



Home Inspection Report

Inspection Date: 4/18/2019

Single Family Report

Property Address:

Address

City NJ



All In One Home Inspection LLC

Joseph W Fleming III, PE, ACI - Home Inspector License 24GI00045600

35 1st Avenue

Westwood, NJ 07675

201-263-0040

www.allinonehomeinspection.com

customerexperience@allinonehomeinspection.com



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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Wood Destroying Insect Report](#)

Date: 4/18/2019	Time: 2:30 PM	Report ID: Home Inspection Report
Property: Address City NJ	Customer: Single Family Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

This home is older than 20 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home:

Single Family

Age Of Home:

Over 20 Years

Home Faces:

Western Direction

Client Is Present:

Yes

Agent Present:

Yes

Weather:

Cloudy

Temperature:

Over 80

Rain in last 3 days:

Yes

Property Occupied:

Yes

Electricity On:

Yes

Gas On:

Yes

Water On:

Yes

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material:

Brick Veneer
Vinyl

Window Types:

Casement

Outlet Style:

GFCI

Exterior Entry Doors:

Steel
Wood

Front Entryway:

Sidewalk
Steps

Side and/or Rear Entryway:

Areaway
Deck with Steps

Driveway:

Block

Items

1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Repair or Replace

(1) EIFS siding and trim is present around the exterior walls, window and door frames. EIFS siding and trim is generally not considered a problem if exposed surfaces are in good condition and where the EIFS trim meets the siding the sealant is without gaps or cracks. Annual maintenance recommendations for EIFS trim includes visually examining and repairing damage to the EIFS trim and the sealant.

Note: Many EIFS clad houses have revealed moisture related problems such as deteriorated wood sheathing and framing. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the EIFS Industry Members Association, www.eima.com. Additional information about EIFS stucco is also available at

http://en.wikipedia.org/wiki/Exterior_Insulation_Finishing_System and the Consumer Reports website <http://www.consumerreports.org> (type Stucco in the search field).

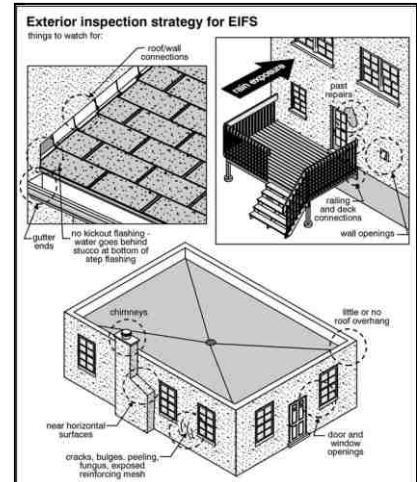
(2) EIFS siding has cracks and damage in several locations. Have a qualified contractor make repairs to help prevent damage causing moisture from entering past the siding



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

(3) EIFS siding should terminate 6" to 12" above grade level so it does not draw water up into wall. Water in the wall can lead to algae buildup on EIFS siding, mold buildup behind EIFS siding, and rot in wood siding and structural components. A lower trim piece called a drip screed is missing. The drip screed provides a finished edge, allows drainage and prevents water from being drawn up into wall. Evaluation and repair recommended by a qualified EIFS siding contractor.



1.0 Item 4(Picture)

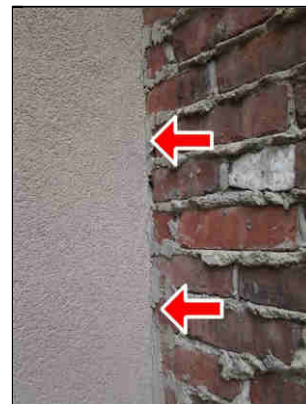


1.0 Item 5(Picture)

(4) EIFS siding has gaps and cracks at window frames, door frames, lamp fixtures and wall penetrations. Caulk and seal gaps to help prevent damage causing moisture from entering past the siding



1.0 Item 6(Picture)



1.0 Item 7(Picture)

(5) The steel lintels over the entrance doors, exterior windows, garage door and under bay windows are bare metal and rusted. If allowed to rust the lintel can cause cracks in the brick veneer at the lintel ends. Recommend rust removal and painting to preserve lintels and prevent cracks in brick veneer siding.



1.0 Item 8(Picture)

(6) Vinyl siding appears distorted as if it was exposed to heat. The damage may have occurred from a barbecue. Keep heat generating appliances away from home and siding. Evaluation and repair by a qualified siding contractor.



1.0 Item 9(Picture)

(7) The siding is covered with algae. This side of the home appears to be in the shade and the air seems to hold humidity for algae to form. Vegetation in this area is overgrown and should be cut back to help siding remain dry. I recommend monitoring and cleaning.



1.0 Item 10(Picture)

1.1 EAVES, SOFFITS, FASCIAS AND OVERHANGS

Repair or Replace

(1) A gap between the siding and soffits exists. The gap should be sealed to prevent vermin, moisture and insects from getting past the siding to enter the interior spaces of the home.



1.1 Item 1(Picture)

(2) Damage to eaves from vermin present. Have a qualified contractor repair eaves to keep damage causing weather, insects and vermin outside.



1.1 Item 2(Picture)

1.2 PLUMBING WATER FAUCETS (hose bibs)

Repair or Replace

The hole where spigot water supply pipe passes through foundation should be caulked to prevent the ingress of vermin, insects and moisture.



1.2 Item 1(Picture)

1.3 OUTLETS AND LIGHTING (exterior)

Repair or Replace

Outlet cover plate loose or broken, moisture penetrating outlet and electric box. Repair or replace outlet cover plate for safety.



1.3 Item 1(Picture)

1.4 EXTERIOR VENTS

Inspected

1.5 WINDOWS (exterior)

Repair or Replace

(1) The caulk between the window frame trim and siding is deteriorated. Unless repaired the gap between the frame and trim may let moisture and insects past siding to interior spaces. Repair recommended to prevent the ingress of moisture and insects.



1.5 Item 1(Picture)



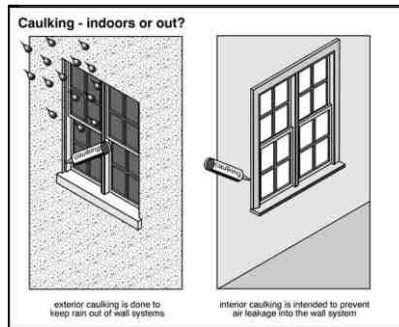
1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

(2) Gaps between brick veneer and window frames/sills present. Caulk and seal cracks and gaps to prevent the ingress of moisture, vermin and insects to the interior spaces of the home.



1.5 Item 6(Picture)

(3) Window screens torn in some windows. Replacement needed to prevent the ingress of insects.



1.5 Item 7(Picture)

(4) Screens missing from several windows. Replace to prevent the ingress of insects and vermin when windows are open.

1.6 DOORS (exterior), INTERCOMS & DOORBELLS

Repair or Replace

(1) The door trim/frame is peeling paint. Further deterioration of paint, wood and trim may occur if not repainted/repaired. I recommend a qualified contractor inspect and repair as needed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

(2) Screens in sliding screen door torn. Screens need replacement to prevent the ingress of insects.

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Inspected

1.8 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

Repair or Replace

Backyard sidewalk block is uneven with gaps and settling at the edges. Trip hazards are present. Evaluation and repair by a qualified landscaper or qualified general contractor.



1.8 Item 1(Picture)



1.8 Item 2(Picture)



1.8 Item 3(Picture)

1.9 DRIVEWAYS (With respect to their effect on the condition of the building)

Repair or Replace

(1) Water from downspout discharges across driveway. Water on driveway can freeze in the winter causing slip and stumble hazards. Move downspout discharge point or install underground leaders to help prevent ice on driveway walk areas.



1.9 Item 1(Picture)

(2) Driveway block is uneven in front of the garage entrances. Trip hazards are present. Evaluation and repair by a qualified contractor.



1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)

1.10 VEGETATION (With respect to their effect on the condition of the building)

Repair or Replace

Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.



