

******* HOME INSPECTION REPORT *******

Somewhere St.
Park Ridge, NJ 07656
Prepared for: Ms. Jane Smith

This report is for the exclusive use of the client named above in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, be **AWARE** that conditions may change and equipment may become defective. **THIS REPORT SHOULD NOT BE CONSTRUED AS A GUARANTEE OR WARRANTEE** of the premises or equipment or future uses thereof. The inspection follows the **NEW JERSEY STANDARDS OF PRACTICE** for home inspection standards. The **INSPECTION AGREEMENT** provides additional details. **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of mechanical or structural components. It is probable these systems do not meet today's standards of construction. Although the system did meet the requirements at the time it was installed. Components are existing and non conforming.



This report cannot be sold or transferred. The Client agrees to indemnify, defend and hold harmless **KERR HOME INSPECTIONS** from third party claims relating to this Inspection Report.

Inspection Information:

Date Of Inspection:
Time Of Inspection:
Inspection # 000001

Inspector: Jack Kerr
License # 24GI0638





Prepared By:
Kerr Home Inspections LLC
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***** **Report Table of Contents** *****

INSPECTION CONDITIONS	5
GROUNDS-EXTERIOR STRUCTURES	6
ROOF SYSTEM	8
HOUSE EXTERIOR - EXTERIOR FOUNDATION	9
GARAGE - CARPORT	11
ATTIC	13
INTERIOR	14
KITCHEN - APPLIANCES	15
LAUNDRY/APPLIANCES/SINK	16
BATHROOMS	17
PLUMBING	18
HEATING	21
COOLING	22
ELECTRICAL SYSTEM	23
BASEMENT/CRAWL SPACE/SLAB ON GRADE	24

January 4, 2015

Ms. Jane Smith

RE: Somewhere St.
Park Ridge, NJ 07656

REPORT SUMMARY

Dear Ms. Smith:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on January 3, 2015. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible material defects. The following is an opinion report, expressed as a result of the inspection. The Summary is not the entire report. The entire Inspection Report, including the Pre-Inspection Agreement must be fully read to assess the findings of the inspection.

This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any area of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and standards in effect at the time of construction. However, the following listed defects and or safety hazards should be addressed. Other items are also noted in the following report and should receive attention, but none of them affect the habitability of the house and the majority are the result of normal wear and tear.

GROUNDS-EXTERIOR STRUCTURES

DRIVEWAY:

CONDITION:

Repair/Replace- Driveway asphalt is deteriorated in areas and needs to be repaired and sealed to prevent further damage from water and ice intrusion. Recommend contacting a driveway contractor to evaluate the deterioration and recommend repairs and related costs prior to closing.

HOUSE EXTERIOR - EXTERIOR FOUNDATION

OTHER EXTERIOR STAIRS:

LOCATION/TYPE:

Rear, Pavers.

CONDITION:

Repair/Replace- Loose pavers where the handrails are attached. Recommend repair by a qualified contractor.

HANDRAIL(S):

Handrail(s) loose. Recommend repair. This is a Safety Concern.

GARAGE - CARPORT

GARAGE STRUCTURE:

FLOOR:

Painted concrete, Repair/Replace- Spalling/deterioration in many portions of the floor found. Repair/resurfacing needed by a qualified contractor. Obtain pricing by a qualified contractor prior to closing.

LAUNDRY/APPLIANCES/SINK

LAUNDRY/MAIN:

GAS HOOK-UP:

Needs Attention- No local gas shut off noted. Recommend an easy to operate hand shut-off valve be installed near dryer unit. This is a SAFETY CONCERN.

BATHROOMS

BATHROOM # 2

BATH LOCATION:

Hall, Upstairs.

ELECTRIC

Outlet not GFCI protected. This is a SAFETY CONCERN. Recommend replacing with a GFCI outlet by a licensed electrician.

BATHROOM # 3

BATH LOCATION:

Master bedroom.

ELECTRIC

Outlet not GFCI protected. This is a SAFETY CONCERN. Recommend replacing with a GFCI outlet by a licensed electrician.

BATH VENTILATION:

Exhaust fan makes unusual noises. Repairs or replacement needed.

BASEMENT/CRAWL SPACE/SLAB ON GRADE

BASEMENT:

STAIRWAY:

Needs Attention- Open side of stairway has no handrail or balusters. Consider installing for safety.

Each of these items will likely require further evaluation and repair by the appropriate licensed contractors. Obtain competitive estimates for these items prior to the expiration of the home inspection contingency period.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Kerr Home Inspections

(201) 261-0456

INSPECTION CONDITIONS

EXPLANATION/DISCLAIMER

Prior to purchase, it is important to verify the following with local authorities: 1. The zoning of this property is in compliance with the local authorities. 2. Permits and certificates of occupancy have been obtained to verify the conformance of the structure or any component of the structure to local ordinances. 3. All permits have been obtained and certificates of completion have been met for any upgrades made on this property. This will verify that all recorded upgrades have met local authority requirements and any/all inspections have been done during the work process. This will also assure that any additional tax assessment has been met for the upgrades

CLIENT & SITE INFORMATION:

DATE & TIME OF INSPECTION: January 3, 2015 10:00 AM. Time completed 12:45 PM.
CLIENT NAME: Ms. Jane Smith.
INSPECTION SITE: Some Street, Park Ridge NJ 07656.

REPORT TERMINOLOGY DEFINITIONS:

DEFINATION OF TERMS: Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

Serviceable = Indicates that on the day of inspection, the system or component is functionally consistent with its original purpose. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

Needs Attention= Aspects of the system or component are of interest or importance to affect the complete serviceability of the system or component and may warrant some type of repair, adjustment or correction, monitoring , or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation may be needed by a qualified professional, tradesman, or service technician dealing with that component or system.

