft and/or burner.**



Soot Staining on the Chimney and Flue

4. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Recommend adding GFCI protection to all exterior outlets.

Garage

1. Garage Roof Condition

Good	Fair	Defect	N/A	N/I
X				

Roof inspected by: viewing from other roof surface • Material: Asphalt shingles noted. • Roof Type: Gable

Observations:

- Roof appears serviceable at the time of the inspection.
- Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.
- Roof shows signs of typical aging and minor deterioration.

2. Gutter

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Gutters filled with debris. Recommend cleaning gutters on a regular basis.
- All the gutters should be evaluated for correct pitch in installation by a licensed contractor.
- Downspouts drain too close to the foundation - recommend extending downspouts away from the foundation.

3. Walls

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The firewall separation between the garage & house does not appear to be continuous. A licensed carpenter is recommended to evaluate and add proper fire separation between the house and garage.
- Moderate cracking and signs of settlement noted in the masonry block walls in the garage. These areas should be periodically inspected and repaired if necessary.

4. Anchor Bolts

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Masonry structure at the main section of the garage - no anchor bolts were installed in this location.
- The anchor bolts were inspected and appear to be serviceable in the rear section of the garage. The wood sill is in contact with the concrete slab and is highly vulnerable to moisture and/or insect damage. This area should be monitored and repaired as necessary.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Concrete floors noted.

Observations:

- Moderate cracking noted in the garage slab.
- Flooring not fully visible - stored items blocked complete access.

6. Rafters & Ceiling

Good	Fair	Defect	N/A	N/I
	X			

Observations:

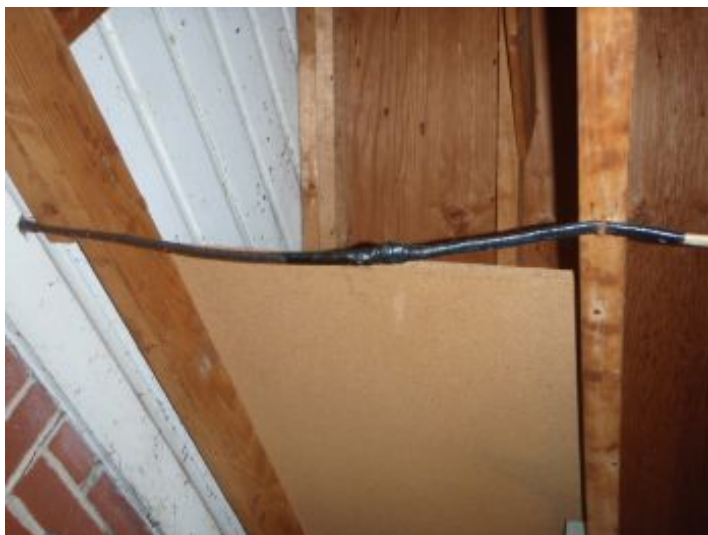
- Moderate staining was observed at the roof sheathing. One section of the sheathing was damaged in the garage. Recommend periodic inspections and repairs if necessary.

7. 120 Volt

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.
- Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.
- Signs of amateur wiring noted in the garage including improperly supported wires. A licensed electrician is recommended to evaluate and correct wiring defects in the garage.
- **The wire sheathing was damaged and improperly repaired at the wire run on the ceiling in the rear section of the garage. A licensed electrician is recommended to replace the damaged wire.**



Damaged Sheathing at Electrical Wire in Garage

8. 240 Volt

Good	Fair	Defect	N/A	N/I
			X	

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Cracked windowpane noted. A licensed carpenter is recommended to replace the damage window.
- Windows do not appear to be tempered.
- Door chain was removed at the time of the inspection. A licensed carpenter is recommended to repair/replace disconnected door chain to prevent the door from damage.

10. Fire Door

Good	Fair	Defect	N/A	N/I
			X	

Observations:

- No door to the interior of the house located.

11. Garage Door Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: One 7' steel door • Type: Roll-up door noted.

Observations:

- Garage doors appear to be serviceable.

12. Garage Opener Status

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Door opener appeared serviceable at the time of the inspection.

13. Garage Door's Reverse Status

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Auto-reverse appears functional.
- Eye beam system present and operating.

14. Window Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Wood • Type: Double hung, single pane

Observations:

- Windows appear to be painted shut and could not be opened. A licensed contractor is recommended to fully evaluate and repair/replace windows.