1.10 Item 1(Picture)

1.11 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Repair or Replace

There appears to be neutral pitch of the earth in back of the home that may lead to puddling of rain water in the back yard area and against foundation, which can lead to moisture ingress into basement area. Regrading of the yard may be required to promote runoff and prevent rain from puddling in backyard area and against foundation. The addition of longer leaders to carry rain water away from foundation or underground leaders leading elsewhere would help carry rain water away from backyard and foundation area.



1.11 Item 1(Picture)



1.11 Item 2(Picture)

1.12

BALCONIES AND APPLICABLE RAILINGS

Repair or Replace

Dirt and debris should be removed from around balcony columns to expose tops of footings. Keeping column ends dry will prevent moisture buildup and rot of columns.



1.12 Item 1(Picture)



1.12 Item 2(Picture)

1.13 DECKS AND APPLICABLE RAILINGS

Repair or Replace

Dirt and debris should be removed from around deck columns to expose tops of footings. Keeping column ends dry will prevent moisture buildup and rot of columns.



1.13 Item 1(Picture)

1.14 OTHER (General: Pools, Sheds & Outbuildings)

Not Inspected

(1) The sprinkler system should be inspected by a qualified contractor to check the integrity and operation of controls, valves and sprinkler heads. If not in use the sprinklers should be drained and winterized to prevent damage. Any comments provided in this report about the sprinkler system are done so with the knowledge that I am not performing a sprinkler system inspection as part of my services.



1.14 Item 1(Picture)

(2) The pool should be inspected by a qualified pool contractor to check the integrity of fences, liners, heaters, piping and filter equipment. Any comments provided in this report about the pool are done so with the knowledge that I am not performing a full pool inspection as part of my services.



1.14 Item 2(Picture)



1.14 Item 3(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing / Chimneys and Roof Structure / Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. Also observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall: Describe the type of roof covering materials. Also describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Report the methods used to observe the roofing. Also shall: Move insulation when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches and at exterior doors.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Also not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Note: Asphalt shingle roof coverings more than 20 years old may show signs of wear and tear in the form of shingles being loose, broken, torn, cracked, pitted, brittle and/or shrunken. There may also be mechanical damage in the form of abrasion from tree branches, traffic, nails popped through shingles and water erosion. Older roofs should be monitored more regularly for wear, tear and damage and repaired as required to prevent leakage. If your roof is older and begins to show some of the above mentioned signs of wear and tear, start planning and budgeting for a roof replacement.



Styles & Materials

Viewed roof covering from:

Roof-Type:

Roof Covering:

Balcony
Binoculars
Edge of the Roof
Ground

Gable

Asphalt Shingle

Roofing Layers:
One

Estimated Age of Roof:
25+ Years

Chimney (exterior):
EIFS/Stucco
Metal Flue Pipe

Sky Light(s):
Five or more

Roof Ventilation:
Ridge Vents
Soffit Vents

Method used to observe attic:
Walked

Attic Spaces:
One or more

Attic info:
Light in attic
Limited Storage
Pull Down Stairs

Attic Insulation:
Batt
Fiberglass

Roof Structure:
2 X 6 Rafters

Ceiling Structure:
2 X 8 Joist

Items

2.0 ROOF COVERINGS

Repair or Replace

(1) The roof shingles are chipped and/or broken in several places. The shingle protective grit surface is beginning to deteriorate, the shingles have a pitted look. The roof needs repair in areas to help prevent leakage. Repair recommended by a qualified roofing contractor.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

(2) Several fasteners are popped up under the shingles of the roof's surface. These fasteners should be driven back down before they puncture through the overlaying shingle, shortening the life of the shingles and causing leakage. I recommend evaluation and repair by a qualified roofing contractor.



2.0 Item 6(Picture)

(3) Low angle of roof has trapped debris. Debris is trapping moisture against roof surface and clogging gutters causing undesired flow of rain water from roof. Clean debris to prevent moisture damage (leakage, rot and mold) and to allow the easy drainage of rain water. Cleaning the debris from the roof should be part of the annual lawn and garden maintenance and cleanup.



2.0 Item 7(Picture)

(4) Shingles are chipped and/or broken in along the roof edge. Water normally flowing down the roof surface may drip behind eave boards/trim and penetrate past shingles to damage roof sheathing and interior spaces. Shingle repair/replacement recommended to prevent leakage.



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)

(5) Moss growth on roof surface present. Moss will trap moisture against roofing and siding to cause deterioration of shingle surfaces and eventual leakage. Cleaning and repair recommended by a qualified roofing contractor.



2.0 Item 11(Picture)



2.0 Item 12(Picture)

2.1 ROOF FLASHING

Inspected

2.2 ROOF PENETRATIONS

Repair or Replace

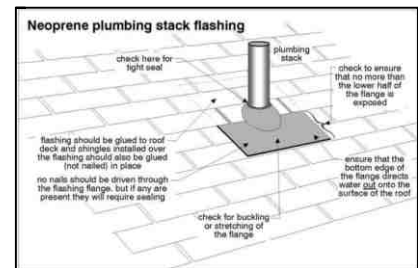
The rubber flashing around the plumbing vents are cracked and have holes. The flashing around the plumbing vents needs repair or replacement by a qualified roofing contractor to prevent leakage to attic and interior spaces of home.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.3 SKYLIGHTS

Repair or Replace

The seal between the double pane glass (or plexiglass) has ruptured causing moisture build-up and clouding between the layers. Window will continue to leak and cloud further unless replaced. Evaluation and repair or replacement recommended by a qualified window contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

(1) Leaders are crushed and may clog. Gutters may overflow and drain/splash against foundation in rain storms. Puddling water against foundation may leak into basement causing moisture damage. Leader replacement is recommended.

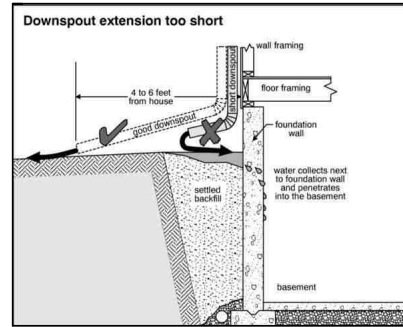


2.4 Item 1(Picture)

(2) Drainage around downspout and leader appears to puddle against foundation. Puddling against foundation can cause damage to structure and leakage into basement or crawlspace areas. Recommend regrading earth around structure and/or extending leaders to carry rain water further from foundation area.

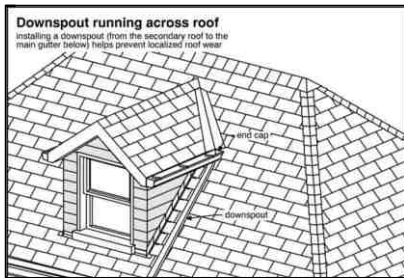


2.4 Item 2(Picture)



2.4 Item 3(Picture)

(3) Runoff water from another gutter and downspout drains across a lower roof surface. Runoff water will erode roof surface which will lead to premature roofing failure and leakage. Recommend adding leaders across lower roof surface to guide rain water to the lower gutter.



2.4 Item 4(Picture)



2.4 Item 5(Picture)

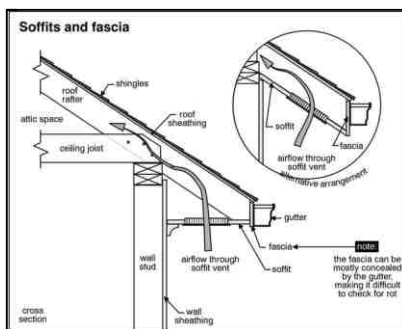


2.4 Item 6(Picture)

2.5 ROOF VENTILATION (GABLE, SOFFIT, RIDGE & WINDOWS)

Repair or Replace

The gap where the rafters meet the joists should be left open all the way around the attic to help the interior soffit areas ventilate. Insulation removal recommended by a qualified contractor.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

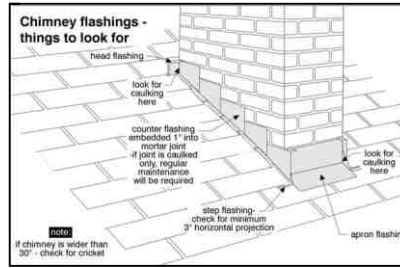
2.6 CHIMNEYS (EXTERIOR)

Repair or Replace

The chimney flashings are loose and have gaps where moisture may enter and leak into the attic and interior spaces of home. Flashing repair recommended by a qualified roofing contractor or masonry contractor.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(Picture)

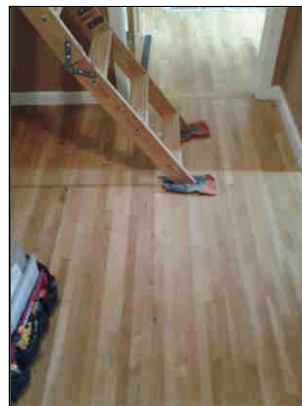
2.7 ROOF STRUCTURE (Report leak signs or condensation)

Inspected

2.8 ATTIC ACCESS

Repair or Replace

(1) Install soft furniture pads on feet of pull down stairs to help prevent mechanical abrasion damage to flooring.



