



Home Inspection Report

Inspection Date: 4/18/2019

Town House Sample Report

Property Address:

Address

City NJ



All In One Home Inspection LLC

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

760 West Shore Trail

Sparta, NJ 07871

201-263-0040

www.allinonehomeinspection.com

customerexperience@allinonehomeinspection.com



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Date: 4/18/2019	Time: 5:00 PM	Report ID: Town House Sample Report
Property: Address City NJ	Customer: Town House Sample 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 Condominium or Town House inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

Homes more than 5 years old may have areas that are not current in code requirements. 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 sometimes 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 in a lived in home. Sometimes homes have 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:

Condo

Age Of Home:

Over 10 Years

Home Faces:

Eastern Direction

Client Is Present:

Yes

Realtor Is Present:

Yes

Temperature:

Over 70

Weather:

Clear

Rain in last 3 days:

Yes

Property Occupied:

No

Electric Turned On:

Yes

Gas Turned On:

Yes

Water Turned On:

Yes

1. Exterior

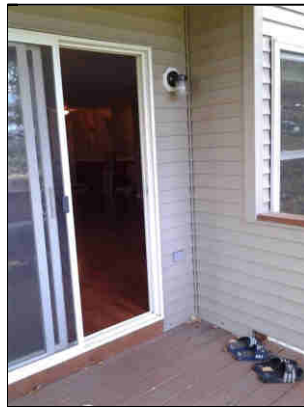
Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.

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:

Vinyl

Window Types:

Casement
Double-Hung

Outlet Style:

GFCI

Exterior Entry Doors:

Sliding Glass
Steel

Front Entryway:

Sidewalk
Steps
Stoop

Side and Rear Entryway:

Areaway
Balcony

Driveway:

Asphalt

Items

1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

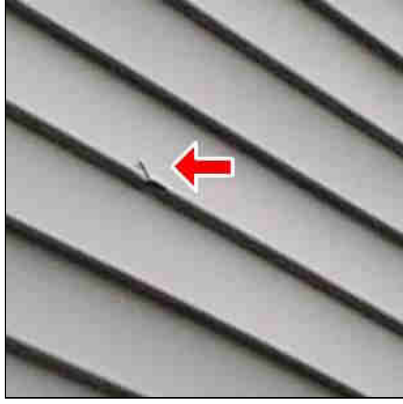
Repair or Replace

(1) Exterior siding is generally maintained by the management association, check the bylaws of the association.

Siding damaged from impacts. I recommend repair in order to prevent insects, vegetation and moisture from entering behind siding. I recommend repair a qualified contractor.



1.0 Item 1(Picture)

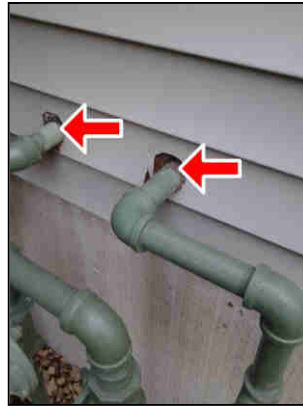


1.0 Item 2(Picture)



1.0 Item 3(Picture)

(2) The holes for wires and piping to pass through siding should be sealed and plugged to prevent the ingress of moisture, insects or vermin.



1.0 Item 4(Picture)

(3) A bees nest is present behind the siding under the deck. Dead bees were seen on several downstairs window sills suggesting that they are finding their way into the home. The bees nest needs to be exterminated and the holes sealed for safety and to help prevent their return.



1.0 Item 5(Picture)

1.1 EAVES, SOFFITS AND FASCIAS

Inspected

Eaves, soffits and fascias are generally maintained by the management association, check the bylaws of the association.

1.2 PLUMBING WATER FAUCETS (hose bibs)

Not Present

1.3 OUTLETS & LIGHTING (exterior)

Repair or Replace

The light bulb needs replacement or the electric circuit needs repair. Recommend bulb replacement first, if the light does not illuminate then consult with a licensed electrician to evaluate and make repairs.



1.3 Item 1(Picture)

1.4 EXTERIOR VENTS

Inspected

1.5 WINDOWS (exterior)

Repair or Replace

The window exterior may be maintained by the management association, check the bylaws of the association.

