



TF HOME INSPECTION

9084633423

tfhomeinspectionllc@gmail.com

<https://www.tfhomeinspection.com>



TFHI RESIDENTIAL REPORT

1234 Main St.
Union, NJ 07083

Buyer Name
01/29/2020 9:00AM



Inspector
Thomas Filippone
NJ LIC# 24GI00185100
9084633423
tfhomeinspectionllc@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	6
2: ROOFING	8
3: EXTERIOR	18
4: INTERIOR	26
5: PLUMBING SYSTEM	33
6: ELECTRICAL SYSTEM	38
7: HEATING SYSTEM	46
8: FIREPLACE	50
9: BUILT-IN APPLIANCES	52
10: INSULATION & VENTILATION	55
11: STRUCTURAL COMPONENTS	58
STANDARDS OF PRACTICE	63

TF Home Inspection

SUMMARY

**37**

REPAIR AND REPLACE

**7**

EVALUATE OR MONITOR

**13**

SAFETY HAZARD

-  2.1.1 Roofing - Coverings: Damaged (General)
-  2.1.2 Roofing - Coverings: Discoloration
-  2.1.3 Roofing - Coverings: Fascia Board Rotted
-  2.1.4 Roofing - Coverings: Moss
-  2.1.5 Roofing - Coverings: Sheathing Possibly Damaged
-  2.2.1 Roofing - Roof Drainage Systems: Debris
-  2.2.2 Roofing - Roof Drainage Systems: Downspouts Drain Near House
-  2.2.3 Roofing - Roof Drainage Systems: Downspouts Missing
-  2.2.4 Roofing - Roof Drainage Systems: Gutter Loose
-  2.2.5 Roofing - Roof Drainage Systems: Extend Downspouts to Lower Gutters
-  2.3.1 Roofing - Flashings: Heavy Tarring
-  2.4.1 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Rain Cap Missing
-  2.4.2 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Masonry Damaged
-  2.4.3 Roofing - Skylights, Chimneys & Other Roof Penetrations: Tar Only Flashing
-  3.1.1 Exterior - Wall Covering, Flashing & Trim: Paint Chipping
-  3.1.2 Exterior - Wall Covering, Flashing & Trim: Siding Material Missing
-  3.2.1 Exterior - Exterior Doors: Door Sill/Trim Deteriorated/Worn
-  3.2.2 Exterior - Exterior Doors: Basement Walkout Hatch Door Damaged
-  3.3.1 Exterior - Exterior Windows: Maintenance Caulking
-  3.3.2 Exterior - Exterior Windows: Window Cracked
-  3.6.1 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Concrete Steps Deteriorating Under Deck
-  3.6.2 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Mortar Patching Needed
-  3.6.3 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Railing Missing
-  3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Cracks
-  3.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Trip Hazard
-  4.1.1 Interior - Ceilings: Recent Roof Leak Damage
-  4.1.2 Interior - Ceilings: Expected Settlement

- 4.2.1 Interior - Walls: Areas in need of patching/painting
- 4.4.1 Interior - Steps, Stairways & Railings: Loose Balusters
- 4.5.1 Interior - Windows (representative number): Damaged
- 4.5.2 Interior - Windows (representative number): Missing/Damaged Window Locks
- 4.5.3 Interior - Windows (representative number): Opening Mechanism Damaged
- 4.6.1 Interior - Doors (representative number): Door Sticks
- 4.6.2 Interior - Doors (representative number): Closet Sliding Door Tracks Missing
- 4.6.3 Interior - Doors (representative number): Door Stoppers Missing/Damaged
- 4.7.1 Interior - Countertops & Cabinets (representative number): Cabinets Damaged
- 4.7.2 Interior - Countertops & Cabinets (representative number): Poor/Missing Caulk
- 5.1.1 Plumbing System - Water Supply, Distribution Systems & Fixtures: Supply Pipe Corroded
- 5.3.1 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Bonding between Hot and Cold distribution lines missing
- 6.3.1 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Double Tapping
- 6.3.2 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Loose Abandoned Wiring Hazard
- 6.4.1 Electrical System - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- 6.4.2 Electrical System - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- 6.4.3 Electrical System - Lighting Fixtures, Switches & Receptacles: Loose Receptacle
- 6.5.1 Electrical System - GFCI & AFCI: GFCI Improperly Wired
- 7.3.1 Heating System - Vents, Flues & Chimneys: Flue Needs Patching at Chimney Penetration
- 7.4.1 Heating System - Normal Operating Controls: Inoperable
- 7.5.1 Heating System - Distribution Systems: Corrosion
- 8.2.1 Fireplace - Vents, Flues & Chimneys: Efflorescence
- 8.3.1 Fireplace - Lintels: Firewall Cracked
- 8.5.1 Fireplace - Cleanout Doors & Frames: Detached
- 10.4.1 Insulation & Ventilation - Insulation under floor system: Insulation Removed under crawl space
- 10.7.1 Insulation & Ventilation - Venting Systems (Kitchen, Baths & Laundry): Missing Fan
- 11.1.1 Structural Components - Foundation: Poor Ventilation of Sun Room Area
- 11.1.2 Structural Components - Foundation: Efflorescence
- 11.2.1 Structural Components - Basements & Crawlspaces: Possible Mildew/Mold
- 11.4.1 Structural Components - Wall Structure: Evidence of Water Intrusion/Efflorescence

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Single Family

Type of Building

Detached

Temperature (approximate)

39 Fahrenheit (F)

Weather Conditions

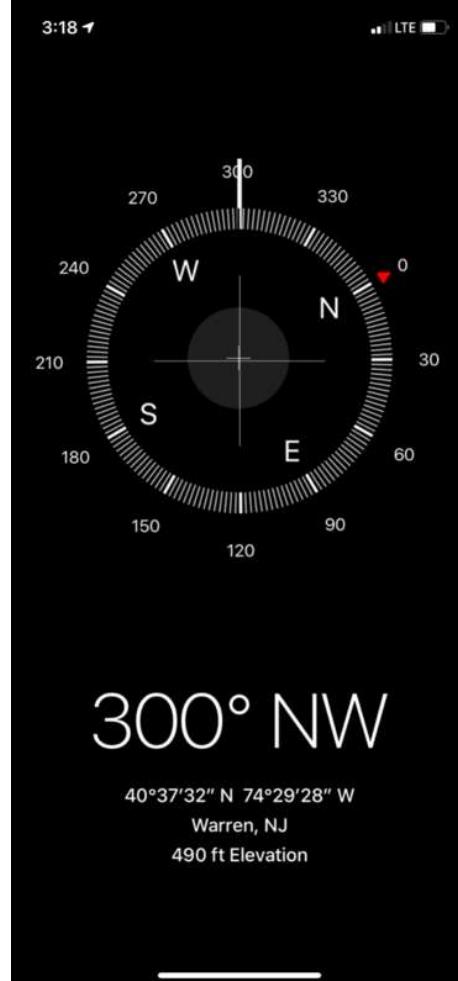
Cloudy

**Services**

WDI/WDO (Termite) Inspection,
Radon Test, Oil Tank Sweep

Home Faces

Northwest

**Permits**

It is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality if you have questions regarding this aspect of your home purchase.