2.8 Item 1(Picture)

(2) Pull down ladder hardware loose. Recommend re-tightening all the hardware on the pull down ladder for stability and safety.



2.8 Item 2(Picture)

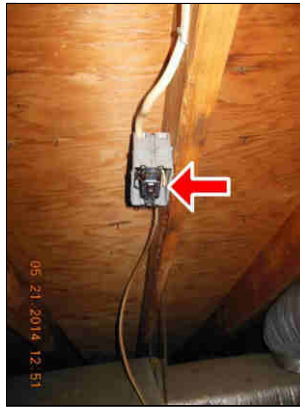
2.9 ATTIC INSULATION

Inspected

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Repair or Replace

Switch cover plates missing and/or broken. Replace for electrical safety.



2.10 Item 1(Picture)

2.11 BATHROOM/KITCHEN EXHAUST VENTS

Inspected

2.12 ATTIC FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Present

The roof and attic of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Garage Style:
Tuck Under

Garage Door Type:
One Automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

Auto-Opener Safety Features:
Reverse On Contact
Safety Beam

Outlet Style:
3 Prong Regular

Heat Source:
None

Items

3.0 GARAGE CEILINGS

Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

3.2 GARAGE FLOOR

Inspected

3.3 GARAGE DOOR (S)

Inspected

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected

3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected

3.6 GARAGE WINDOW(S)

Inspected

3.7 OUTLETS, LIGHTING AND WALL SWITCHES

Inspected

3.8 PRESENCE OF INSTALLED HEAT SOURCE

Not Present

3.9 GARAGE STRUCTURE - ROOF STRUCTURE, WALL FRAMING & FOUNDATION

Inspected

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

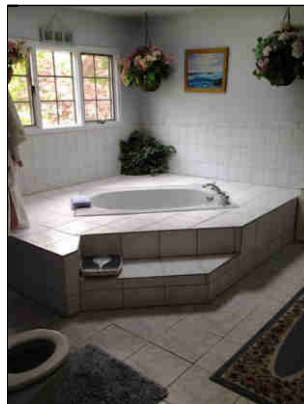
4(A) . Master Bath

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.

**Styles & Materials**

Ventilation:
Window

Outlet Style:
3 Prong Regular
GFCI

Heat Source:
Circulated Baseboard

Cooling Source:

None

Items

4.0.A CEILINGS

Inspected

4.1.A WALLS

Inspected

4.2.A FLOORS

Inspected

4.3.A DOORS (REPRESENTATIVE NUMBER)

Inspected

4.4.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected

4.5.A COUNTERTOPS AND CABINETS

Repair or Replace

Caulking between wall and spa surround area tile loose and missing. Repair caulking to help prevent the ingress of damage and mold causing moisture behind wall and into spa cabinet areas.



4.5.A Item 1(Picture)

4.6.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Repair or Replace

Tub and shower control valves are leaking from the stems when operated. Moisture from leaking valve stems can find its way past valve trim to penetrate wall space. Repair valves to prevent the buildup of moisture and mold behind walls. Evaluation and repair recommended by a licensed plumber.



4.6.A Item 1(Picture)

4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The sink stopper is missing or not working. Replacement or repair recommended by a plumber.

4.8.A OUTLETS, LIGHTING AND SWITCHES

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety in bathrooms.

4.9.A PRESENCE OF INSTALLED HEAT SOURCE

Inspected

4.10.A PRESENCE OF INSTALLED COOLING SOURCE

Inspected

4.11.A VENTILATION

Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(B) . Hall Bath Upstairs

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Ventilation:

Window

Outlet Style:

3 Prong Regular

Heat Source:

Circulated Baseboard

Cooling Source:

None

Items

4.0.B CEILINGS

Inspected

4.1.B WALLS

Inspected

4.2.B FLOORS

Inspected

4.3.B DOORS (REPRESENTATIVE NUMBER)

Inspected

4.4.B WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Window crank hardware is inoperative, the window will not open. The crank mechanism needs repair or replacement.

4.5.B COUNTERTOPS AND CABINETS

Inspected

4.6.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected

4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.8.B OUTLETS, LIGHTING AND SWITCHES

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety in bathrooms.

4.9.B PRESENCE OF INSTALLED HEAT SOURCE

Inspected

4.10.B PRESENCE OF INSTALLED COOLING SOURCE

Not Present

4.11.B VENTILATION

Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(C) . Hall Bath Downstairs

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.

Styles & Materials**Ventilation:**

Window

Outlet Style:

3 Prong Regular

Heat Source:

Circulated Baseboard

Cooling Source:

None

Items**4.0.C CEILINGS**

Inspected

4.1.C WALLS

Inspected

4.2.C FLOORS

Repair or Replace

The floor tile is cracked. Moisture may pass through cracks to damage the subfloors. Evaluation and repair recommended by a qualified tile floor contractor.



4.2.C Item 1(Picture)

4.3.C DOORS (REPRESENTATIVE NUMBER)

Inspected

4.4.C WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Window crank hardware is broken, the window will not close after opening. The crank mechanism needs repair or replacement.

4.5.C COUNTERTOPS AND CABINETS

Inspected

4.6.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected

4.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.8.C OUTLETS, LIGHTING AND SWITCHES

Inspected

4.9.C PRESENCE OF INSTALLED HEAT SOURCE

Inspected

4.10.C PRESENCE OF INSTALLED COOLING SOURCE

Not Present

4.11.C VENTILATION

Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(D) . Basement Bath

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Ventilation:

Fan

Outlet Style:

GFCI

Heat Source:

Circulated Baseboard

Cooling Source:

None

Items

4.0.D CEILINGS

Inspected

4.1.D WALLS

Inspected

4.2.D FLOORS

Inspected

4.3.D DOORS (REPRESENTATIVE NUMBER)

Inspected

4.4.D WINDOWS (REPRESENTATIVE NUMBER)

Not Present

4.5.D COUNTERTOPS AND CABINETS

Inspected

4.6.D PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected

4.7.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.8.D OUTLETS, LIGHTING AND SWITCHES

Inspected

4.9.D PRESENCE OF INSTALLED HEAT SOURCE

Inspected

4.10.D PRESENCE OF INSTALLED COOLING SOURCE

Not Present

4.11.D VENTILATION

Inspected

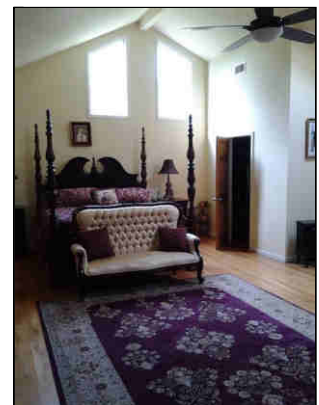
The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Wall Material:

Floor Covering(s):

Sheetrock

Sheetrock

Wood
Area Rug**Interior Doors:**
Wood**Heat Source:**
Circulated Baseboard**Cooling Source:**
Cooling Register

Items

5.0.A CEILINGS

Inspected

5.1.A WALLS

Inspected

5.2.A FLOORS

Inspected

5.3.A DOORS (REPRESENTATIVE NUMBER)