The windows in the foundation wall are leaking past their exterior trim. The windows appear to be missing their drip edge flashing. Moisture is seeping out from under the window trim at the exterior bottom. Moisture appears to seeping into the wall cavity to damage the interior walls and trim around the windows. Repair recommended by a qualified contractor.



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)



1.5 Item 6(Picture)

1.6 DOORS (exterior)

Inspected

1.7 STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS

Not Inspected

The stoops and steps are probably maintained by the management association, check the bylaws of the association.

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

Repair or Replace

Walkways and areaways are generally maintained by the local Association.

The cement front walkway is deteriorated and crumbling where moisture appears to splash and drip uncontrolled from the roof and gutters. Slip and trip hazards are present. The roof drainage and walkways need repair by a qualified contractor.



1.8 Item 1(Picture)

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

Repair or Replace

(1) Driveways are generally maintained by the local Association.

Holes are present in the driveway that are tripping hazards for those headed to the front walk. Repair recommended by a qualified contractor.



1.9 Item 1(Picture)

(2) The driveway in front of the garage has settled. A tripping hazard is present at the entrance to the garage. Repair recommended by a qualified contractor for safety.



1.9 Item 2(Picture)

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

Not Inspected

Landscaping is generally maintained by the local Association.

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

Not Inspected

Lots and grounds are generally maintained by the local Association.

1.12 DECKS AND APPLICABLE RAILINGS

Repair or Replace

Moisture stains are present that from water leaking out from under the deck flashing suggesting that water is getting past the siding above the deck. Moisture may be entering the interior spaces of the home to cause damage to walls and interior surfaces. Repair recommended by a qualified contractor.



1.12 Item 1(Picture)

1.13 BALCONIES AND APPLICABLE RAILINGS

Repair or Replace

I recommend caulking gaps between the siding and railings help prevent moisture damage to balcony railings.



1.13 Item 1(Picture)



1.13 Item 2(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

Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.

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.

The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

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.

**Styles & Materials**

Viewed roof covering from:
Edge of Roof
Ground

Roof-Type:
Gable

Roof Covering:
Asphalt Shingle

Roofing Layers:

One

Estimated Age of Roof:

10+ Years

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Structure:

Not Inspected, Hidden From View

Ceiling Structure:

Not Inspected, Hidden From View

Roof Ventilation:

Not Inspected, Hidden From View

Method used to observe attic:

Not Inspected, Hidden From View

Attic info:

No Access if Present

Attic Insulation:

Not Visible, Hidden from View

Items

2.0 ROOF COVERINGS

Inspected

Roof covering is generally maintained by the management association, check the bylaws of the association.

2.1 ROOF FLASHING

Inspected

Roof flashing is generally maintained by the management association, check the bylaws of the association.

2.2 SKYLIGHTS

Not Present

2.3 CHIMNEYS

Inspected

Chimneys are generally maintained by the management association, check the bylaws of the association.

2.4 ROOF PENETRATIONS

Inspected

Roof Penetrations are generally maintained by the management association, check the bylaws of the association.

2.5 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Inspected

Gutters, downspouts and leaders are generally maintained by the management association, check the bylaws of the association.

2.6 ROOF VENTILATION

Inspected

Attic vents and exhaust fans are generally maintained by the management association, check the bylaws of the association.

2.7 ATTIC ACCESS

Not Present

2.8 ROOF STRUCTURE (Report leak signs or condensation)

Not Inspected

2.9 ATTIC INSULATION

Not Inspected

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Not Inspected

2.11

BATHROOM EXHAUST VENTS

Not Inspected

2.12 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Inspected

2.13 HOUSE FAN AND CONTROLS

Not Inspected

2.14 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

Not Inspected

The roof 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 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****Garage Style:**

Attached

Garage Door Type:

One Manual

Garage Door Material:

Metal

Auto-opener Manufacturer:

NOT PRESENT

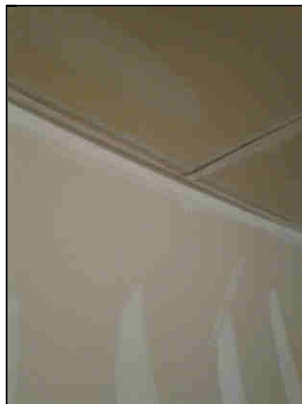
Outlet Style:

GFCI

Items**3.0 GARAGE CEILINGS**

Repair or Replace

Tape installed between seams of sheet rock have come loose. Ceilings in need of tape, spackle and paint repairs.