2: ROOFING

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Walked Roof Surface

Roof Type/Style

Combination

Coverings: Material

Asphalt

Coverings: Roof Coverings Age

20+ years

Roof Drainage Systems: Gutter
Material

Aluminum

Flashings: Material

Aluminum, Rubber

Skylights, Chimneys & Other
Roof Penetrations: Chimney
(Exterior)

Masonry

Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: Considerations

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Drainage Systems: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

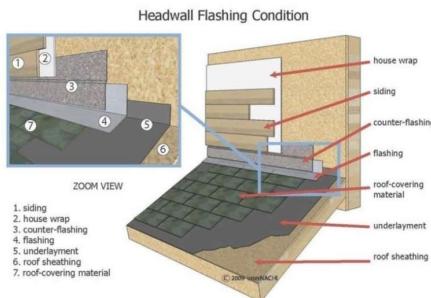
Roof Drainage Systems: Considerations

I inspected the downspouts. I attempted to check the overall general condition of the drainage system during the inspection and looked for indications of major defects.

Monitoring the drainage system during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Flashings: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

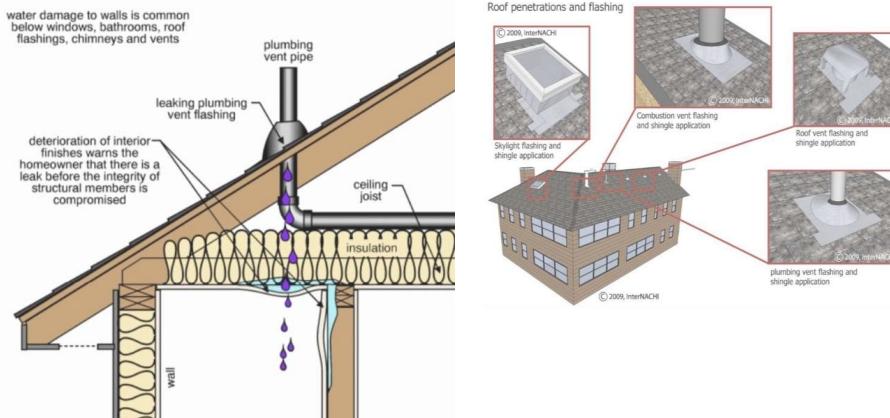
Flashings: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Skylights, Chimneys & Other Roof Penetrations: Penetrations

As a homeowner you should monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof to leak. Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Limitations

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Flashings

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Skylights, Chimneys & Other Roof Penetrations

COULDN'T REACH ALL PIPES AND PENETRATIONS

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)



Repair and Replace

Roof coverings showed moderate damage. This will cause moisture penetration into the home. A qualified licensed roofing contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings



Repair and Replace

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. A qualified licensed roofing contractor evaluate and remedy with a roof cleaning or repair as necessary.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.

2.1.3 Coverings

FASCIA BOARD ROTTED



Repair and Replace

The fascia board at the property is rotted or damaged with chipping paint in multiple areas. Damage to the fascia board can lead to moisture infiltration damaging the interior finishes of the home and/or the roof rafters. A licensed qualified roofer should repair or replace as necessary.

Recommendation

Contact a qualified professional.



2.1.4 Coverings

MOSS

There was large amounts of moss growth noted on the roof coverings. Moss can accelerate deterioration and damage the roof coverings, causing moisture to penetrate into the home. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





2.1.5 Coverings

SHEATHING POSSIBLY DAMAGED

The sheathing (wood covering) underneath the roofing material, was soft and spongy in an area above the dining/kitchen area. This can be caused by a prior or current leak that is damaging the wood material. A qualified licensed professional should repair and replace as necessary.



Repair and Replace

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

DEBRIS

The gutters and roof are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. A qualified licensed contractor should repair and replace as needed.



Repair and Replace

Recommendation

Contact a qualified professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

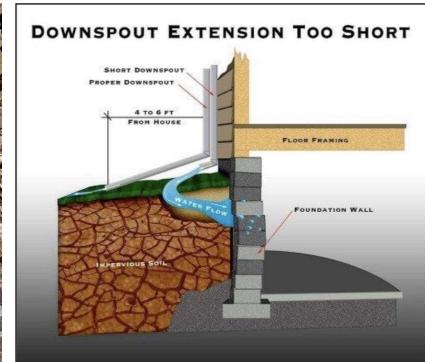
The downspout needs an extension and or a buried drain line to carry water away from the home at the front, rear and sides of home. Having the downspouts terminate at such a short distance can allow for water to penetrate the basement during heavy rain. This can cause damage to the interior finishes of the basement and the foundation. I recommend a qualified licensed contractor repair or replace as needed.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor





2.2.3 Roof Drainage Systems

DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. A qualified licensed contractor should install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



Repair and Replace



2.2.4 Roof Drainage Systems

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly. This can lead to moisture penetrating the substrate material as well as allowing excessive moisture in the soil at the base of the foundation. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified gutter contractor



Repair and Replace



2.2.5 Roof Drainage Systems

EXTEND DOWNSPOUTS TO LOWER GUTTERS



I recommend continuing the downspout into the lower gutter. Always try to alleviate discharge onto lower roof when possible. Without these extensions, excess water can damage the roofing materials, causing penetration of water, and damage to the home.

Recommendation

Contact a qualified gutter contractor



2.3.1 Flashings

HEAVY TARRING



Heavy Tarring at wall roof intersections and roof valleys. Prior leaks appear to have been attempted to be sealed with this excessive tar, however tar is temporary and deteriorates over time. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

**2.4.1 Skylights, Chimneys & Other Roof Penetrations****CHIMNEY RAIN CAP MISSING**

A chimney rain cap is missing on the chimney. There are two flues present, one of which has a spring loaded damper which should be sufficient for keeping rain and animals out. A rain cover on top of a chimney flue is designed to keep out rain (which can damage the flue or appliances it vents) and intended to reduce downdrafts in the chimney in windy conditions. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified chimney contractor.

