Time started: 11am
Present during inspection: Client, Tenant
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Cold
Type of building: Single family
Buildings inspected: One house
Age of main building: 22 Years built 1991
Source for main building age: Property listing
Front of building faces: East
Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.
Site profile: Level
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Wood
Condition of stairs, handrails and guardrails: Appeared serviceable
Exterior stair material: Wood

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1) A hot tub was installed. Hot tubs, related equipment and supply hookups are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Regular maintenance is required, and safety issues may exist. Recommend that a qualified specialist evaluate and, if needed, maintain or repair.

Photo 85

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2) The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Photo 19

Photo 20

Photo 21

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3) Some areas of the porch substructure were inaccessible due to limited space below. These areas couldn't be evaluated and are excluded from the inspection.

Photo 26

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Wood
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Crawl space
Foundation/stem wall material: Concrete block

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4) Some sections of siding and/or trim were deteriorated, damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 23

Photo 25

Photo 29
2nd floor slider.

Photo 30
2nd floor slider.

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5) Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Photo 15

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6) Trees were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

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7) Caulk was missing in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf

Photo 24

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.
Crawl space inspection method: Traversed
Location of crawl space access point #A: Building exterior
Condition of floor substructure above crawl space: Appeared serviceable
Pier or support post material: Concrete block
Beam material: Solid wood
Floor structure: Wood trusses
Condition of insulation underneath floor above: Not applicable, none installed
Condition of vapor barrier: Not applicable, none installed
Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)
Ventilation type: Unconditioned space, with vents

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8) Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

Photo 34
East side

Photo 37
Northeast corner

Photo 38
North side

Photo 39
North side

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9) No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.

Photo 31

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10) One or more crawl space vents were blocked by debris. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Materials or items blocking vents should be removed as necessary.

Photo 16

Photo 17

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11) Some sections of the crawl space at location were not evaluated due to lack of access because the vertical height was under 18 inches, ducts or pipes were blocking.


Photo 35


Photo 36

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.
Roof inspection method: Traversed
Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable
Gutter and downspout material: Metal
Gutter and downspout installation: Full

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12) Ponding (pools of standing water) was found on the low-slope roof surface. Even on a flat roof, water should be removed by a drainage system so that any remaining water evaporates within 48 hours after it rains. Prolonged standing water can result in roof leaks. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary to prevent ponding.


Photo 4


Photo 5

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13) The skylight appeared to have an active leak. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.


Photo 4


Photo 87


Photo 88


Photo 90

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14) The siding on one or more exterior walls was in contact with or too close to roof surfaces below. This is a conducive condition for wood-destroying organisms. There should be a gap of 1 1/2 to 2 inches between a roof surface and siding above. The gap is meant to prevent water from wicking up into the bottom edge of the siding and causing fugal rot, or damaging the siding. There may also be inadequate space for additional layers of roofing materials in the future. Recommend that a qualified contractor repair per standard building practices. For example, by trimming the siding.


Photo 12


Photo 14

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15) Some composition shingles were missing, damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.


Photo 7


Photo 11

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16) Extensions such as splash blocks or drain pipes for one or more downspouts were poorly sloped. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.


Photo 18

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17) One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.


Photo 4


Photo 5


Photo 6


Photo 8

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18) Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.


Photo 9


Photo 10

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19) Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:
http://www.google.com/search?q=moss+on+roof


Photo 2


Photo 3

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Viewed from hatch(es)
Location of attic access: second floor
Condition of roof structure: Appeared serviceable

Roof structure type: Rafters
Ceiling structure: Ceiling joists
Condition of insulation in attic: Appeared serviceable
Ceiling insulation material: Fiberglass roll or batt
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: Ridge vent(s), Open soffit vents

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Electric service condition: Required repair, replacement and/or evaluation (see comments below)
Primary service type: Overhead
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 150
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): Not determined
System ground: Ground rod(s) in soil, Cold water supply pipes
Condition of main service panel: Appeared serviceable
Condition of sub: Appeared serviceable
Location of main service panel #A: Dining room
Location of sub-panel #B: Dining room
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Smoke alarms installed: Yes, but not tested