Inspected

5.4.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.5.A CLOSET

Inspected

5.6.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

5.7.A OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Inspected

5.8.A PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.A PRESENCE OF INSTALLED COOLING SOURCE

Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Wood

Interior Doors:
Not Present

Heat Source:
Circulated Baseboard

Cooling Source:
Cooling Register

Items

5.0.B CEILINGS

Inspected

5.1.B WALLS

Inspected

5.2.B FLOORS

Inspected

5.3.B DOORS (REPRESENTATIVE NUMBER)

Not Present

5.4.B WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.5.B CLOSET

Not Present

5.6.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

5.7.B OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Inspected

5.8.B PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.B PRESENCE OF INSTALLED COOLING SOURCE

Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Wood
Area Rug

Interior Doors:
Not Present

Heat Source:
Circulated Baseboard

Cooling Source:
Cooling Register

Items

5.0.C CEILINGS

Inspected

5.1.C WALLS

Inspected

5.2.C FLOORS

Inspected

5.3.C DOORS (REPRESENTATIVE NUMBER)

Not Present

5.4.C WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.5.C CLOSET

Not Present

5.6.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

5.7.C

OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Inspected

5.8.C PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.C PRESENCE OF INSTALLED COOLING SOURCE

Inspected

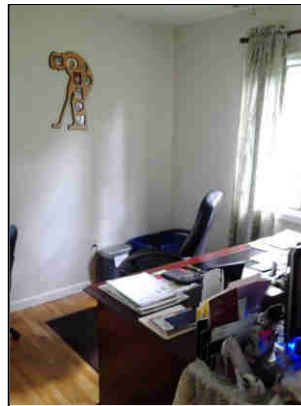
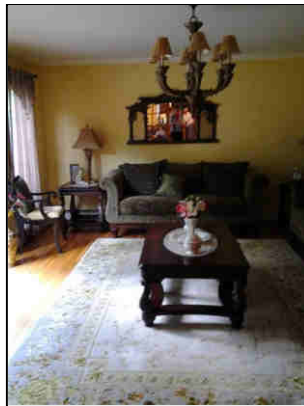
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D) . Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Wood

Interior Doors:
Wood

Heat Source:
Circulated Baseboard

Cooling Source:
Cooling Register

Items**5.0.D CEILINGS**

Inspected

5.1.D WALLS

Inspected

5.2.D FLOORS

Inspected

5.3.D DOORS (REPRESENTATIVE NUMBER)

Inspected

5.4.D WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.5.D CLOSET

Inspected

5.6.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

5.7.D OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Inspected

5.8.D PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.D PRESENCE OF INSTALLED COOLING SOURCE

Inspected

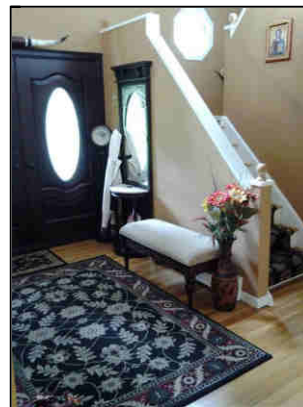
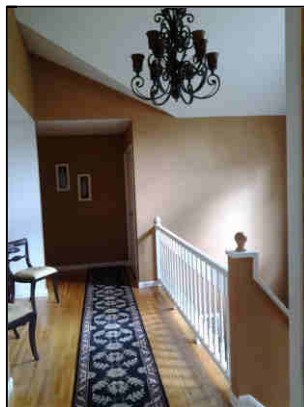
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(E) . Hallways and Entry Areas

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Wood
Area Rug

Interior Doors:
Not Present

Heat Source:
None

Cooling Source:
None

Items

5.0.E CEILINGS

Inspected

5.1.E WALLS

Inspected

5.2.E FLOORS

Inspected

5.3.E DOORS (REPRESENTATIVE NUMBER)

Not Present

5.4.E WINDOWS (REPRESENTATIVE NUMBER)

Not Present

5.5.E CLOSET

Inspected

5.6.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Inspected

5.7.E OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Repair or Replace

Front Entrance - Either one of the "two-way" switches is broken and needs repair or the hallway lamp is installed with 2 switches that are not wired as a true "two-way" switch set up. The downstairs switch must be turned on for the upstairs switch to turn the hall light on or off. When the downstairs switch is off the lamp glows dimly when the upstairs switch is turned on. Evaluation and repair by a licensed electrician is recommended to make either switch turn the upstairs hall light on or off.



5.7.E Item 1(Picture)



5.7.E Item 2(Picture)

5.8.E PRESENCE OF INSTALLED HEAT SOURCE

Not Present

5.9.E PRESENCE OF INSTALLED COOLING SOURCE

Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(F) . Basement Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:
Sheetrock
Suspended Ceiling Panels

Wall Material:
Sheetrock

Floor Covering(s):
Tile

Interior Doors:
Hollow Core

Heat Source:
Circulated Baseboard

Cooling Source:
None

Items

5.0.F CEILINGS

Inspected

5.1.F WALLS

Inspected

5.2.F FLOORS

Repair or Replace

Floor tiles are damaged in places. Repair recommended by a qualified contractor.



5.2.F Item 1(Picture)

5.3.F DOORS (REPRESENTATIVE NUMBER)

Inspected

5.4.F WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.5.F CLOSET

Inspected

5.6.F STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

5.7.F OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Inspected

5.8.F PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.F PRESENCE OF INSTALLED COOLING SOURCE

Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Also shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks and Sump pumps. Also operate: All plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Refrigerator:
FRIGIDAIRE

Dishwasher Brand:
KITCHENAID

Range/Oven:
FRIGIDAIRE

Range Hood/Vent:
BEST

Built in Microwave:
GENERAL ELECTRIC

Cabinetry:
Wood

Countertop:
Granite

Disposer Brand:
NONE

Trash Compactors:
NONE

Heat Source:
Circulated Baseboard

Cooling Source:
Cooling Register

Items

6.0 CEILINGS

Inspected

6.1 WALLS

Inspected

6.2

FLOORS

Inspected

6.3 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

6.4 PANTRY CLOSET

Not Present

6.5 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

6.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Inspected

6.7 PLUMBING DRAINS / VENT SYSTEMS

Inspected

6.8 OUTLETS, LIGHTING AND WALL SWITCHES

Inspected

6.9 PRESENCE OF INSTALLED HEAT SOURCE

Inspected

6.10 PRESENCE OF INSTALLED COOLING SOURCE

Inspected

6.11 REFRIGERATOR

Inspected

6.12 RANGES / OVENS / COOKTOPS

Inspected

6.13 RANGE HOOD / WALL VENT

Inspected

6.14 MICROWAVE COOKING EQUIPMENT

Inspected

6.15 DISHWASHER

Inspected

6.16 FOOD WASTE DISPOSER

Not Present

6.17 TRASH COMPACTOR

Not Present

The built-in appliances and plumbing of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Laundry Room or Area

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Floor:

Tile

Ceiling:

Sheetrock

Walls:

Sheetrock

Doors:

Wood

Laundry Room/Area Location:2nd Floor
Hall**Dyer Vent:**

Metal Flex Hose

Dryer Power:

Natural Gas and 110 VAC Power

Washer Drain:

Wall Mounted Drain

Laundry Floor Drain:

Not Present

Heat Source:

None

Cooling Source:

None

Items

7.0 CEILINGS

Inspected

7.1 WALLS

Inspected

7.2 FLOORS

Inspected

7.3 DOORS

Inspected

7.4 WINDOWS

Not Present

7.5 WASHER AND DRYER ELECTRICAL OUTLETS

Repair or Replace

The outlet is loose. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.



7.5 Item 1(Picture)

7.6 WASHER SUPPLY VALVES, HOSES AND DRAIN

Inspected

7.7 DRYER POWER/FUEL AND VENT PIPING

Inspected

7.8 PRESENCE OF INSTALLED HEAT SOURCE

Not Present

7.9 PRESENCE OF INSTALLED COOLING SOURCE

Not Present

The laundry room or area in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

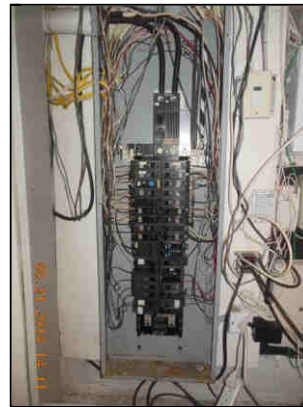
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels.