3.0 Item 1(Picture)

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

3.2 GARAGE FLOOR

Inspected

3.3 GARAGE DOOR (S)

Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected

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

Not Present

3.6 OUTLETS AND WALL SWITCHES

Inspected

3.7 GARAGE STRUCTURE - ROOF STRUCTURE, WALL FRAMING & FOUNDATION

Inspected

3.8 GARAGE EXTERIOR, ROOF & SIDING (DETACHED GARAGES)

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.

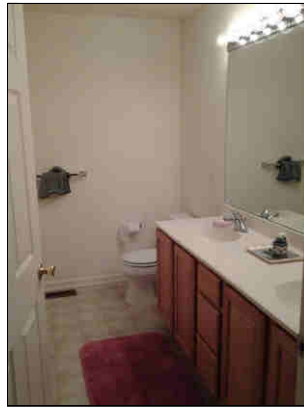
4(A) . Master Bath

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:

Fan with light

Electrical Outlets:

GFCI Protected Outlet

Heat Source:

Heating / Cooling Register

Cooling Source:

Heating / Cooling Register

Items

4.0.A CEILINGS

Inspected

4.1.A WALLS

Inspected

4.2.A FLOORS

Inspected

4.3.A COUNTERTOPS AND CABINETS

Inspected

4.4.A DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The door is binding in the frame. The door not closing may cause moisture leakage into the bathroom. The door needs adjustment by a qualified contractor to open and latch closed without force.



4.4.A Item 1(Picture)

4.5.A WINDOWS (REPRESENTATIVE NUMBER)

Not Present

4.6.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected

4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.8.A OUTLETS, LIGHTS AND SWITCHES

Inspected

4.9.A VENTILATION

Inspected

4.10.A PRESENCE OF INSTALLED HEAT SOURCE

Inspected

4.11.A PRESENCE OF INSTALLED COOLING SOURCE

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.

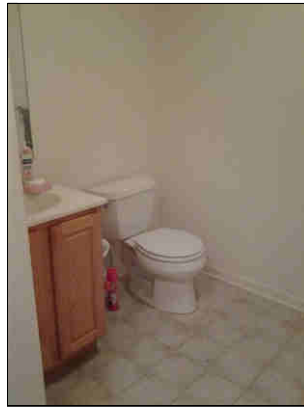
4(B) . Hall Bath

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

Electrical Outlets:

GFCI Outlet

Heat Source:

Heating / Cooling Register

Cooling Source:

Heating / Cooling Register

Items

4.0.B CEILINGS

Inspected

4.1.B WALLS

Inspected

4.2.B FLOORS

Inspected

4.3.B COUNTERTOPS AND CABINETS

Inspected

4.4.B DOORS (REPRESENTATIVE NUMBER)

Inspected

4.5.B WINDOWS (REPRESENTATIVE NUMBER)

Not Present

4.6.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected

4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.8.B OUTLETS, LIGHTS AND SWITCHES

Inspected

4.9.B VENTILATION

Inspected

4.10.B PRESENCE OF INSTALLED HEAT SOURCE

Inspected

4.11.B PRESENCE OF INSTALLED COOLING SOURCE

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.

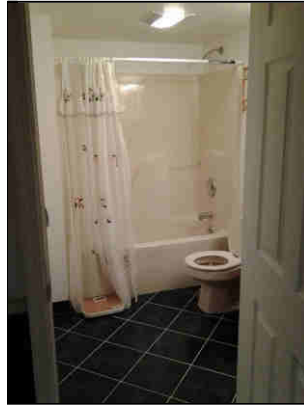
4(C) . Basement Bath

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 with light

Electrical Outlets:
GFCI Outlet

Heat Source:
None

Cooling Source:
None

Items

4.0.C CEILINGS

Inspected

4.1.C WALLS

Inspected

4.2.C FLOORS

Inspected

4.3.C COUNTERTOPS AND CABINETS

Inspected

4.4.C DOORS (REPRESENTATIVE NUMBER)

Inspected

4.5.C WINDOWS (REPRESENTATIVE NUMBER)

Not Present

4.6.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected

4.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.8.C OUTLETS, LIGHTS AND SWITCHES

Repair or Replace

The lights go out when the local GFIC outlet is tripped. The lights typically should stay on for safety should the outlet act to protect you from shocks. Evaluation and repair recommended by a qualified licensed electrician.