Roof

1. Roof Condition

Good	Fair	Defect	N/A	N/I
	X			

Roof inspected by: walking roof • Material: Asphalt shingles noted. • Roof Type: Gable

Observations:

- Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.
- Roof shows signs of typical aging and minor deterioration.
- Roof is moss covered at the rear section of the roof. A licensed landscaper is recommended to trim all trees that overhang the roof.

2. Flashing

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The valleys and flashings are vulnerable to leaks and should be monitored and repaired on a regular basis.
- Plumbing vent collars appear serviceable.
- Chimney flashing is starting to deteriorate and will require periodic maintenance.

3. Gutter

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Gutters filled with debris. Recommend cleaning gutters on a regular basis.
- The condition of the underground downspout piping cannot be determined and is not part of the home inspection.

Attic

1. Access

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- ****Location of access****
- Scuttle Hole located in:
 - Bedroom
 - Knee wall access.
- The attic access is not insulated. Recommend insulating attic hatch to reduce energy loss.

2. Structure

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Roof frame is rafters.
- Minor moisture staining noted. Recommend improving attic ventilation.

3. Ventilation

Good	Fair	Defect	N/A	N/I
	X			

Type: Gable vents • Through the roof vents

Observations:

- Attic ventilation appears minimal. A licensed roofer is recommended to fully evaluate and correct attic ventilation.
- Insulation blocks proper ventilation between the upper and lower sections of the attic.

4. Insulation Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Fiberglass batts

Observations:

- Insulation levels are minimal or sparse near the stairway. A licensed contractor is recommended to fully evaluate the attic and add insulation where needed. The attic ventilation may also need to be improved to reduce moisture problems created by adding insulation.
- Insulation appears to be installed incorrectly in various locations on the knee wall (vapor barrier faces unfinished attic in multiple locations). Manufacturers instructions typically state that the paper backing is to face the heated living space. A licensed contractor is recommended to properly install insulation to reduce risk of possible moisture problems.

5. Exhaust Vent

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- **Exhaust fan duct appears to terminate in attic. Bath fans venting into the attic can increase moisture levels and cause possible mold problems. A licensed roofer is recommended to run bath fan to the exterior of the house.**

Foundation

1. Foundation Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Masonry block

Observations:

- I was unable to fully evaluate the foundation wall because surface finishes in the basement block access to the foundation wall in the front section of the basement.
- Signs of minor moisture seepage noted.
- The parging shows signs of moderate deterioration. Regular maintenance and repairs is recommended.
- **Horizontal cracking noted in the rear and west facing foundation walls. This is an indication that the foundation walls have been compromised and are bulging. This can happen from hydrostatic pressure from moisture buildup behind the foundation walls. A licensed structural engineer is recommended to fully evaluate the foundation walls. A licensed basement water proofing company is recommended to fully evaluate and correct the exterior drainage.**



Horizontal Cracking Noted in Foundation Wall



Horizontal Crack in Foundation Wall



Horizontal Crack in Foundation Wall



Bulging Foundation Wall

2. Beams and Columns

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Beam Material: Wood
- Column Material: Steel
- Main beam is sagging and improperly supported next to the center column. A licensed carpenter is recommended to evaluate and correct sagging beam.

3. Framing Condition

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Floor joists appear serviceable.
- Signs of minor moisture staining noted on framing.
- Minor cracking noted in the floor joists.

Basement

1. Exterior Access

Good	Fair	Defect	N/A	N/I
	X			

Access type: "Bilco" style exterior entrance.

Observations:

- Keep floor drain clear of debris and periodically evaluate.
- The steel bilco doors are corroding and one of the door hinges is broken. A licensed carpenter is recommended to evaluate and repair/replace bilco doors.

2. Stairs

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Steps are loose in various locations.
- Stairs are too steep and are a hazard. A licensed carpenter is recommended to fully evaluate stairs.

3. Railings

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Missing handrails observed. This is a "Safety Concern". A licensed contractor is recommended to install a proper handrail to the basement.

4. Basement

Good	Fair	Defect	N/A	N/I
	X			

Type: Partially finished basement

Observations:

- Poured concrete basement slab noted.
- Signs of minor moisture intrusion noted.
- There were two copper pipes that run through the foundation wall and drain to the sump pit. I was unable to determine where the pipes come from. I recommend asking the owners where the pipes originate and what the purpose of the pipes are. Recommend confirming with the local township that there are no underground fuel storage tanks located on the property.
- Recommend running a dehumidifier to reduce moisture levels in the basement.