The home inspector shall report any observed aluminum branch circuit wiring.

The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:
220 volts
Aluminum

Main Panel Location:
Basement

Main Electric Panel Manufacturer:
GENERAL ELECTRIC

Main Panel Capacity:
200 AMP

Main Breaker Size:
200 A

Main Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX
Romex

Items

8.0 SERVICE ENTRANCE CONDUCTORS

Inspected

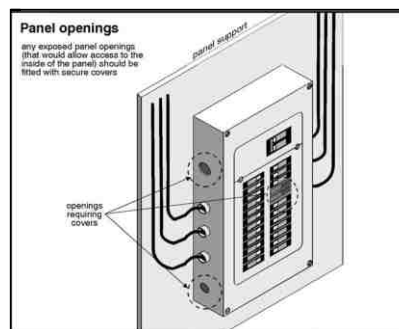
8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

Wiring knockout missing, the hole should be plugged for electrical and fire safety.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

8.3 OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present

8.4 SMOKE DETECTORS

Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

8.5 CARBON MONOXIDE DETECTORS

Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Gas Shut Off Location:

Basement

Water Source:

Public

Water Shut Off Location:

Basement

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Sewage Disposal:

City

Plumbing Waste:

Cast Iron

Copper

PVC

Sump System:

Sump Pit

Sump Pump

Water Heater**Manufacturer:**

BRADFORD WHITE

Water Heater Capacity:

75 Gallon

Water Heater Age:

12+ Years

Water Heater Power**Source:**

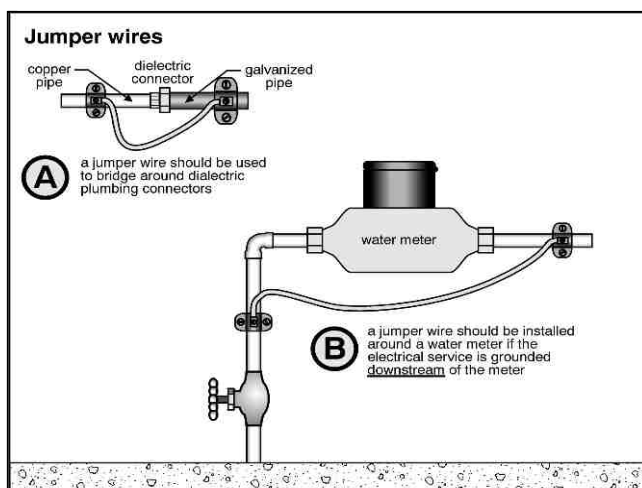
Natural Gas

Items

9.0 MAIN WATER SHUT-OFF DEVICE

Repair or Replace

The ground wire is missing from around the water meter. Installation of a ground wire recommended by a qualified contractor for electrical safety.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

9.2 WELL SYSTEM

Not Inspected

It is beyond the scope of the home inspection to test the well water quality, determine the location of the well head or evaluate the well performance. I recommend that the well operation and well water quality be inspected and evaluated by a qualified well inspection contractor.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

9.3 FUNCTIONAL FLOW (water volume test)

Inspected

9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Note: Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced. Budget for a new Hot Water Heater in the near future. Consider obtaining an appliance warranty or extending any existing warranty to help mitigate repair or replacement costs from appliance failures.

(2) The "bonding" wire for the hot to cold water pipes at the hot water is disconnected or missing. If the bond wire is not reattached an electrical shock hazard may become present on all the hot water piping in the home if the hot water piping were to come in contact with active electrical wiring. I recommend the installation of a bond wire by a licensed electrician.



9.4 Item 1(Picture)

9.5 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected

9.6 SUMP PUMP & SUMP WELL

Inspected

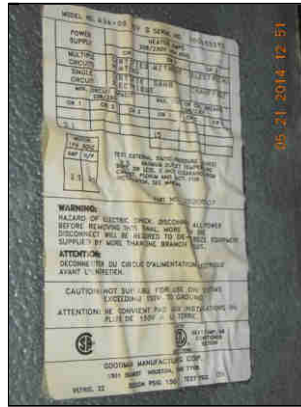
9.7 MAIN FUEL SHUT OFF

Inspected

9.8 FUEL DISTRIBUTION SYSTEMS (Piping, venting, supports & leaks)

Inspected

10. Heating / Central Air Conditioning



Styles & Materials

Heat System Brand #1:
BURNHAM

Heat Type #1:
Circulating Boiler

Heating Equipment Energy Source #1:
Natural Gas

Heat Equipment Age #1:
25+ Years

Central Air Manufacturer #1:
GOODMAN

Cooling Equipment Type #1:
Central Air Conditioning

Cooling Equipment Energy Source #1:
Electricity

AC System Age #1:
25+ Years

AC System #1 Temperature Differential:
more than 15 degree F change

Filter Location #1:
Local Ductwork
AC Filter

Filter Type #1:
Electronic Air Cleaner

Ductwork:
Insulated

Types of Fireplaces:
Gas/LP Log starter

Operable Fireplaces:
One

Number of Woodstoves:
None

Central Air Manufacturer #2:
GOODMAN

Cooling Equipment Type #2:
Central Air Conditioning

Cooling Equipment Energy Source #2:
Electricity

AC System Age #2:
25+ Years

AC System #2 Temperature Differential:
more than 15 degree F change

Filter Location #2:
Ceiling
Hallway

Filter Type #2:
Cartridge
Disposable

Items

10.0 HEATING EQUIPMENT / AIR HANDLER

Inspected

10.1 HUMIDIFIER

Not Present

10.2 CHIMNEYS, FLUES AND VENTS (Interior: Heat systems)

Repair or Replace

The mortar that seals the appliance vent pipe to the chimney is loose and missing. The open gaps between the vent pipe and chimney may leak poisonous carbon monoxide and hot flue gas into the interior spaces of the home. Improper connections between the appliance flues and chimney flue may result in the chimney needing to be lined. A fire and safety issue are present, evaluation and repair recommended by a qualified chimney contractor.



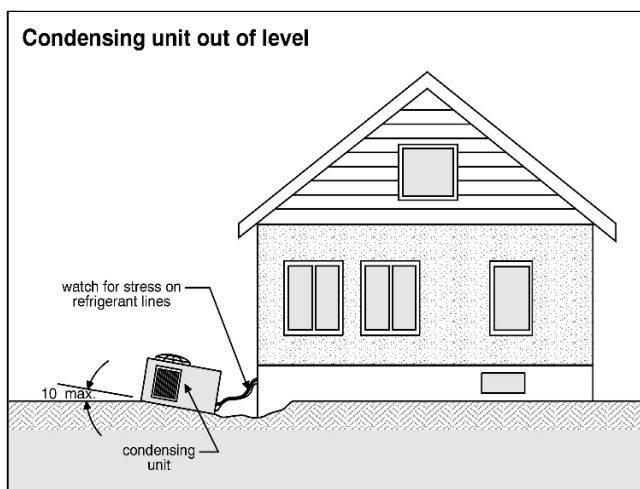
10.2 Item 1(Picture)

10.3 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

(1) AC condensers that have reached the age of 20 years and are still in operation are considered to be at the end of their design lives. Not all AC condenser units reach the age of 20 years, many fail as they near this age. As the AC condenser reaches and passes 20 years in age, the probability of failure increases. AC condensers left in service beyond 20 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure. Consider obtaining an appliance warranty or extending any existing warranty to help mitigate repair or replacement costs from appliance failures.

(2) The AC condenser is leaning over to the side. The AC condenser must remain level to properly lubricate itself while operating. I recommend the condenser unit be leveled to prevent damage to the compressor.



10.3 Item 1(Picture)



10.3 Item 2(Picture)

(3) The foam sleeve is missing from refrigerant lines near the condenser. Condensation will form on the cold copper surfaces potentially wicking past the exterior siding to damage interior spaces of the home. The missing foam sleeve may also effect cooling efficiency. Have foam sleeve repaired by a qualified contractor to help prevent moisture damage to home.