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20) One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the bathroom(s). This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Photo 82
2nd floor bathroom

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21) One or more electric receptacles (outlets) at the kitchen and the 1st floor bathroom (with shower only) had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.cpsc.gov/cpscpub/pubs/099.pdf

Photo 102

Photo 95
1st floor 3/4 bath

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22) One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

Photo 53
Living Room

Photo 54
Living Room

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23) One or more cover plates for switches, receptacles (outlets) or junction boxes were missing, broken or undersized. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Photo 69
Master Bedroom

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24) One or more receptacles (outlets) had a prong from a plug broken off in a slot, or slot(s) were clogged with foreign objects. Recommend that a qualified electrician replace such receptacles as necessary.

Photo 67
Front North Bedroom

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25) The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.


Photo 13


Photo 28

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26) Bulbs in one or more light fixtures were missing, inoperable or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Location of main water meter: By street, Front yard
Location of main water shut-off: Not determined (obscured, inaccessible or none found)
Water service: Public
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Location(s) of plumbing clean-outs: Crawl space, Building exterior
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

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27) Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.


Photo 32


Photo 33

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28) The front hose bib (outside faucets) handle was missing . Recommend that a qualified person replace handles or make repairs as necessary.

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29) The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Not determined (inaccessible, obscured, or water, power or gas service off)
Type: Tank
Energy source: Natural gas
Location of water heater: Utility room

Condition of burners: Not determined (inaccessible, obscured, or gas service off)
Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

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30) Red Tagged by PSE&G for improper venting and materials

Photo 47

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31) The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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32) A permanently installed insulated jacket was installed on the water heater. It obscured the manufacturer's information label and/or most of the water heater. The inspector was unable to fully evaluate the water heater.

Photo 46

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
General heating system type(s): Furnace
General heating distribution type(s): Pipes and radiators
Condition of hydronic or steam heat system: Required repair, replacement and/or evaluation (see comments below)
Type of hydronic or steam heat: Hydronic (hot water), Radiators
Hydronic or steam heat fuel type: Natural gas
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of cooling system and/or heat pump: Not determined
Condition of controls: Appeared serviceable

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33) The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit: http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html

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34) Corrosion or rust was found in one or more distribution supply pipes, fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified heating contractor or plumber evaluate and repair as necessary.

Photo 41
Front room near electric circuit box

Photo 42

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35) The thermostat and circulation pump for the 1st floor Southern zone was inoperable. Recommend that a qualified heating contractor evaluate and repair as necessary.

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36) One or more "livable" rooms (kitchen)had no visible source of heat. Depending on the client's needs, recommend consulting with a qualified heating contractor to determine options for modifying or improving the heating system per standard building practices.

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37) Corrosion or rust was found in one or more fittings or valves. Recommend that a qualified heating contractor or plumber evaluate and repair as necessary.

Photo 45

Photo 48

Photo 49

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
Permanently installed kitchen appliances present during inspection: Range, Oven, Dishwasher, Refrigerator
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

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38) One or more sink drains were leaking. A qualified plumber should repair as necessary.

Photo 99

Photo 100

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Master bath
Location #B: First floor Full bath
Location #C: Second floor 3/4 bath
Location #D: First floor 3/4 bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Required repair, replacement and/or evaluation (see comments below)
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of ventilation systems: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)
Bathroom ventilation type: Spot fans, with individual exhaust ducts
Gas supply for laundry equipment present: Yes
240 volt receptacle for laundry equipment present: No

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39) The toilets at locations #A & D were loose where it attached to the floor. Leaks can occur. Flooring, the subfloor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilets for further evaluation and repair if necessary. A new wax ring should be installed and toilets should be securely anchored to the floor to prevent movement and leaking.