4.9.C VENTILATION

Inspected

4.10.C

PRESENCE OF INSTALLED HEAT SOURCE

Not Present

4.11.C PRESENCE OF INSTALLED COOLING SOURCE

Not Present

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:**

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Interior Doors:

Hollow Core

Heat Source:

Heating / Cooling Register

Cooling Source:

Heating / Cooling Register

Items**5.0.A CEILINGS**

Inspected

5.1.A WALLS

Inspected

5.2.A FLOORS

Inspected

5.3.A

STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

5.4.A DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) The door is binding on frame. The door needs adjustment or repair to work properly.

(2) The doors do not latch closed. The latches need repair or adjustment to close as intended.

5.5.A CLOSETS

Inspected

5.6.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.7.A OUTLETS, LIGHTS AND WALL SWITCHES

Inspected

5.8.A PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.A PRESENCE OF INSTALLED COOLING SOURCE

Inspected

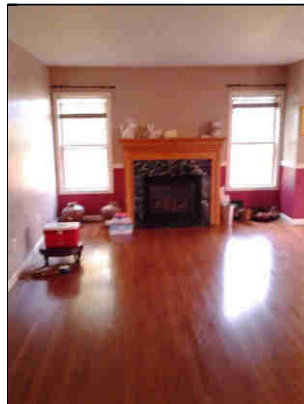
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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 Area

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:

Heat Source:

Cooling Source:

None

Heating / Cooling Register

Heating / Cooling Register

Items

5.0.B CEILINGS

Inspected

5.1.B WALLS

Inspected

5.2.B FLOORS

Inspected

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

Not Present

5.4.B DOORS (REPRESENTATIVE NUMBER)

Not Present

5.5.B CLOSETS

Not Present

5.6.B WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.7.B OUTLETS, LIGHTS AND WALL SWITCHES

Inspected

5.8.B PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.B PRESENCE OF INSTALLED COOLING SOURCE

Inspected

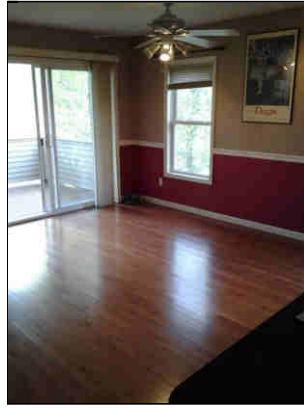
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5(C) . Dining Room Area

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:
None

Heat Source:
Heating / Cooling Register

Cooling Source:
Heating / Cooling Register

Items

5.0.C CEILINGS

Inspected

5.1.C WALLS

Inspected

5.2.C FLOORS

Inspected

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

Not Present

5.4.C DOORS (REPRESENTATIVE NUMBER)

Not Present

5.5.C CLOSETS

Not Present

5.6.C WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.7.C OUTLETS, LIGHTS 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) . 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

Wall Material:
Sheetrock

Floor Covering(s):
Carpet

Interior Doors:
Wood

Heat Source:
Heating / Cooling Register

Cooling Source:
Heating / Cooling Register

Items

5.0.D CEILINGS

Inspected

5.1.D WALLS

Inspected

5.2.D FLOORS

Inspected

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

Not Present

5.4.D DOORS (REPRESENTATIVE NUMBER)

Inspected

5.5.D CLOSETS

Inspected

5.6.D WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The windows in the foundation wall are leaking past their exterior trim. The windows appear to be missing their drip edge flashing. Moisture is seeping out from under the window trim at the exterior

bottom. Moisture appears to seeping into the wall cavity to damage the interior walls and trim around the windows. Repair recommended by a qualified contractor.