10.3 Item 3(Picture)

(4) Attic - Both Evaporators - The primary drip pan located inside the AC evaporator cabinet is leaking AC condensate water into the secondary drip pan. I recommend that the primary AC evaporator drip pan and drain be repaired to prevent leakage into the secondary (backup) drip pan. Failure to repair the primary evaporator drip pan may eventually lead to the secondary drip pan clogging and leaking AC condensation water into the interior spaces of home. Recommend evaluation and repair by a qualified HVAC technician.



10.3 Item 4(Picture)



10.3 Item 5(Picture)

(5) The AC refrigerant line near the evaporator in the attic is missing its foam sleeve insulation. While the AC system is running, condensation may collect on the exposed copper tubing. Some of the condensation may be wicking between the the copper pipe and foam, flowing to a lower elevation located away from the evaporator and drip pan to a break in the foam sleeve. The condensation may leak from the break in the sleeve onto the attic flooring, attic insulation and interior ceiling. Recommend re-insulating the refrigerant line up to the opening in the AC evaporator to prevent condensation from forming on the cool cooper lines.



10.3 Item 6(Picture)



10.3 Item 7(Picture)



10.3 Item 8(Picture)

10.4 NORMAL OPERATING CONTROLS

Repair or Replace

The thermostats were difficult to operate as if the switches were worn out at the control units. The thermostats in need of replacement by a qualified contractor.

10.5 AUTOMATIC SAFETY CONTROLS

Inspected

10.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Inspected

10.7 FILTERS FOR HEATING / COOLING AIR

Repair or Replace

(1) The disposable filter is dirty. The filter needs to be replaced. Air filters in furnaces should be replaced somewhere between once a month and twice a year depending upon local conditions.

After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.



10.7 Item 1(Picture)

(2) After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to clean the electronic filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the AC system to run inefficiently.



10.7 Item 2(Picture)

10.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Present

10.9 GAS/LP FIRELOGS AND FIREPLACES

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Structural Components

The home inspector shall observe: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. Also shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Also shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Also shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Basement Masonry Block	Basement/Crawlspace/Lower Level Floor: Concrete	Columns or Piers: Steel Lally Columns
Floor Structure: 2 X 10 Joist Wood Beams	Floor System Insulation: NONE	Wall Structure: 2 X 4 Wood
Basement Ventilation: Windows	Basement Heat Source: Circulated Baseboard	

Items

11.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Sheet rock is mounted in close proximity to foundation walls. Block walls and mortar are porous by nature and will tend to hold a similar moisture content to the earth surrounding the foundation. Moisture captured in foundation wall will evaporate into the interior spaces of basement causing a buildup in humidity. The humidity will be trapped behind the walls which may sometimes lead to staining, damage from rot and the build up of mold behind walls. Moisture stains on the walls and a musty moldy smell near the walls would be the first signs of moisture and mold build up.

Leaders that carry rain water away from foundations, grading that slopes away from foundations, french drains, basement dehumidifiers, breathing spaces behind finished basement walls and

moisture barriers between concrete slab and flooring can be used to help control humidity and moisture in basement areas.

(2) Parging is cracked and loose around foundation exterior. Loose parging tends to deteriorate quicker due to exposure to moisture and thermal expansion. Repair parging to prevent excessive flaking.



11.0 Item 1(Picture)

11.1 CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Not Present

11.2 VENTILATION OF FOUNDATION AREA (crawlspacse or basement)

Repair or Replace

No vents present in the closet against the foundation wall. Holes drilled in the door are ineffective for ventilation. Dampness from foundation walls will cause high levels of humidity in enclosed spaces against the foundation. Lack of ventilation can lead to the buildup of humidity and mold in closet areas. Recommend installing louvered doors or vents to help vent and minimize humidity.



11.2 Item 1(Picture)



11.2 Item 2(Picture)

11.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected

11.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

Not Present

The installation of basement dehumidifiers is recommended to help hold humidity levels to a minimum. Finished areas and stored items can become damaged from prolonged exposure to high levels of humidity. It is important to run a dehumidifier in the basement area to keep the humidity down to a minimum, somewhere below 60% relative humidity is ideal. Set dehumidifiers to run 24/7.

11.5 INSULATION UNDER FLOOR SYSTEM

Not Present

11.6

FLOORS (Structural, Beams, Joists, Flooring, etc.)

Inspected

11.7 WALLS (Structural, Framing, Masonry, Veneer, Joists, etc.)

Inspected

11.8 CEILINGS (structural, 1st floor ceiling and up)

Inspected

11.9 COLUMNS OR PIERS

Inspected

11.10 BASEMENT/LOWER LEVEL FLOOR (Concrete Slab)

Inspected

11.11 BASEMENT DOOR (To Interior of Home)

Inspected

11.12 BASEMENT STAIRS (To Interior of Home)

Inspected

11.13 BASEMENT WINDOWS

Inspected

11.14 BASEMENT/CRAWLSPACE OUTLETS, SWITCHES, LIGHTING AND WIRING

Inspected

11.15 BASEMENT INSTALLED HEAT SOURCE

Inspected

11.16 BASEMENT STAIRWELL, DRAIN AND DOOR

Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



All In One Home Inspection LLC

35 1st Avenue

Westwood, NJ 07675

201-263-0040

www.allinonehomeinspection.com

customerexperience@allinonehomeinspection.com

Customer

Single Family Report

Address

Address

City NJ

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

Please read the Introduction and Chapter 1 of "How to Operate Your Home". There may be useful tips on what to look for during the pre-closing walk through and what to do the first few days in your new home.

We also advise that the first few weeks in your new home that you monitor the function of your installed system and appliances for proper operation. In particular:

- The first few rain storms observe that the downspouts and leaders are carrying water away from the foundation in a satisfactory way.
- Make sure that pipes, hoses and drains to and from dishwashers, washing machines and refrigerator ice makers are free of leaks when operated.
- During the home inspection the operational check of appliances are cursory in nature to demonstrate basic functionality. Monitor operation of refrigerators, dishwashers, washing machines, dryers, etc. for satisfactory functionality.

Please note the following about possible conditions of the inspected home:

- Health - Lead Paint & other Lead products - Lead may be found in paint, plumbing and water. Please note we do not inspect for the presence of lead. When the presence of Lead is a concern, we recommend consulting with a licensed Lead Inspection Company.
- Health - Asbestos - Many common building materials are known to latently contain asbestos. During the inspection we visually look for the presence of friable (loose) Asbestos. If during the inspection we observe possible presence of asbestos, we suggest positive identification be provided through lab analysis of samples.
- Chimney Flue - Due to the nature of the chimney flue's construction the internal portions of the flue are not readily accessible and as such are not included in this inspection. A separate chimney inspection should be considered when evidence suggests that there may be internal chimney and/or flue damage from moisture, poor flue drafts, chimney fires, mechanical impact, missing flue liner, etc.
- Septic Systems - Homes with septic waste systems should always be inspected and tested by a qualified septic inspection company to check for proper design and operation prior to the home's purchase.
- Oil Tanks - If an older home (Typically 30 to 40 years or more) is heated with gas or other system, it is possible that the home was heated with oil at one time prior to being converted to gas or alternate system. If the presence of an oil tank is suspected and it can not be confirmed that no tank exists then I recommend an underground tank search be conducted by a qualified tank removal contractor. Also, If a tank is present or been removed inquire if the soil was tested for oil tank leakage.
- Swimming Pools (If Present) - We do not perform overall inspections of recreational equipment such as pools. Consider having a complete pool inspection performed by a qualified pool contractor to check: the operation of filters, pumps, heaters, etc.; the quality of the pool's water for health and safety; the liner or concrete basin for leakage; the integrity and safety of ladders, diving boards, underwater lights, etc.; and the inventory of the pool maintenance equipment.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

1. Exterior

1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Repair or Replace

(1) EIFS siding and trim is present around the exterior walls, window and door frames. EIFS siding and trim is generally not considered a problem if exposed surfaces are in good condition and where the EIFS trim meets the siding the sealant is without gaps or cracks. Annual maintenance recommendations for EIFS trim includes visually examining and repairing damage to the EIFS trim and the sealant.