**2.4.2 Skylights, Chimneys & Other Roof Penetrations****CHIMNEY MASONRY DAMAGED**

Areas of the masonry chimney are damaged and show visible signs of cracks. This can allow moisture penetration into the structure. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



2.4.3 Skylights, Chimneys & Other Roof Penetrations

Repair and Replace

TAR ONLY FLASHING

The chimney is not flashed properly. Currently tar has been applied instead of flashing. This method is temporary and will require reapplication periodically. It is recommended to properly flash the chimney using step and cap flashing.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Wall Covering, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Exterior Windows	X			X
3.4	Walkways, Patios & Driveways	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Decks, Balconies, Stoops, Porches, Railings & Steps	X			X
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Visual

Wall Covering, Flashing & Trim:

Material

Wood

Wall Covering, Flashing & Trim:

Style

Clapboard

Exterior Doors: Exterior Entry

Door

Wood

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Decks, Balconies, Stoops,

Porches, Railings & Steps:

Appurtenance

Deck, Front Porch

Decks, Balconies, Stoops, Porches, Railings & Steps:

Material

Composite, Wood, Masonry

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Considerations

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.

Wall Covering, Flashing & Trim: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Please be sure to keep all openings and cracks in the exterior surfacing material well sealed to prevent moisture entry to substrate materials.

Keep all holes and penetrations at siding sealed to prevent moisture entry to substrate.

Exterior Doors: Maintenance

The exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior materials.

Walkways, Patios & Driveways: Maintenance

Filling in the cracks and sealing the surface of the driveway and sidewalks will help extend its useful life.

Eaves, Soffits & Fascia: Eaves, Soffits and/or Fascia were Inspected

I inspected the fascia board. I was not able to inspect every detail, since a home inspection is limited in its scope and the height of the structure preventing close observation.

Vegetation, Grading, Drainage & Retaining Walls: Info

Please be sure to keep all trees and landscaping trimmed off the property as this condition, if left unattended, has been known to create conditions conducive to moisture and wood destroying insect infestation as well as to prevent the designed drainage of water.

Limitations

Wall Covering, Flashing & Trim

RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Deficiencies

3.1.1 Wall Covering, Flashing & Trim



Repair and Replace

PAINT CHIPPING

The paint chipping is unsightly and diminishes the look of the exterior. Chipped paint can lead to moisture exposure which can pre-maturely destroy the exterior brick and/or mortar.

Recommendation

Contact a qualified professional.



3.1.2 Wall Covering, Flashing & Trim
SIDING MATERIAL MISSING



An area was observed to be missing its siding covering when up on the flat area of the roof, where it met the slope of the roof. This can allow moisture intrusion, where it is also more evident of the tar and caulking used to prevent leaks. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

DOOR SILL/TRIM DETERIORATED/WORN

Door sill and/or trim is deteriorated. This can allow moisture entry into the substrate material of the home, causing damage and rot. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



Repair and Replace



3.2.2 Exterior Doors

BASEMENT WALKOUT HATCH DOOR DAMAGED

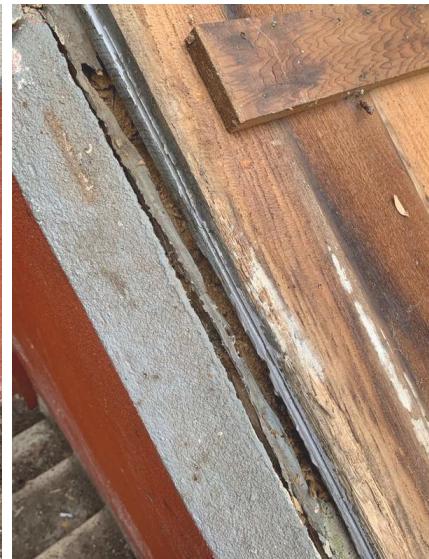
The basement walkout hatch door has seen better days. This door is wood, and the wood soil contact has allowed for a combination of water, rot, and insect damage to beat it down. It is still covering the walkout, however is in need of replacement. A qualified licensed professional should do the job.

Recommendation

Contact a qualified professional.



Repair and Replace



3.3.1 Exterior Windows

MAINTENANCE CAULKING

The exterior windows of the home, especially the sun room windows, would benefit from maintenance caulking and painting around the trim and window. This will prevent moisture from entering the materials of the home and causing damage. A qualified licensed professional should repair as necessary.



Repair and Replace

Recommendation

Contact a qualified professional.



3.3.2 Exterior Windows

WINDOW CRACKED

The basement window on the left side of the home was cracked and broken in more than one area. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

Repair and Replace



3.6.1 Decks, Balconies, Stoops, Porches, Railings & Steps

CONCRETE STEPS DETERIORATING UNDER DECK

The concrete steps, directly at the rear kitchen exterior door, appear to have settled, cracked, deteriorated and eroded severely. Settlement and the weight of the material, with downspout drainage directly adjacent, have caused the steps to become severely damaged. These steps are abandoned under the structure of the deck, but should be monitored to not cause damage to the structure of the home. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.

Evaluate or Monitor



3.6.2 Decks, Balconies, Stoops, Porches,
Railings & Steps



MORTAR PATCHING NEEDED

One area of mortar needs patching on the front steps. This can allow moisture to penetrate and damage the stairs. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



3.6.3 Decks, Balconies, Stoops, Porches, Railings &
Steps



RAILING MISSING

I observed a missing handrail at the exterior front steps. Generally, a hand-railing is required on more than three steps and one should be installed for safety. A licensed qualified professional should repair or replace as necessary.

Recommendation

Contact a qualified professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls



RETAINING WALL CRACKS

Retaining wall is showing signs of failing. This can cause damage to the home adjacent to the retaining wall. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified masonry professional.



3.7.2 Vegetation, Grading, Drainage & Retaining Walls



TRIP HAZARD

Slates have become detached and slid out of place on the retaining wall adjacent to the patio. This can pose a trip hazard and is unsafe. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



4: INTERIOR

		IN	NI	NP	D
4.1	Ceilings	X			X
4.2	Walls	X			X
4.3	Floors	X			
4.4	Steps, Stairways & Railings	X			X
4.5	Windows (representative number)	X			X
4.6	Doors (representative number)	X			X
4.7	Countertops & Cabinets (representative number)	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Ceilings: Ceiling Material

Ceiling Tiles, Drywall

Walls: Wall Material

Drywall, Plaster

Floors: Floor Coverings

Carpet, Hardwood, Tile, Slate

Steps, Stairways & Railings:
Reminder

As a reminder, please be sure
keep railings secured at all times.