5.6.D Item 1(Picture)



5.6.D Item 2(Picture)



5.6.D Item 3(Picture)



5.6.D Item 4(Picture)

5.7.D OUTLETS, LIGHTS AND WALL SWITCHES

Inspected

5.8.D PRESENCE OF INSTALLED HEAT SOURCE

Inspected

5.9.D PRESENCE OF INSTALLED COOLING SOURCE

Inspected

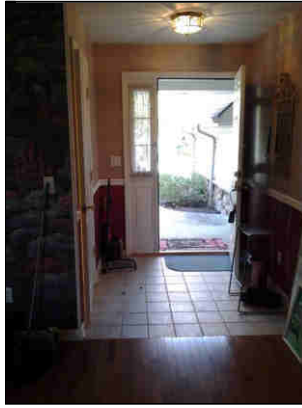
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5(E) . Hallways, Stairs and Entry Areas

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
Tile

Interior Doors:
Wood

Heat Source:
Heating / Cooling Register

Cooling Source:
Heating / Cooling Register

Items

5.0.E CEILINGS

Inspected

5.1.E WALLS

Inspected

5.2.E FLOORS

Inspected

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

Inspected

5.4.E DOORS (REPRESENTATIVE NUMBER)

Inspected

5.5.E CLOSETS

Inspected

5.6.E WINDOWS (REPRESENTATIVE NUMBER)

Not Present

5.7.E OUTLETS, LIGHTS AND WALL SWITCHES

Inspected

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.

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

Cabinetry: Wood	Countertop: Laminate	Dishwasher Brand: MAYTAG
Refrigerator: GENERAL ELECTRIC	Range/Oven: MAYTAG	Exhaust/Range Hood: BROAN
Built in Microwave: NOT PRESENT	Electrical Outlets: GFCI GFCI Protected Outlets	Disposer Brand: NONE
Trash Compactors: NONE	Heat Source: Heating / Cooling Register	Cooling Source: Heating / Cooling Register

Items

6.0 CEILINGS

Inspected

6.1 WALLS

Inspected

6.2 FLOORS

Inspected

6.3 DOORS (REPRESENTATIVE NUMBER)

Not Present

6.4 PANTRY/CLOSET DOORS

Not Present

6.5 WINDOWS

Not Present

6.6 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Caulking between wall splash and countertop loose and missing. Repair caulking to help prevent damage causing moisture ingress into cabinet space.



6.6 Item 1(Picture)

6.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Inspected

6.8 PLUMBING DRAINS / VENT SYSTEMS

Inspected

6.9 OUTLETS, LIGHTS AND WALL SWITCHES

Inspected

6.10 REFRIGERATOR

Inspected

6.11 DISHWASHER

Inspected

6.12 MICROWAVE COOKING EQUIPMENT (BUILT IN)

Not Present

6.13 RANGES / OVENS / COOKTOPS

Inspected

6.14 RANGE HOOD / VENTILATION

Inspected

6.15 TRASH COMPACTOR

Not Present

6.16 FOOD WASTE DISPOSER

Not Present

6.17 PRESENCE OF INSTALLED HEAT SOURCE

Inspected

6.18 PRESENCE OF INSTALLED COOLING SOURCE

Inspected

The built-in appliances 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.

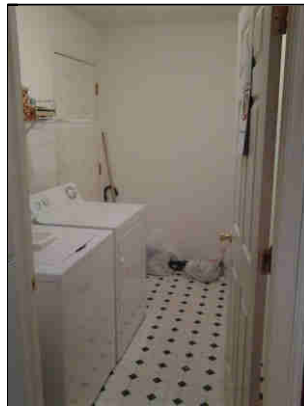
7. Laundry Room/Area

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

Ceiling:
Sheetrock

Walls:
Sheetrock

Floor:
Tile

Doors:
Wood

Laundry Room/Area Location:
1st Floor
Kitchen Area

Dyer Vent:
Vinyl Flex Hose

Dryer Fuel/Power:
Natural Gas and 110 VAC

Washer Drain:
Wall Mount

Laundry Area Floor Drain:
None

Heat Source:
Heating / Cooling Register

Cooling Source:
Heating / Cooling Register

Items

7.0 CEILINGS

Inspected

7.1 WALLS

Inspected

7.2 FLOORS

Inspected

7.3 DOORS

Inspected

7.4 WINDOWS

Not Present

7.5 LAUNDRY AREA OUTLETS AND LIGHTING

Inspected

7.6 WASHER VALVES AND DRAIN

Inspected

7.7 DRYER POWER/FUEL SUPPLY AND VENTING

Repair or Replace

Vinyl duct should be replaced with rigid or flexible metal duct. The spiral vinyl duct tends to catch lint more easily and tends to catch fire more easily. Vinyl also becomes brittle with time and may crack which will leak lint, warm humidity and (if a gas dryer is present) poisonous carbon monoxide into the laundry area and home.