5. Sump Pump

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Sump pit cover is missing, suggest installing cover for safety.
- Recommend adding a battery backup for the sump pump.

6. Electrical Condition

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- GFCI protected receptacles are recommended in the basement.
- Evidence of amateur wiring noted. Loose and improperly secured wires noted throughout. A licensed electrician is recommended to fully evaluate and correct basement wiring.

7. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted.

Observations:

- Freshly painted in areas. This could be concealing a defect that could not be determined.

8. Window Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Metal • Type: Swinging, single pane

Observations:

- Windows are difficult to operate. A licensed contractor is recommended to evaluate and repair/replace windows.
- The windows at the east side of the house are at grade level and are vulnerable to moisture intrusion. Recommend monitoring for future moisture problems and correcting if necessary.

9. Exterior Door

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Glass does not appear to be tempered. A licensed contractor is recommended to replace windowpanes in door with a material that will not shatter.

Electrical

1. Electric Service

Good	Fair	Defect	N/A	N/I
X				

Observations:

- There is an overhead service drop noted.
- Service size: 100A
- Main shut off located at: Main panel.
- No inspection sticker was located at the main panel.

2. Main Amp Breaker

Good	Fair	Defect	N/A	N/I
X				

Observations:

- 100 amp main breaker

3. Breakers in off position

Good	Fair	Defect	N/A	N/I
X				

Observations:

- No breakers noted in the off position.

4. Main Panel Defects

Good	Fair	Defect	N/A	N/I
	X			

Location: Basement

Observations:

- Double tapped circuits noted.
- Ground wire appears undersized. A licensed electrician is recommended to add proper sized ground.

5. Subpanel Defects

Good	Fair	Defect	N/A	N/I
	X			

Location: Basement

Observations:

- Both subpanels do not appear to be properly grounded. A licensed electrician is recommended to evaluate and correct defects in the subpanels.

6. Conduction

Good	Fair	Defect	N/A	N/I
	X			

Wire type: Non-metallic sheathed wiring • BX • Wire material: Copper • Wire material: Multi-stranded aluminum

Observations:

- Cloth sheathed wiring present. This wiring typically is ungrounded and may be unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. A qualified electrician is recommended to evaluate this wiring and make repairs or replace wiring as necessary.
- Ungrounded, 2-prong receptacles located in various locations. 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 the generally accepted current standards.

7. Fire Safety

Smoke detectors are recommended on every floor and in every bedroom. It is highly recommended that all existing smoke detectors be replaced prior to moving. • Carbon monoxide detectors are recommended on every floor. Recommend replacing CO detectors every two years. • Fire extinguishers are recommended on every floor and in the kitchen.

Heat

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating System

Location: Basement • Type: Hydronic boiler • Fuel Source: Oil • System Size: 132,000 Btu

2. Boiler Condition

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- An annual service contract is recommended for the heating system.
- Pressure gauge was high at the time of the inspection. A licensed HVAC contractor is recommended to correct pressure and evaluate system.
- A licensed HVAC contractor is recommended to clean and service the heating system annually.
- Cracking noted in the fire box. Recommend monitoring for future damage.
- Pressure relief valve is missing an extension pipe.

3. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Vent was not fully visible.
- An improperly designed damper that can block proper venting was installed in the vent pipe and the oil burning system is missing a proper barometric damper. A licensed HVAC contractor is recommended to fully evaluate and correct all defects in the vent pipe.
- The insulation paper located on the vent pipe may contain asbestos. The material was damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety.



Improper Damper Installed at Boiler Vent Pipe



Possible Asbestos Containing Material on Vent Pipe

4. Combustion Air

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Combustion air source appears serviceable.

5. Distribution

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Copper fin tube baseboard noted.

6. Thermostats

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Located in: Living room
- Located in: Bedroom

Plumbing

1. Main Line

Materials: Plastic • Main Line Pipe Size: 1" • Water softener installed - the condition or functionality of the water softener were not part of the home inspection and were not evaluated. Recommend asking the home owner about maintenance. • UV light installed - the condition or functionality of the UV light was not part of the home inspection and was not evaluated. Recommend asking the owner how to replace the light as it must be replaced annually. • Water filter installed - the condition or functionality of the filter was not part of the home inspection and was not evaluated. Recommend asking the owner how to replace the filter as it must be replaced regularly.