**Windows (representative
number): Window Manufacturer**

Unknown

**Windows (representative
number): Window Type**
Casement, Double-hung, Single-
hung, Sliders
**Doors (representative number): Countertops & Cabinets
Material**

Hollow-Core

**Countertops & Cabinets
(representative number):**
Cabinetry

Wood

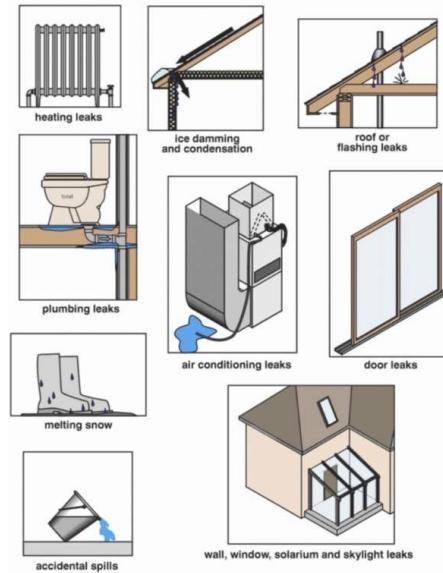
**Countertops & Cabinets
(representative number):**
Countertop Material

Granite, Porcelain

Maintenance

Exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior home materials.

Suggest keeping windows and exterior doors well caulked to prevent moisture and air intrusion to the interior.

Sources of interior water damage


Windows (representative number): Maintenance Caulking

Suggest keeping windows well caulked to prevent moisture and air intrusion to the interior.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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.

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report. Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Deficiencies

4.1.1 Ceilings

RECENT ROOF LEAK DAMAGE

Stains on the ceiling in the kitchen appear to be the result of roof leaks. The source of leakage should be identified and corrected. This has caused the paint to chip, and there were indications this area was still holding higher than normal levels of moisture. The area of roofing above this had areas of soft spongy sheathing, as well as heavy tar applications, and roof shingle replacements. A qualified licensed contractor should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified professional.



4.1.2 Ceilings

EXPECTED SETTLEMENT

As expected for a house of this age, normal settlement cracks and cosmetic damage were observed. Suggest monitoring and repairing as deemed necessary after an evaluation by a qualified licensed contracting professional.

Recommendation

Contact a qualified professional.



4.2.1 Walls

AREAS IN NEED OF PATCHING/PAINTING



Areas in the basement laundry room were damaged and in need of repair. This is a maintenance issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified professional.



4.4.1 Steps, Stairways & Railings

LOOSE BALUSTERS



Handrail baluster leading to the top floor was loose at the time of the inspection. This could pose a safety hazard which can cause an injury. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified carpenter.



4.5.1 Windows (representative number)

DAMAGED



One of the windows facing the deck has general damage, but is operational. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows (representative number)

MISSING/DAMAGED WINDOW LOCKS

Safety Hazard

All of the master bedroom windows have missing locking mechanisms. This is a safety and security issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

4.5.3 Windows (representative number)

OPENING MECHANISM DAMAGED

First Floor window is a casement crank style. The cranks and or locks are damaged and not working properly and I was unable to open these windows. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



4.6.1 Doors (representative number)

**DOOR STICKS**

The basement door at the bottom of the steps sticks and does not close. The top hinge is also damaged and separating. A qualified licensed contractor should repair and replace as necessary.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified professional.



4.6.2 Doors (representative number)

**CLOSET SLIDING DOOR TRACKS MISSING**

The closet sliding doors in the bedroom on the first floor are missing the lower track. This helps guide the door and prevents them from swinging inward and outward. This is a maintenance issue. A qualified licensed professional should install the proper track for the sliding doors to function properly.

Recommendation

Contact a qualified professional.



4.6.3 Doors (representative number)

**DOOR STOPPERS MISSING/DAMAGED**

Door stoppers are missing throughout the home behind doors. This is a maintenance issue that can prevent damage to walls. A qualified licensed contractor should install as necessary.

Recommendation

Contact a qualified carpenter.



4.7.1 Countertops & Cabinets (representative number)

Repair and Replace

CABINETS DAMAGED

Vanity in the basement bathroom had visible damage at time of inspection. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



4.7.2 Countertops & Cabinets (representative number)

Repair and Replace

POOR/MISSING CAULK

Countertop was missing sufficient caulk/sealant at the wall in the basement bathroom. This can lead to water damage. A qualified licensed contractor should repair and replace as necessary.

[Here is a helpful DIY video on caulking gaps.](#)



5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Water Supply, Distribution Systems & Fixtures	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Hot Water Systems, Controls, Flues & Vents	X			X
5.4	Fuel Storage & Distribution Systems	X			
5.5	Bathroom Toilets	X			
5.6	Sinks, Tubs & Showers	X			
5.7	Sump Pump	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Filters

None

Water Source

Public

Water Supply, Distribution
Systems & Fixtures: Water Supply Material (into home)
Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material (inside home)
Copper

Drain, Waste, & Vent Systems: Material
ABS, Iron, PVC

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement, Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Propane

Sump Pump: Location
Basement

Water Supply, Distribution Systems & Fixtures: Main Water Shut Off Location

Unknown

The main shut off is the _____ lever located in the _____. This is for your information.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

**Hot Water Systems, Controls, Flues & Vents: Water Heater System**

At this time, the water heater was unable to be tested due to the water being shut off. The Water heater (Bradford White) Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2015 and has a life expectancy of 7-12 years.

Fuel Storage & Distribution Systems: Location

Basement, Exterior, Oil Tank, Propane Tank

The main fuel shut off is at gas meter in the _____.



Sinks, Tubs & Showers: Homeowner's Responsibility

Please be sure to keep the bathtub and/or insert well sealed to minimize chance of leaking or moisture entry to wall and flooring materials.

Please be sure to keep the shower/shower insert well sealed to minimize chance of future water seepage to wall and flooring materials.

Please be sure to keep the sink well sealed to minimize chance of future water seepage.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected.

Water Supply, Distribution Systems & Fixtures

WATER SHUT OFF

The Main water valves were shut off at the time of inspection.

Drain, Waste, & Vent Systems

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected. Lim

Drain, Waste, & Vent Systems

WATER SHUT OFF

The water was shut off at the time of inspection.

Bathroom Toilets

WATER SHUT OFF

Unable to operate the toilets due to the water being shut off.

Sinks, Tubs & Showers

WATER SHUT OFF

I was unable to run water at these locations due to the water being shut off at the time of inspection.