7.8 PRESENCE OF INSTALLED HEAT SOURCE

Inspected

7.9 PRESENCE OF INSTALLED COOLING SOURCE

Inspected

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 VAC

Main Breaker Location:
Garage

Main Panel Location:
Garage

Main Panel Manufacturer:
SQUARE D

Main Panel Capacity:
100 AMP

Main Breaker Size:
100 A

Main Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

8.0 SERVICE ENTRANCE CONDUCTORS

Inspected

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

Inspected

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

Inspected

8.3 OPERATION OF PANEL INSTALLED GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

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

Gas Types Present:
Natural Gas

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:
PVC

Water Heater #1 Location:
Basement

Water Heater #1 Manufacturer:
GENERAL ELECTRIC

Water Heater #1 Power Source:
Natural Gas

Water Heater #1 Capacity:
50 Gallon (2-3 people)

Water Heater #1 Age:
1+ Year

Items

9.0 MAIN FUEL SHUT OFF

Inspected

9.1 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

9.2 MAIN WATER SHUT-OFF DEVICE

Inspected

9.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

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

Inspected

9.5 FUNCTIONAL FLOW (water volume test)

Inspected

9.6 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected

The plumbing 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. 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.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The home inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The home inspector shall operate the systems using normal operating controls.

The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Styles & Materials

#1 Heating Equipment Location:
Basement

#1 Heating Equipment Brand:
TRANE

#1 Heating Equipment Type:
Forced Air

#1 Heating Equipment Energy Source:
Natural Gas

#1 Heating Equipment Age:
12+ Years

#1 Cooling Equipment Location:
Next to Building

#1 Cooling Equipment Manufacturer:
TRANE

#1 Cooling Equipment Type:
Central Air Conditioning

#1 Cooling Equipment Energy Source:
Electricity

#1 Cooling Equipment Age:
13+ Years
30+ Years
40+ Years

#1 Cooling Equipment Operation:
Greater than 15 degrees differential

#1 Filter Type:
Cartridge
Disposable

#1 Filter Location:
Hall Wall

Ductwork:
Insulated

Types of Fireplaces:
Gas/LP Log starter

Operable Fireplaces:
One

Number of Woodstoves:
None

Items

10.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

Corrosion in the furnace cabinetry suggest either evaporator leakage when the AC is operated or flue leakage from a damaged or missing flue cap. Recommend evaluation and repair by a licensed HVAC technician.



10.0 Item 1(Picture)

10.1 CHIMNEYS, FLUES AND VENTS (for heat systems)

Inspected

10.2 HUMIDIFIER

Not Present

10.3 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

(1) The AC refrigerant lines pass through an open hole in the siding and/or foundation. Caulk holes to prevent the ingress of moisture, vermin and insects to interior spaces.



10.3 Item 1(Picture)

(2) When operating, the AC system changed (dropped) the temperature of the air from the return to the supply registers less than 5 degrees F. Generally a change of 15 degrees F or more is considered normal and ideal. The home may not stay cool on warm days. The AC system is in need of evaluation and repair by a qualified AC contractor.



10.3 Item 2(Picture)



10.3 Item 3(Picture)

10.4 AIR FILTERS

Inspected

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.



10.4 Item 1(Picture)

10.5 NORMAL OPERATING CONTROLS

Inspected

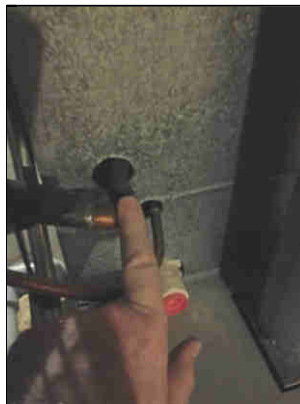
10.6 AUTOMATIC SAFETY CONTROLS

Inspected

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

Repair or Replace

Gaps are present where the AC lines enter the evaporator cabinet leading to leakage of heating and cooling air past the ductwork. Repair recommended by a qualified contractor.