Photo 75
Master bath

Photo 94
1st floor 3/4 bath

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40) The bathrooms with a shower or bathtub at locations #A, B & D didn't have an exhaust fans installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

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41) Tile and/or grout in the bathtub surround at location #B was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

Photo 76
1st floor Fulll bath

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42) Gaps, no caulk, or substandard caulking were found between the shower enclosure and the floor at locations #C & D. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Photo 93
2nd floor 3/4/ bath

Photo 96
1st floor 3/4 bath

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43) Water leaked from gaps at the shower door at location #D when the shower was operated. Recommend that a qualified person repair as necessary.

Photo 97
1st floor 3/4 bath

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44) The sink drain stopper mechanisms at locations #B & C were inoperable. Recommend that a qualified person repair or replace as necessary.

Photo 78
1st floor full bath

Photo 81
2nd floor 3/4/ bath

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45) The bathtub faucet at location #B leaked when operated. Recommend that a qualified plumber repair as necessary.

Photo 77
1st floor full bath

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46) The bathtub drain stopper and overflow mechanism at location #A was missing. Recommend that a qualified person repair or replace as necessary.

Photo 74
Master bath

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47) Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

Photo 63

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood, Glass panel
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Vinyl, Wood, Multi-pane, Casement
Condition of walls and ceilings: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Laminate, Tile
Condition of stairs, handrails and guardrails: Appeared serviceable

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48) Guardrails at one or more locations with drop-offs higher than 30 inches were loose, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.

Photo 86
2nd floor

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49) Condensation or staining was visible between multi-pane glass in one or more . This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Photo 61
1st floor rear bedroom

Photo 80
2nd floor north bedroom

Photo 101
kitchen

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50) Water stains or evidence of leaking was found at one or more windows. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 71
Master bedroom

Photo 73
Master bedroom

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51) Some exterior door hardware, including latches were damaged. Recommend that a qualified person repair or replace as necessary.

Photo 43
Pin on bottom of double door.

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52) Some interior door hardware (locksets) were damaged. Recommend that a qualified person repair or replace as necessary.

Photo 98
1st floor 3/4 bath

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53) One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Photo 72
Master bedroom.Off track.

Photo 106
Kitchen. Wouldn't close.

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54) Crank handles at some windows were missing, stripped, loose, broken. Recommend that a qualified person replace handles or make repairs as necessary.

Photo 57

Photo 58


Photo 60


Photo 91

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55) Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.


Photo 80
2nd floor north bedroom

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56) One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.


Photo 52


Photo 64

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57) One or more ceilings were cracked. Recommend that a qualified person repair as necessary.


Photo 84


Photo 89

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58) Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.


Photo 65


Photo 56

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59) Second floor sliding glass doors were difficult to open or close. Recommend that a qualified person maintain, repair or replace door(s) as necessary. Often, cleaning the track and applying a lubricant will help.


Photo 92

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60) Second floor bi-fold doors were off their track(s) or difficult to operate. Recommend that a qualified person repair as necessary.


Photo 83

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61) Second floor skylight well (the inside structure around skylights) was damaged. Recommend that a qualified person repair as necessary.

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62) Trim was missing in one or more areas. Recommend that a qualified person repair as necessary.


Photo 59


Photo 62

Photo 70

Photo 44

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63) Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:
http://www.google.com/search?q=elastic+crack+cover

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64) Patches or evidence of prior repairs were found in one or more ceilings. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

Photo 50

Photo 55

Photo 68

Photo 79

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65) One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.

Photo 51
Front door

Photo 103
Kitchen door.

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66) Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.

Photo 66
Front North bedroom

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.
Visible evidence of active wood-destroying insects: No
Visible evidence of active wood decay fungi: No
Visible evidence of past wood-destroying insects: No
Visible evidence of past wood decay fungi: No
Visible evidence of damage by wood-destroying insects: No
Visible evidence of damage by wood decay fungi: No

Photo 22
Sewer clean-out in back yard

Photo 27
Main gas shut-off

Photo 40
Main electric shut-off

Photo 104
Water meter in front yard