2. Supply Lines

Good	Fair	Defect	N/A	N/I
		X		

Materials: Copper • Plastic

Observations:

- Minor corrosion noted in the basement.
- **Cross connection noted at the water softener and the neutralizer backwash drains. There should be a proper air gap between the backwash drain lines and the laundry sink and trapped drain above the sink.**



Possible Cross Connection - No Air Gap Between Backwash and Drainpipe

Possible Cross Connection - No Air Gap Between Backwash and Sink Floodline

3. Waste Lines

Good	Fair	Defect	N/A	N/I
X				

Materials: Cast iron • Copper • Plastic

Observations:

- Visible waste lines appear to be in serviceable condition.
- Moderate corrosion noted in the waste pipe.

4. Fuel Oil

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Shut off located at: the oil tank
- The condition of the interior of the oil tank is not part of the home inspection and was not evaluated.
- No readily visible defects noted.

Water Heater

1. Water Heater

Location: Basement • Type: Boiler (summer winter hookup - see comments in heating section of report).

2. Plumbing

Good	Fair	Defect	N/A	N/I
		X		

Materials: copper

Observations:

- No mixing or tempering valve was located at the hot water supply line off the boiler. The boiler can get very hot and produce scalding temperatures during the winter. A licensed plumber is recommended to add a proper tempering valve.

3. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- See comments in heating section of report.

4. Combustion

Good	Fair	Defect	N/A	N/I
X				

Observations:

- See comments in the heating section of the report.

Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Location: 1st floor

2. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall ceilings noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Minor stains noted on the ceiling.

4. Floor Condition

Good	Fair	Defect	N/A	N/I
X				

Material: Ceramic tile is noted.

Observations:

- Floor covering appears serviceable at the time of the inspection.

5. Doors

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Door appears serviceable at the time of the inspection.

6. Toilets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Toilet appears to be in serviceable condition.

7. Sinks

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Sink faucet and drain appear serviceable.

8. Cabinets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Sink base cabinet appears serviceable.

9. Counters

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Solid Surface tops noted.

10. Bath Tubs

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Tub has been refinished. The finishing is deteriorating and chipped. A licensed bathroom refinisher is recommended to evaluate and properly refinish or replace bathtub.



Tub Finish is Deteriorating

11. Tub/Shower Walls

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Missing/damaged grout and loose tiles observed, suggest regrouting as necessary.

12. Showers

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Shower appears to be in serviceable condition.

13. Enclosure

Good	Fair	Defect	N/A	N/I
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

14. Bathroom Ventilation

Good	Fair	Defect	N/A	N/I
X				

Type: Bath fan • Window

Observations:

- Bath fan appears serviceable.
- Window appears serviceable.

15. Electrical

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Electrical receptacles appear functional.

16. Closets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- The closet appears to be in serviceable condition at the time of the inspection.

Bedroom 1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: West Bedroom

2. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall ceilings noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

4. Closets

Good	Fair	Defect	N/A	N/I
X				

5. Floor Condition

Good	Fair	Defect	N/A	N/I
X				

Material: Carpet is noted.

Observations:

- Flooring show signs of minor wear and deterioration.

6. Doors

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Door appears serviceable at the time of the inspection.

7. Window Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Vinyl • Type: Double hung, double pane

Observations:

- The windows appeared to be serviceable at the time of the inspection.

8. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- Some outlets not accessible due to furniture and or stored personal items.

Bedroom 2

1. Locations

Locations: East Bedroom

2. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall ceilings noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

4. Closets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- The closet appears to be in serviceable condition at the time of the inspection.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
X				

Material: Carpet is noted.

Observations:

- Flooring show signs of minor wear and deterioration.

6. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.

7. Window Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Vinyl

Observations:

- The windows appeared to be serviceable at the time of the inspection.

8. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- Some outlets not accessible due to furniture and or stored personal items.

Common Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Front Door

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Exterior door appears to be in serviceable condition.
- Storm door appears to be in serviceable condition.

2. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall ceilings noted. • Ceiling tiles noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

4. Closets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The closet door does not latch at the 1st floor hall closet.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
X				

Material: Carpet is noted. • Sheet vinyl flooring is noted. • Hardwood flooring is noted.

Observations:

- Flooring show signs of minor wear and deterioration.

6. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- Ungrounded, 2-prong receptacles located in various locations. 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 the generally accepted current standards.
- Some outlets not accessible due to furniture and or stored personal items.