Deficiencies

5.1.1 Water Supply, Distribution Systems & Fixtures

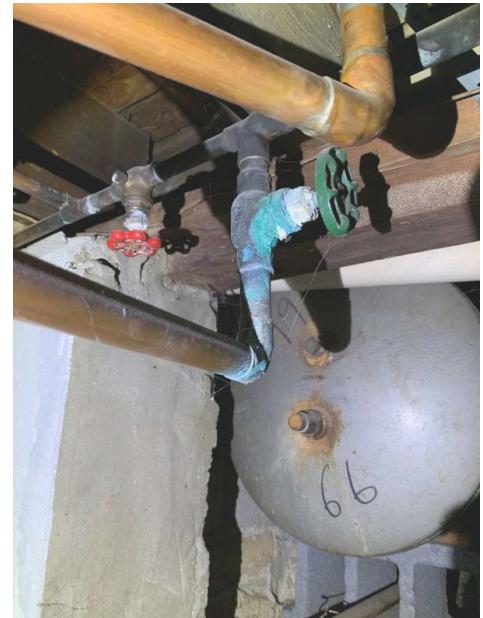
 Evaluate or Monitor

SUPPLY PIPE CORRODED

Supply pipes showed signs of corrosion in areas and at valves. This can lead to shortened lifespan of the pipe. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



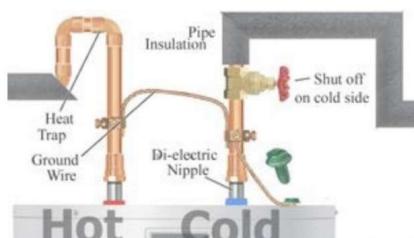
5.3.1 Hot Water Systems, Controls, Flues & Vents

BONDING BETWEEN HOT AND COLD DISTRIBUTION LINES MISSING

Missing bonding between hot and cold water supplies. This is needed for safe grounding of water distribution system. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified professional.



Example of Proper Grounding

6: ELECTRICAL SYSTEM

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	Lighting Fixtures, Switches & Receptacles	X			X
6.5	GFCI & AFCI	X			X
6.6	Smoke Detectors		X		
6.7	Carbon Monoxide Detectors		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors

Overhead

Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location

Basement, Utility Room

Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Service Disconnect

150 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Unknown

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20
AMP
Copper
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex



Carbon Monoxide Detectors: Recommend

We also recommend a carbon monoxide detector for personal safety.

Information

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

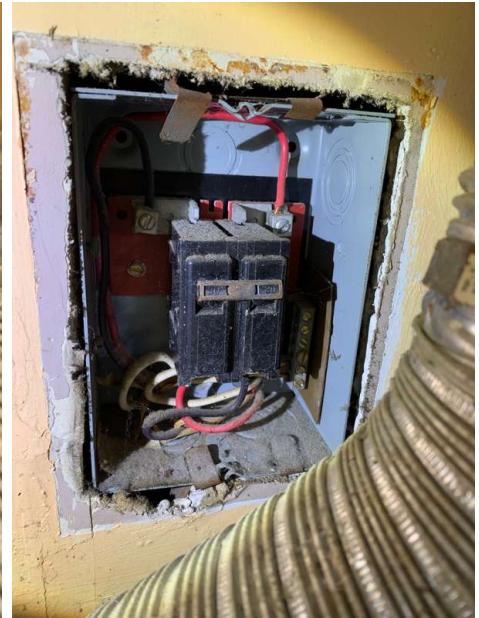
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker, Fuses



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Basement Bathroom, Laundry Room, Basement Hallway Ceiling

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Reminder**

As a reminder, please be sure to use the circuit labeling as a guide until verified.

GFCI & AFCI: GFCI-Protection Tested

As a reminder, the GFI outlet(s) operated as intended at this location. As a result, test monthly to insure proper operation.

GFCI & AFCI: Consideration

Consider installing Ground Fault Circuit Interrupters (GFCI) in outlets near water supplies.

Smoke Detectors: Information

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit [Smoke Detector Information](#).

Smoke Detectors: Test Before Moving In

The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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.

Deficiencies

6.3.1 Branch Wiring Circuits, Breakers & Fuses



Safety Hazard

DOUBLE TAPPING

Double Tapping, or 2 wires entering one breaker was observed in the main electric panel which is labeled for the hot tub. Double tapping was also noted in the fuse box sub panel in the basement bathroom. This is a safety issue that can be dangerous. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.3.2 Branch Wiring Circuits, Breakers & Fuses

LOOSE ABANDONED WIRING HAZARD

Unused wiring is loose and dangling on the left side of the panel which appears to be intended for the double breaker directly next to it. This is a safety hazard. A qualified licensed professional should remove all unused wiring.

Recommendation

Contact a qualified professional.



Safety Hazard



6.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

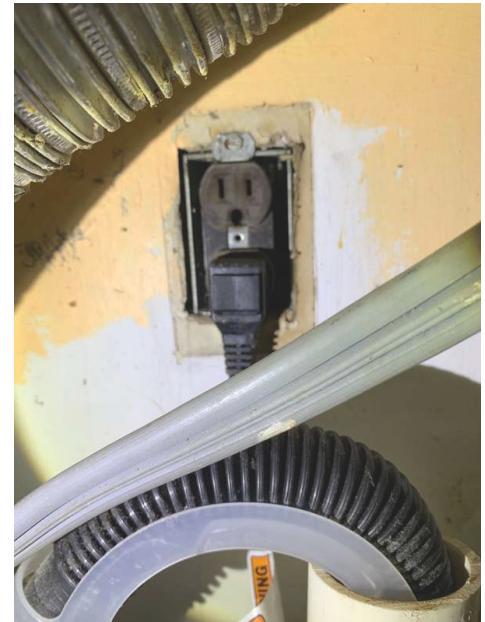
One or more receptacles are missing a cover plate. This is a safety issue that poses a short and shock risk. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.4.2 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE RECEPTACLE

An electrical outlet in the first floor bedroom is loose and not secured. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



6.5.1 GFCI & AFCI

GFCI IMPROPERLY WIRED

I observed a defect at the GFCI in the bathroom. It was not properly wired. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

Recommendation

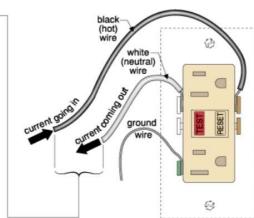
Contact a qualified electrical contractor.