10.7 Item 1(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

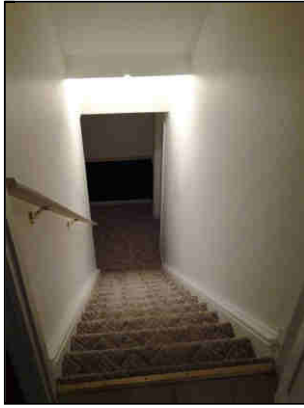
The home inspector shall observe: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. Also shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the 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
Poured Concrete

Columns or Piers:

If Present, Not Visible

Basement/Lower Level Floor:

Concrete

Floor Structure:

2 X 8
Engineered floor joists

Floor System Insulation:

None

Wall Structure:

2 X 4 Wood

Basement Ventilation:

Windows

Basement Heat Source:

Heating / Cooling Register

Items

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

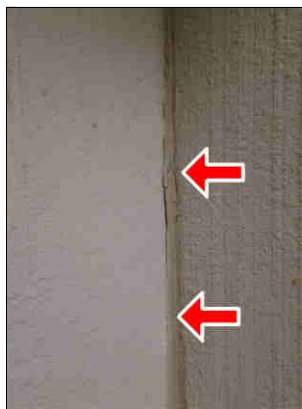
Repair or Replace

Foundations, crawlspaces and basement areas are generally maintained by the management association, check the bylaws of the association.

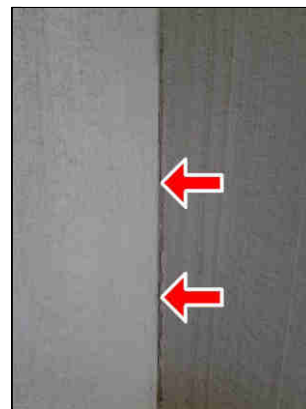
There are gaps and cracks in the sealant between section of the pre-cast foundation. The gaps will be prone to the ingress of moisture past the foundation unless repaired by a qualified contractor.



11.0 Item 1(Picture)



11.0 Item 2(Picture)



11.0 Item 3(Picture)

11.1

BASEMENT/CRAWLSPACE FLOOR (Concrete Slab)

Inspected

Foundations, crawlspaces and basement areas are generally maintained by the management association, check the bylaws of the association.

11.2 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Inspected

11.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present

11.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

Inspected

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

Structural areas are generally maintained by the management association, check the bylaws of the association.

11.7 CEILINGS (Structural, 1st Floor Ceiling and up)

Inspected

Structural areas are generally maintained by the management association, check the bylaws of the association.

11.8 WALLS (Structural, Framing, Masonry, Veneer, etc.)

Inspected

Structural areas are generally maintained by the management association, check the bylaws of the association.

11.9 COLUMNS OR PIERS

Not Present

Structural areas are generally maintained by the management association, check the bylaws of the association.

11.10 BASEMENT DOOR (To Interior of Home)

Inspected

11.11 BASEMENT STAIRS (To Interior of Home)

Inspected

11.12 BASEMENT WINDOWS

Not Present

11.13 BASEMENT OUTLETS, SWITCHES, LIGHTING AND WIRING

Inspected

11.14 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

**760 West Shore Trail
Sparta, NJ 07871
201-263-0040**

**www.allinonehomeinspection.com
customerexperience@allinonehomeinspection.com**

Customer

Town House Sample Report

Address

Address
City NJ

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.

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. 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.

1. Exterior

1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Repair or Replace

(1) Exterior siding is generally maintained by the management association, check the bylaws of the association.

Siding damaged from impacts. I recommend repair in order to prevent insects, vegetation and moisture from entering behind siding. I recommend repair a qualified contractor.

(2) The holes for wires and piping to pass through siding should be sealed and plugged to prevent the ingress of moisture, insects or vermin.

(3) A bees nest is present behind the siding under the deck. Dead bees were seen on several downstairs window sills suggesting that they are finding their way into the home. The bees nest needs to be exterminated and the holes sealed for safety and to help prevent their return.