Note: Many EIFS clad houses have revealed moisture related problems such as deteriorated wood sheathing and framing. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the EIFS Industry Members Association, www.eima.com. Additional information about EIFS stucco is also available at http://en.wikipedia.org/wiki/Exterior_Insulation_Finishing_System and the Consumer Reports website <http://www.consumerreports.org> (type Stucco in the search field).

(2) EIFS siding has cracks and damage in several locations. Have a qualified contractor make repairs to help prevent damage causing moisture from entering past the siding

(3) EIFS siding should terminate 6" to 12" above grade level so it does not draw water up into wall. Water in the wall can lead to algae buildup on EIFS siding, mold buildup behind EIFS siding, and rot in wood siding and structural components. A lower trim piece called a drip screed is missing. The drip screed provides a finished edge, allows drainage and prevents water from being drawn up into wall. Evaluation and repair recommended by a qualified EIFS siding contractor.

(4) EIFS siding has gaps and cracks at window frames, door frames, lamp fixtures and wall penetrations. Caulk and seal gaps to help prevent damage causing moisture from entering past the siding

(5) The steel lintels over the entrance doors, exterior windows, garage door and under bay windows are bare metal and rusted. If allowed to rust the lintel can cause cracks in the brick veneer at the lintel ends. Recommend rust removal and painting to preserve lintels and prevent cracks in brick veneer siding.

(6) Vinyl siding appears distorted as if it was exposed to heat. The damage may have occurred from a barbecue. Keep heat generating appliances away from home and siding. Evaluation and repair by a qualified siding contractor.

(7) The siding is covered with algae. This side of the home appears to be in the shade and the air seems to hold humidity for algae to form. Vegetation in this area is overgrown and should be cut back to help siding remain dry. I recommend monitoring and cleaning.

1.1 EAVES, SOFFITS, FASCIAS AND OVERHANGS

Repair or Replace

(1) A gap between the siding and soffits exists. The gap should be sealed to prevent vermin, moisture and insects from getting past the siding to enter the interior spaces of the home.

(2) Damage to eaves from vermin present. Have a qualified contractor repair eaves to keep damage causing weather, insects and vermin outside.

1.2 PLUMBING WATER FAUCETS (hose bibs)

Repair or Replace

The hole where spigot water supply pipe passes through foundation should be caulked to prevent the ingress of vermin, insects and moisture.

1.3 OUTLETS AND LIGHTING (exterior)

Repair or Replace

Outlet cover plate loose or broken, moisture penetrating outlet and electric box. Repair or replace outlet cover plate for safety.

1.5 WINDOWS (exterior)

Repair or Replace

(1) The caulk between the window frame trim and siding is deteriorated. Unless repaired the gap between the frame and trim may let moisture and insects past siding to interior spaces. Repair recommended to prevent the ingress of moisture and insects.

(2) Gaps between brick veneer and window frames/sills present. Caulk and seal cracks and gaps to prevent the ingress of moisture, vermin and insects to the interior spaces of the home.

(3) Window screens torn in some windows. Replacement needed to prevent the ingress of insects.

(4) Screens missing from several windows. Replace to prevent the ingress of insects and vermin when windows are open.

1.6 DOORS (exterior), INTERCOMS & DOORBELLS

Repair or Replace

(1) The door trim/frame is peeling paint. Further deterioration of paint, wood and trim may occur if not repainted/repaired. I recommend a qualified contractor inspect and repair as needed.

(2) Screens in sliding screen door torn. Screens need replacement to prevent the ingress of insects.

1.8 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

Repair or Replace

Backyard sidewalk block is uneven with gaps and settling at the edges. Trip hazards are present. Evaluation and repair by a qualified landscaper or qualified general contractor.

1.9 DRIVEWAYS (With respect to their effect on the condition of the building)

Repair or Replace

(1) Water from downspout discharges across driveway. Water on driveway can freeze in the winter causing slip and stumble hazards. Move downspout discharge point or install underground leaders to help prevent ice on driveway walk areas.

(2) Driveway block is uneven in front of the garage entrances. Trip hazards are present. Evaluation and repair by a qualified contractor.

1.10 VEGETATION (With respect to their effect on the condition of the building)

Repair or Replace

Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.

1.11 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Repair or Replace

There appears to be neutral pitch of the earth in back of the home that may lead to puddling of rain water in the back yard area and against foundation, which can lead to moisture ingress into basement area. Regrading of the yard may be required to promote runoff and prevent rain from puddling in backyard area and against foundation. The addition of longer leaders to carry rain water away from foundation or underground leaders leading elsewhere would help carry rain water away from backyard and foundation area.

1.12 BALCONIES AND APPLICABLE RAILINGS

Repair or Replace

Dirt and debris should be removed from around balcony columns to expose tops of footings. Keeping column ends dry will prevent moisture buildup and rot of columns.

1.13 DECKS AND APPLICABLE RAILINGS

Repair or Replace

Dirt and debris should be removed from around deck columns to expose tops of footings. Keeping column ends dry will prevent moisture buildup and rot of columns.

1.14 OTHER (General: Pools, Sheds & Outbuildings)

Not Inspected

(1) The sprinkler system should be inspected by a qualified contractor to check the integrity and operation of controls, valves and sprinkler heads. If not in use the sprinklers should be drained and winterized to prevent damage. Any comments provided in this report about the sprinkler system are done so with the knowledge that I am not performing a sprinkler system inspection as part of my services.

(2) The pool should be inspected by a qualified pool contractor to check the integrity of fences, liners, heaters, piping and filter equipment. Any comments provided in this report about the pool are done so with the knowledge that I am not performing a full pool inspection as part of my services.

2. Roofing / Chimneys and Roof Structure / Attic

2.0 ROOF COVERINGS

Repair or Replace

(1) The roof shingles are chipped and/or broken in several places. The shingle protective grit surface is beginning to deteriorate, the shingles have a pitted look. The roof needs repair in areas to help prevent leakage. Repair recommended by a qualified roofing contractor.

(2) Several fasteners are popped up under the shingles of the roof's surface. These fasteners should be driven back down before they puncture through the overlaying shingle, shortening the life of the shingles and causing leakage. I recommend evaluation and repair by a qualified roofing contractor.

(3) Low angle of roof has trapped debris. Debris is trapping moisture against roof surface and clogging gutters causing undesired flow of rain water from roof. Clean debris to prevent moisture damage (leakage, rot and mold) and to allow the easy drainage of rain water. Cleaning the debris from the roof should be part of the annual lawn and garden maintenance and cleanup.

(4) Shingles are chipped and/or broken in along the roof edge. Water normally flowing down the roof surface may drip behind eave boards/trim and penetrate past shingles to damage roof sheathing and interior spaces. Shingle repair/replacement recommended to prevent leakage.

(5) Moss growth on roof surface present. Moss will trap moisture against roofing and siding to cause deterioration of shingle surfaces and eventual leakage. Cleaning and repair recommended by a qualified roofing contractor.

2.2 ROOF PENETRATIONS

Repair or Replace

The rubber flashing around the plumbing vents are cracked and have holes. The flashing around the plumbing vents needs repair or replacement by a qualified roofing contractor to prevent leakage to attic and interior spaces of home.

2.3 SKYLIGHTS

Repair or Replace

The seal between the double pane glass (or plexiglass) has ruptured causing moisture build-up and clouding between the layers. Window will continue to leak and cloud further unless replaced. Evaluation and repair or replacement recommended by a qualified window contractor.

2.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

(1) Leaders are crushed and may clog. Gutters may overflow and drain/splash against foundation in rain storms. Puddling water against foundation may leak into basement causing moisture damage. Leader replacement is recommended.

(2) Drainage around downspout and leader appears to puddle against foundation. Puddling against foundation can cause damage to structure and leakage into basement or crawlspace areas. Recommend regrading earth around structure and/or extending leaders to carry rain water further from foundation area.