**Ground fault circuit interrupter**
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. If there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream.

note:
If the GFCI is in the panel, the entire circuit will be shut down



7: HEATING SYSTEM

		IN	NI	NP	D
7.1	General	X			
7.2	Equipment	X			
7.3	Vents, Flues & Chimneys	X			X
7.4	Normal Operating Controls	X			
7.5	Distribution Systems	X			
7.6	Presence of Installed Heat Source in Each Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Equipment: Energy Source

Oil

Equipment: Heat Type

Hot Water Baseboard, Radiators

Equipment: Heat System Age

10-15 years

Normal Operating Controls:
Thermostat

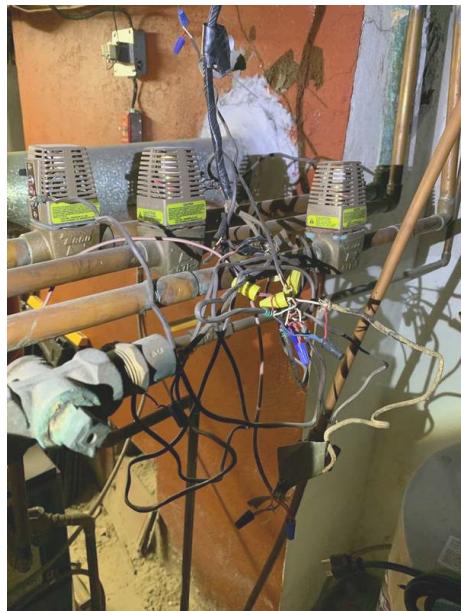
Digital, Dial, 3 Zone

Normal Operating Controls:
Thermostat Location

Basement, First Floor, Second Floor

Distribution Systems: Boiler Heating Supply

Baseboard, Radiator


General: Flue Piping

As a reminder, please be sure to keep furnace/water heater flue piping sealed at all times to prevent conditions conducive to backdrafting of Carbon Monoxide Gas.

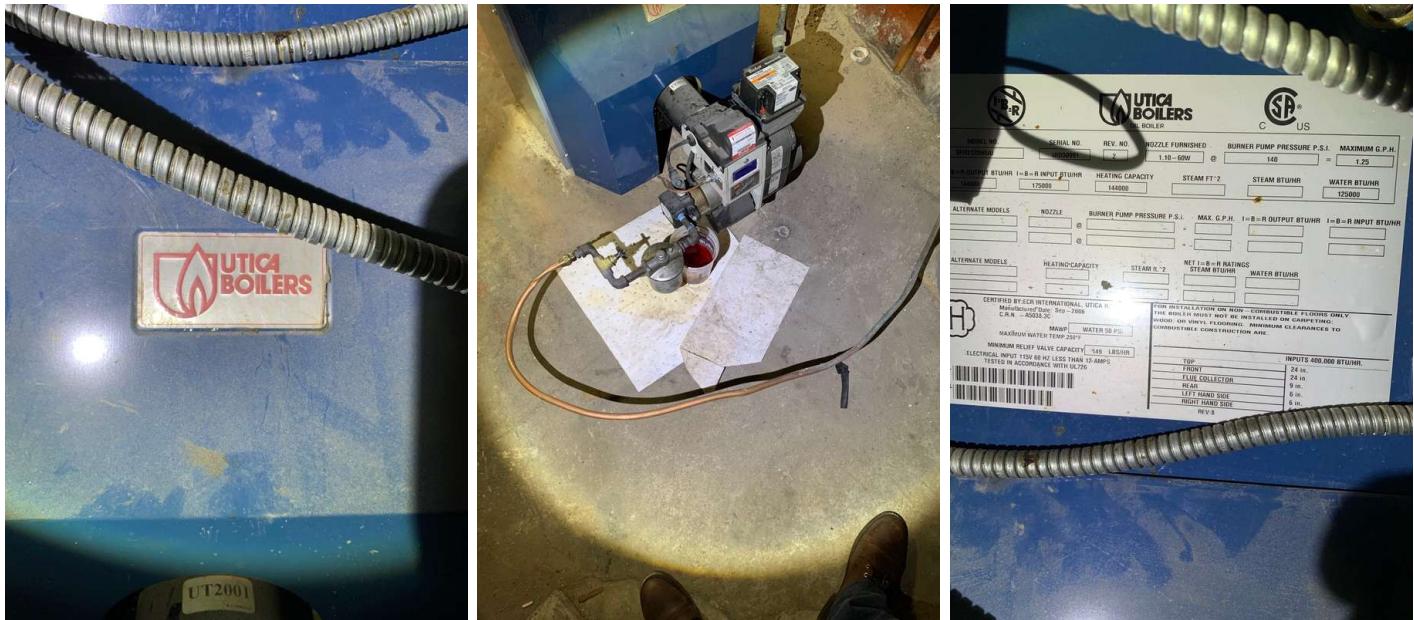
General: Information

It is strongly recommended that installed units are compatible for optimum performance. We are not able to verify or certify unit compatibility. Suggest having qualified HVAC contractor evaluate and service units prior to closing.

Equipment: Brand

Utica

The heating system (Utica) was manufactured in 2006. The serial number is (Please see image) and model number is (Please see image) and has a 40 year life expectancy.



Equipment: Maintenance

Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

[Here is a resource](#) on the importance of furnace maintenance.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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. We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system. The humidifier and electronic air cleaner were not tested and are beyond the scope of a standard home inspection. Recommend inspection by a qualified HVAC contractor to insure proper operation. 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

GENERAL LIMITATIONS

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. This unit has a sealed heat exchanger which prevents us from being able to thoroughly inspect the heat chamber or interior components at this time. We suggest all heating equipment be cleaned and checked every few years to help maintain optimum performance. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

General

WATER SHUT OFF

Due to the water being shut off, and the thermostats not having power, the hot water boiler was not able to be run at the time of inspection.

Equipment

WATER SHUT OFF

The Heating system was unable to be tested due to the fact the water was shut off.