1.3 OUTLETS & LIGHTING (exterior)

Repair or Replace

The light bulb needs replacement or the electric circuit needs repair. Recommend bulb replacement first, if the light does not illuminate then consult with a licensed electrician to evaluate and make repairs.

1.5 WINDOWS (exterior)

Repair or Replace

The window exterior may be maintained by the management association, check the bylaws of the association.

The windows in the foundation wall are leaking past their exterior trim. The windows appear to be missing their drip edge flashing. Moisture is seeping out from under the window trim at the exterior bottom. Moisture appears to seeping into the wall cavity to damage the interior walls and trim around the windows. Repair recommended by a qualified contractor.

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

Repair or Replace

Walkways and areaways are generally maintained by the local Association.

The cement front walkway is deteriorated and crumbling where moisture appears to splash and drip uncontrolled from the roof and gutters. Slip and trip hazards are present. The roof drainage and walkways need repair by a qualified contractor.

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

Repair or Replace

(1) Driveways are generally maintained by the local Association.

Holes are present in the driveway that are tripping hazards for those headed to the front walk. Repair recommended by a qualified contractor.

(2) The driveway in front of the garage has settled. A tripping hazard is present at the entrance to the garage. Repair recommended by a qualified contractor for safety.

1.12 DECKS AND APPLICABLE RAILINGS

Repair or Replace

Moisture stains are present that from water leaking out from under the deck flashing suggesting that water is getting past the siding above the deck. Moisture may be entering the interior spaces of the home to cause damage to walls and interior surfaces. Repair recommended by a qualified contractor.

1.13 BALCONIES AND APPLICABLE RAILINGS

Repair or Replace

I recommend caulking gaps between the siding and railings help prevent moisture damage to balcony railings.

3. Garage

3.0 GARAGE CEILINGS

Repair or Replace

Tape installed between seams of sheet rock have come loose. Ceilings in need of tape, spackle and paint repairs.

4(A) . Master Bath

4.4.A DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The door is binding in the frame. The door not closing may cause moisture leakage into the bathroom. The door needs adjustment by a qualified contractor to open and latch closed without force.

4(C) . Basement Bath

4.8.C OUTLETS, LIGHTS AND SWITCHES

Repair or Replace

The lights go out when the local GFIC outlet is tripped. The lights typically should stay on for safety should the outlet act to protect you from shocks. Evaluation and repair recommended by a qualified licensed electrician.

5(A) . Bedrooms

5.4.A DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) The door is binding on frame. The door needs adjustment or repair to work properly.

5(D) . Basement Rooms

5.6.D WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The windows in the foundation wall are leaking past their exterior trim. The windows appear to be missing their drip edge flashing. Moisture is seeping out from under the window trim at the exterior bottom. Moisture appears to seeping into the wall cavity to damage the interior walls and trim around the windows. Repair recommended by a qualified contractor.

6. Kitchen Components and Appliances

6.6 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Caulking between wall splash and countertop loose and missing. Repair caulking to help prevent damage causing moisture ingress into cabinet space.

7. Laundry Room/Area

7.7 DRYER POWER/FUEL SUPPLY AND VENTING

Repair or Replace

Vinyl duct should be replaced with rigid or flexible metal duct. The spiral vinyl duct tends to catch lint more easily and tends to catch fire more easily. Vinyl also becomes brittle with time and may crack which will leak lint, warm humidity and (if a gas dryer is present) poisonous carbon monoxide into the laundry area and home.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

Corrosion in the furnace cabinetry suggest either evaporator leakage when the AC is operated or flue leakage from a damaged or missing flue cap. Recommend evaluation and repair by a licensed HVAC technician.

10.3 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

- (1) The AC refrigerant lines pass through an open hole in the siding and/or foundation. Caulk holes to prevent the ingress of moisture, vermin and insects to interior spaces.
- (2) When operating, the AC system changed (dropped) the temperature of the air from the return to the supply registers less than 5 degrees F. Generally a change of 15 degrees F or more is considered normal and ideal. The home may not stay cool on warm days. The AC system is in need of evaluation and repair by a qualified AC contractor.

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

Repair or Replace

Gaps are present where the AC lines enter the evaporator cabinet leading to leakage of heating and cooling air past the ductwork. Repair recommended by a qualified contractor.

11. Structural Components

11.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

Inspected

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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