(3) Runoff water from another gutter and downspout drains across a lower roof surface. Runoff water will erode roof surface which will lead to premature roofing failure and leakage. Recommend adding leaders across lower roof surface to guide rain water to the lower gutter.

2.5 ROOF VENTILATION (GABLE, SOFFIT, RIDGE & WINDOWS)

Repair or Replace

The gap where the rafters meet the joists should be left open all the way around the attic to help the interior soffit areas ventilate. Insulation removal recommended by a qualified contractor.

2.6 CHIMNEYS (EXTERIOR)

Repair or Replace

The chimney flashings are loose and have gaps where moisture may enter and leak into the attic and interior spaces of home. Flashing repair recommended by a qualified roofing contractor or masonry contractor.

2.8 ATTIC ACCESS

Repair or Replace

(1) Install soft furniture pads on feet of pull down stairs to help prevent mechanical abrasion damage to flooring.

(2) Pull down ladder hardware loose. Recommend re-tightening all the hardware on the pull down ladder for stability and safety.

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Repair or Replace

Switch cover plates missing and/or broken. Replace for electrical safety.

4(A) . Master Bath

4.5.A COUNTERTOPS AND CABINETS

Repair or Replace

Caulking between wall and spa surround area tile loose and missing. Repair caulking to help prevent the ingress of damage and mold causing moisture behind wall and into spa cabinet areas.

4.6.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Repair or Replace

Tub and shower control valves are leaking from the stems when operated. Moisture from leaking valve stems can find its way past valve trim to penetrate wall space. Repair valves to prevent the buildup of moisture and mold behind walls. Evaluation and repair recommended by a licensed plumber.

4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The sink stopper is missing or not working. Replacement or repair recommended by a plumber.

4.8.A OUTLETS, LIGHTING AND SWITCHES

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety in bathrooms.

4(B) . Hall Bath Upstairs

4.4.B WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Window crank hardware is inoperative, the window will not open. The crank mechanism needs repair or replacement.

4.8.B OUTLETS, LIGHTING AND SWITCHES

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety in bathrooms.

4(C) . Hall Bath Downstairs

4.2.C FLOORS

Repair or Replace

The floor tile is cracked. Moisture may pass through cracks to damage the subfloors. Evaluation and repair recommended by a qualified tile floor contractor.

4.4.C WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Window crank hardware is broken, the window will not close after opening. The crank mechanism needs repair or replacement.

5(E) . Hallways and Entry Areas

5.7.E OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Repair or Replace

Front Entrance - Either one of the "two-way" switches is broken and needs repair or the hallway lamp is installed with 2 switches that are not wired as a true "two-way" switch set up. The downstairs switch must be turned on for the upstairs switch to turn the hall light on or off. When the downstairs switch is off the lamp glows dimly when the upstairs switch is turned on. Evaluation and repair by a licensed electrician is recommended to make either switch turn the upstairs hall light on or off.

5(F) . Basement Rooms

5.2.F FLOORS

Repair or Replace

Floor tiles are damaged in places. Repair recommended by a qualified contractor.

7. Laundry Room or Area

7.5 WASHER AND DRYER ELECTRICAL OUTLETS

Repair or Replace

The outlet is loose. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

8. Electrical System

8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

Wiring knockout missing, the hole should be plugged for electrical and fire safety.

9. Plumbing System

9.0 MAIN WATER SHUT-OFF DEVICE

Repair or Replace

The ground wire is missing from around the water meter. Installation of a ground wire recommended by a qualified contractor for electrical safety.

9.2 WELL SYSTEM

Not Inspected

It is beyond the scope of the home inspection to test the well water quality, determine the location of the well head or evaluate the well performance. I recommend that the well operation and well water quality be inspected and evaluated by a qualified well inspection contractor.

9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Note: Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced. Budget for a new Hot Water Heater in the near future. Consider obtaining an appliance warranty or extending any existing warranty to help mitigate repair or replacement costs from appliance failures.

(2) The "bonding" wire for the hot to cold water pipes at the hot water is disconnected or missing. If the bond wire is not reattached an electrical shock hazard may become present on all the hot water piping in the home if the hot water piping were to come in contact with active electrical wiring. I recommend the installation of a bond wire by a licensed electrician.

10. Heating / Central Air Conditioning

10.2 CHIMNEYS, FLUES AND VENTS (Interior: Heat systems)

Repair or Replace

The mortar that seals the appliance vent pipe to the chimney is loose and missing. The open gaps between the vent pipe and chimney may leak poisonous carbon monoxide and hot flue gas into the interior spaces of the home. Improper connections between the appliance flues and chimney flue may result in the chimney needing to be lined. A fire and safety issue are present, evaluation and repair recommended by a qualified chimney contractor.

10.3 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

(1) AC condensers that have reached the age of 20 years and are still in operation are considered to be at the end of their design lives. Not all AC condenser units reach the age of 20 years, many fail as they near this age. As the AC condenser reaches and passes 20 years in age, the probability of failure increases. AC condensers left in service beyond 20 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure. Consider obtaining an appliance warranty or extending any existing warranty to help mitigate repair or replacement costs from appliance failures.

(2) The AC condenser is leaning over to the side. The AC condenser must remain level to properly lubricate itself while operating. I recommend the condenser unit be leveled to prevent damage to the compressor.

(3) The foam sleeve is missing from refrigerant lines near the condenser. Condensation will form on the cold copper surfaces potentially wicking past the exterior siding to damage interior spaces of the home. The missing foam sleeve may also effect cooling efficiency. Have foam sleeve repaired by a qualified contractor to help prevent moisture damage to home.

(4) Attic - Both Evaporators - The primary drip pan located inside the AC evaporator cabinet is leaking AC condensate water into the secondary drip pan. I recommend that the primary AC evaporator drip pan and drain be repaired to prevent leakage into the secondary (backup) drip pan. Failure to repair the primary evaporator drip pan may eventually lead to the secondary drip pan clogging and leaking AC condensation water into the interior spaces of home. Recommend evaluation and repair by a qualified HVAC technician.

(5) The AC refrigerant line near the evaporator in the attic is missing its foam sleeve insulation. While the AC system is running, condensation may collect on the exposed copper tubing. Some of the condensation may be wicking between the the copper pipe and foam, flowing to a lower elevation located away from the evaporator and drip pan to a break in the foam sleeve. The condensation may leak from the break in the sleeve onto the attic flooring, attic insulation and interior ceiling. Recommend re-insulating the refrigerant line up to the opening in the AC evaporator to prevent condensation from forming on the cool cooper lines.

10.4 NORMAL OPERATING CONTROLS

Repair or Replace

The thermostats were difficult to operate as if the switches were worn out at the control units. The thermostats in need of replacement by a qualified contractor.

10.7 FILTERS FOR HEATING / COOLING AIR

Repair or Replace

(1) The disposable filter is dirty. The filter needs to be replaced. Air filters in furnaces should be replaced somewhere between once a month and twice a year depending upon local conditions.

After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.

(2) After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to clean the electronic filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the AC system to run inefficiently.

11. Structural Components

11.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(2) Parging is cracked and loose around foundation exterior. Loose parging tends to deteriorate quicker due to exposure to moisture and thermal expansion. Repair parging to prevent excessive flaking.

11.2 VENTILATION OF FOUNDATION AREA (crawlspcace or basement)

Repair or Replace

No vents present in the closet against the foundation wall. Holes drilled in the door are ineffective for ventilation. Dampness from foundation walls will cause high levels of humidity in enclosed spaces against the foundation. Lack of ventilation can lead to the buildup of humidity and mold in closet areas. Recommend installing louvered doors or vents to help vent and minimize humidity.

11.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

Not Present

The installation of basement dehumidifiers is recommended to help hold humidity levels to a minimum. Finished areas and stored items can become damaged from prolonged exposure to high levels of humidity. It is important to run a dehumidifier in the basement area to keep the humidity down to a minimum, somewhere below 60% relative humidity is ideal. Set dehumidifiers to run 24/7.

Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections (If provided, cost of correction estimates from All In One Home Inspection LLC are for informational purposes only and should not be used in place of actual quotations from qualified contractors in evaluating the impact of repairs for the home.);
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components.

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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