Deficiencies

7.3.1 Vents, Flues & Chimneys

FLUE NEEDS PATCHING AT CHIMNEY PENETRATION

Where the flue penetrates the chimney, the masonry is parging and pealing. This can allow harmful combustion gases to enter the home, and must be kept sealed. This can pose a safety hazard if flue gases were to escape into the home. A qualified licensed HVAC contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



7.4.1 Normal Operating Controls

INOPERABLE

Digital Thermostats were inoperable. This is the control operator for the entire home systems temperature control. A qualified licensed HVAC professional should repair and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



Repair and Replace

7.5.1 Distribution Systems

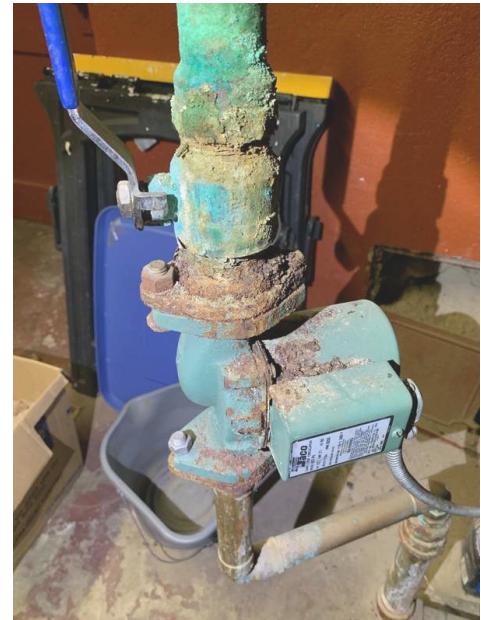
CORROSION

Corrosion was observed on the supply piping for the boiler system. This can be an indication of leaks. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

 Repair and Replace



8: FIREPLACE

		IN	NI	NP	D
8.1	General	X			
8.2	Vents, Flues & Chimneys	X			X
8.3	Lintels	X			X
8.4	Damper Doors	X			
8.5	Cleanout Doors & Frames	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Type

Wood

Deficiencies

8.2.1 Vents, Flues & Chimneys



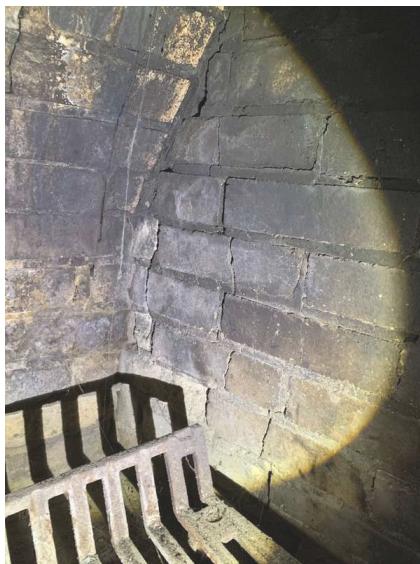
Evaluate or Monitor

EFFLORESCENCE

Efflorescence was noted to be present inside the fireplace. This is evidence of prior moisture intrusion. This should be monitored for any future moisture intrusion, and should be removed during the recommended chimney sweep.

Recommendation

Contact a qualified professional.



8.3.1 Lintels



Repair and Replace

FIREWALL CRACKED

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.



8.5.1 Cleanout Doors & Frames

DETACHED

The cleanout door was noted to be completely detached from the structure of the fireplace. The clean out was also full of soot and material. A qualified licensed professional should perform a full cleaning of the area, and repair and replace the door.

Recommendation

Contact a qualified professional.



9: BUILT-IN APPLIANCES

		IN	NI	NP	D
9.1	General				
9.2	Dishwasher		X		
9.3	Range/Oven/Cooktop	X			
9.4	Built-in Microwave	X			
9.5	Exhaust Fan			X	
9.6	Refrigerator	X			
9.7	Clothes Dryer	X			
9.8	Clothes Washer	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Brand

Frigidaire


Range/Oven/Cooktop: Brand

GE


**Range/Oven/Cooktop:
Operational**

The Oven and Stove Top were operational at the time of the inspection.

Built-in Microwave: Brand

Frigidaire

**Built-in Microwave: Operational**

The microwave was operational at the time of inspection.

Refrigerator: Brand

Frigidaire

**Refrigerator: Operational**

The refrigerator was operational at the time of the inspection.

Clothes Dryer: Dryer Power**Source**

Electric

Clothes Dryer: Dryer Vent

Metal, Metal (Flex)

General: Information

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the lifespan of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Clothes Washer: Did Not Inspect

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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.

Dishwasher

WATER SHUT OFF

The water was shut off in the home at the time of inspection.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Clothes Washer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

10: INSULATION & VENTILATION

		IN	NI	NP	D
10.1	General	X			
10.2	Attic Access	X			
10.3	Attic Insulation	X			
10.4	Insulation under floor system	X			X
10.5	Vapor Retarders (Crawlspace or Basement)	X			
10.6	Ventilation (Attic and Foundation Areas)	X			
10.7	Venting Systems (Kitchen, Baths & Laundry)	X		X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Attic Insulation: Insulation Type	Insulation under floor system: Type	Ventilation (Attic and Foundation Areas): Ventilation Type
Inaccessible	Batt, Fiberglass	Soffit Vents

General: Information

The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

General: Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area. I report as in need of correction the general absence of ventilation in unfinished spaces.

Attic Access: Completely Finished Space

The "attic" area of the home was a completely finished portion of the home. I had no access to the attic roofing structure.

Ventilation (Attic and Foundation Areas): Soffit Vents

Be sure to keep insulation away from covering soffit vents to allow for proper ventilation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the 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.

Attic Access

NO ACCESS

No access is provided to the attic space.

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Finished Walls and Ceilings limited access to insulation under the flooring.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

I was unable to gain access deep enough into the attic due to the lack of clearance.

Deficiencies

10.4.1 Insulation under floor system

INSULATION REMOVED UNDER CRAWL SPACE

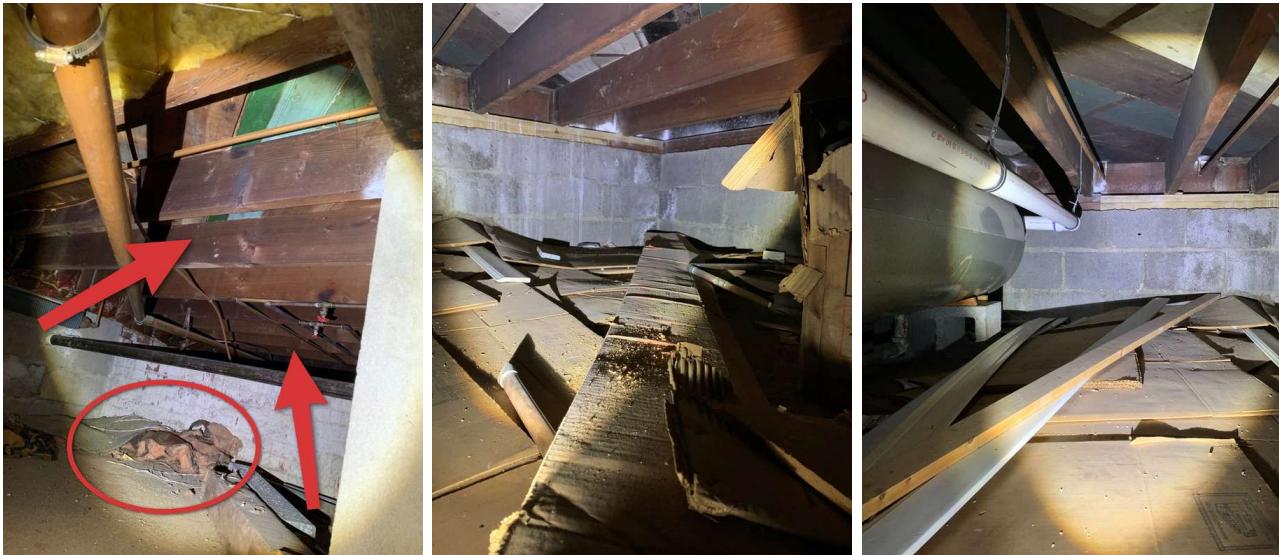
The insulation has been removed in the crawlspace off the laundry room where the oil tank is in the basement, and the crawlspace off the boiler and water heater utility room. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified insulation contractor.