7. Stairs & Handrail

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Handrail is not continuous. Recommend adding a proper handrail to the 2nd floor.

Dining Room

1. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.

2. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Ceiling tiles noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Minor stains noted on the ceiling.

3. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Hardwood flooring is noted.

Observations:

- Flooring show signs of minor wear and deterioration.
- Wood flooring shows signs of deterioration. Recommend budgeting to refinish floors in the near future.

4. Window Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Vinyl • Type: Double hung, double pane

Observations:

- The east side window does not stay up on its own and does not lock properly. A licensed contractor is recommended to fully evaluate and repair/replace defective windows.

5. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded, 2-prong receptacles located in various locations. 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 the generally accepted current standards.
- Some outlets not accessible due to furniture and or stored personal items.

Living Room

1. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

2. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Ceiling tiles noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Minor stains noted on the ceiling.

3. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Hardwood flooring is noted.

Observations:

- Flooring show signs of minor wear and deterioration.
- Wood flooring is not completely visible because area rugs block access.
- Wood flooring shows signs of deterioration. Recommend budgeting to refinish floors in the near future.

4. Window Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Wood • Vinyl • Type: Double hung, double pane • Type: Double hung, single pane • Type: Fixed, single pane

Observations:

- The front right side window was painted shut and could not be opened.

5. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded, 2-prong receptacles located in various locations. 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 the generally accepted current standards.
- Some outlets not accessible due to furniture and or stored personal items.

Office

1. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Paneling noted.
 Observations:
 • Common cracking noted.

2. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Ceiling tiles noted.
 Observations:
 • Ceilings appear to be in serviceable condition at the time of the inspection.
 • Minor stains noted on the ceiling.

3. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Hardwood flooring is noted.
 Observations:
 • Flooring show signs of minor wear and deterioration.
 • Wood flooring is not completely visible because area rugs block access.
 • Wood flooring shows signs of deterioration. Recommend budgeting to refinish floors in the near future.

4. Window Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Vinyl • Type: Double hung, double pane
 Observations:
 • The windows appeared to be serviceable at the time of the inspection.

5. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:
 • One 3-prong outlet tested ungrounded.

6. Closets

Good	Fair	Defect	N/A	N/I
	X			

Observations:
 • The flooring in the closet is moisture stained and damaged.

7. Ceiling Fans

Good	Fair	Defect	N/A	N/I
X				

Observations:
 • Operated normally when tested, at time of inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Wall Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Drywall walls noted. • Laminate walls noted.

Observations:

- Walls appear to be in serviceable condition at the time of the inspection.
- Common cracking noted.

2. Ceiling Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Ceiling tiles noted.

Observations:

- Ceilings appear to be in serviceable condition at the time of the inspection.
- Minor stains noted on the ceiling.

3. Floor Condition

Good	Fair	Defect	N/A	N/I
X				

Material: Sheet vinyl flooring is noted.

Observations:

- Floor covering appears serviceable at the time of the inspection.

4. Window Condition

Good	Fair	Defect	N/A	N/I
X				

Materials: Vinyl • Type: Double hung, double pane

Observations:

- The windows appeared to be serviceable at the time of the inspection.

5. Sinks

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Sink bowl and faucet appear serviceable.

6. Cabinets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Cabinets appeared serviceable at the time of the inspection.

7. Counters

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Laminate countertops noted.

8. Dishwasher

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Dishwasher appeared to properly operate.

9. Range

Good	Fair	Defect	N/A	N/I
X				

Materials: Electric range

Observations:

- Range appears to be in serviceable condition.

10. Vent Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: No vent located.

Observations:

- No source of ventilation located in kitchen. A licensed electrician is recommended to add a proper kitchen vent.

11. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- GFCI protected outlets are recommended on all kitchen counter receptacles.

12. Exterior Door

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Exterior door rubs on kitchen flooring.

13. Ceiling Fans

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Operated normally when tested, at time of inspection.

Laundry

1. Locations

Locations: Basement

2. Washing Machine Hookup

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Recommend replacing washer supply lines with burst proof hoses.

3. Dryer Hookup

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- 240V circuit noted.

4. Dryer Vent

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Dryer vent appears to be in serviceable condition. Recommend cleaning duct periodically to prevent excessive lint buildup.

5. Wash Basin

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Sink and faucet appear to be in serviceable condition.

6. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Dryer is hard wired. A licensed electrician is recommended to add a proper 240V outlet for the dryer.