Repair and Replace



10.7.1 Venting Systems (Kitchen, Baths & Laundry)

MISSING FAN

I observed that the bathroom does not have a mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



11: STRUCTURAL COMPONENTS

		IN	NI	NP	D
11.1	Foundation	X			
11.2	Basements & Crawlspaces	X			X
11.3	Floor Structure	X			
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			
11.6	Columns or Piers	X			
11.7	Roof Structure & Attic	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

CrawlSpace Access, Visual, No
Attic Access

Foundation: Material

Concrete, Masonry Block

Floor Structure:

Basement/CrawlSpace Floor
Concrete

Floor Structure: Floor Structure

2 x 10, Wood

Floor Structure: Sub-floor

Plank

Wall Structure: Wall Structure

Wood, 2 x 4

Ceiling Structure: Material

Wood, 2x10
Wood, Concrete, Metal

Columns or Piers: Columns

Inaccessible

Columns or Piers: Piers

Concrete

Roof Structure & Attic: Material

Wood

Roof Structure & Attic: Type

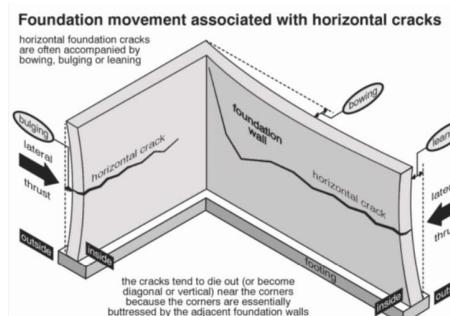
Gable

Finished Basement

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Foundation: Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.



Foundation: Exterior Foundation Maintenance

Please be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.

Basements & Crawlspaces: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basements & Crawlspaces: Basement Inspected

The basement was inspected according to the Home Inspection Standards of Practice. The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Limitations

General

LIMITATIONS

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.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Foundation

INTERIOR FOUNDATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Basements & Crawlspaces

FINISHED BASEMENT LIMITATIONS

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

The design and finished construction prevented a full visual inspection/observation of the columns, beams, and joists.

Floor Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Wall Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Ceiling Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Roof Structure & Attic

FINISHED ATTIC

The attic was fully finished and I was unable to visually inspect any structural members of the roof.

Deficiencies

11.1.1 Foundation

POOR VENTILATION OF SUN ROOM AREA

The sun room is poorly ventilated. Increased ventilation (introduction and movement of fresh air) is recommended. This can be accomplished by partially opening basement windows, doors and/or vents on opposite sides of the foundation on a regular basis (when weather is suitable). And by installing a dehumidifier to decrease moisture.



Evaluate or Monitor

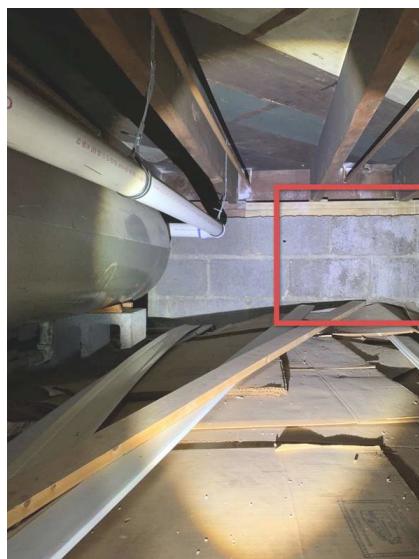


11.1.2 Foundation **EFFLORESCENCE**

 Evaluate or Monitor

Efflorescence was noted in areas of the foundation walls inside the crawlspace. Efflorescence, a white residue left on walls from the salt in moisture, shows at the very least prior moisture and water intrusion. I recommend a qualified licensed professional evaluate the foundation for any damage caused by water intrusion.

Recommendation
Contact a qualified professional.



11.2.1 Basements & Crawlspaces **POSSIBLE MILDEW/MOLD**

 Safety Hazard

Observed signs of possible mildew/mold in one or more areas of the basement. A qualified licensed professional should evaluate the source or moisture intrusion and remove as necessary.

Recommendation
Contact a qualified mold inspection professional.



11.4.1 Wall Structure

EVIDENCE OF WATER INTRUSION/EFFLORESCENCE

Wall structure showed signs of water intrusion/ efflorescence in the basement closet, which should be monitored for any future water leaks. A qualified licensed contractor should identify the source or moisture and remedy.

Recommendation

Contact a qualified general contractor.

- Evaluate or Monitor



STANDARDS OF PRACTICE

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating System

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;
lintels above the fireplace openings;
damper doors by opening and closing them, if readily accessible and manually operable; and
cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
manually operated dampers that did not open and close;
the lack of a smoke detector in the same room as the fireplace;
the lack of a carbon-monoxide detector in the same room as the fireplace; and
cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.
inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
determine the need for a chimney sweep.
operate gas fireplace inserts.
light pilot flames.
determine the appropriateness of any installation.
inspect automatic fuel-fed devices.
inspect combustion and/or make-up air devices.
inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
ignite or extinguish fires.
determine the adequacy of drafts or draft characteristics.
move fireplace inserts, stoves or firebox contents.
perform a smoke test.
dismantle or remove any component.
perform a National Fire Protection Association (NFPA)-style inspection.
perform a Phase I fireplace and chimney inspection.

Built-In 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. 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 kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,

microwave, and garbage disposer.

Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Structural Components

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.