Repair/Replace = System or component is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified professional, tradesman, or service technician dealing with that component or system.

Safety Hazard= Aspects of the system or component poses a personal safety hazard, health hazard, or fire hazard. Further evaluation or servicing may be needed by a qualified professional, tradesman, or service technician dealing with that component or system.

LOCATION DESCRIPTIONS: Right rear, right front, left rear, and left front may be used in the report and they are relative to viewing the house from the street looking at the front entrance.

NOTE: The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties and product warranties can be purchased separately from other companies.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
APPROXIMATE OUTSIDE TEMPERATURE in F: 30.
SOIL CONDITIONS: Dry.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
ESTIMATED AGE OF HOUSE: Property appears to be approximately (50) years old however, has been renovated in the past.
BUILDING TYPE: 1 family.

STORIES: 2
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Determining if the sewage disposal is private or public is beyond the scope of the home inspection. Recommend verifying with local authorities or a licensed plumber prior to closing.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.
PEOPLE PRESENT: Client, Client's Spouse, Client's Agent, Selling agent.

GROUNDS-EXTERIOR STRUCTURES

EXPLANATION/DISCLAIMER

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Roof and surface water must be controlled to maintain a dry basement or crawl space. This means keeping gutters, if installed, cleaned and properly positioned; extending down spouts away from the foundation; and building up the grade so that roof and surface water are diverted away from the foundation. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems particularly during severe weather conditions. It is recommended that the purchaser determine if any underground storage tanks are on the property. A written statement from the seller stating that no underground storage tank exist is recommended. Also consider a tank location test by a licensed and insured environmental company to verify if any underground tanks exist. Recommend verifying with municipal authorities if there are any records of abandoned/buried oil tanks, septic tanks, or in ground pools. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

DRIVEWAY:

TYPE: Asphalt.
CONDITION: Repair/Replace- Driveway asphalt is deteriorated in areas and needs to be repaired and sealed to prevent further damage from water and ice intrusion. Recommend contacting a driveway contractor to evaluate the deterioration and recommend repairs and related costs prior to closing.



SIDEWALKS:

TYPE: None.

WALKWAY:

LOCATION-TYPE: Front yard, Paver/Tile.
CONDITION: General condition is serviceable, Monitor pavers for possible settlement of portions. Resetting the pavers is needed periodically to prevent trip hazards as well as uneven settlement.

LANDSCAPING:

CONDITION:

Needs Attention- Trees are touching or overhanging the roof. Damage is possible and will shorten the life of the roof. Recommend trimming or removal.



GRADING:

SITE DESCRIPTION: Gentle slope.

GRADING ADJACENT TO THE FOUNDATION: Grade at foundation appears serviceable.

PATIO:

TYPE: Paver/Tile.

CONDITION: Serviceable, Monitor pavers for possible settlement of portions. Resetting the pavers is needed periodically to prevent trip hazards as well as uneven settlement.

FENCES & GATES:

TYPE: Fences and gates not part of the home inspection.

TANKS- BURIED/ABOVE GROUND:

OIL TANK LOCATION: Although no evidence of a buried oil tank was noted during the inspection, this does not preclude one being present on the property, unknown to the existing owner. Checking for buried tanks is not part of this inspection. Recommend verifying with a written statement from the owner that no underground tank exists on this property(discuss this with your attorney) or have a tank search performed by a certified environmental testing company prior to closing.

OUT BUILDINGS:

TYPE: Wood Shed.

CONDITION: Out buildings are not part of this inspection.



GENERAL COMMENTS:

Recommend contacting the listing broker, seller or seller's lawyer to obtain the plot plan/survey of the property to determine specific property lines, possible Easements/Public Right of Ways and responsibilities for all perimeter fences etc.

ROOF SYSTEM

EXPLANATION/DISCLAIMER

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence. Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground, with binoculars or from a window above with a good view of the roof. The inspector will indicate the method of inspection. It is always recommended that a licensed and insured roofing specialist be obtained for roof repairs or upgrades.

ROOF:

<i>MAIN HOUSE ROOF STYLE:</i>	Combination, Gable, Shed.
<i>SLOPE:</i>	Steep.
<i>ROOF VISIBILITY:</i>	Limited.
<i>ROOF ACCESS:</i>	Viewed from roof edge on ladder, Viewed from ground with binoculars.
<i>ROOF COVERING TYPE:</i>	Textured laminated Architect shingles.
<i>ESTIMATED NUMBER OF LAYERS:</i>	Appears to be a single layer of shingles.
<i>ROOF COVERING CONDITION:</i>	General condition of the visible roof covering is serviceable and within it's useful life. Some of the roof surfaces are older than others.

VALLEYS AND FLASHINGS:

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection. These are the areas most susceptible to water intrusion. Regular maintenance and inspections are advised.

EXPOSED FLASHING-SKYLIGHT(S)-CHIMNEY(S):

<i>FLASHING:</i>	Serviceable.
<i>CHIMNEY(S):</i>	Chimney services: Utilities, Chimney Type: Brick, The internal elements of the chimney servicing the heating and/or fireplace (flues/dampers/liners, etc) could not be visually evaluated at the time of inspection. These areas are concealed and fall outside the scope of this inspection. As per the N.F.P.A. 211 (National Fire Protection Agency standards for Chimneys and Fireplaces), a Level II Inspection is required whenever a house is bought or sold. Internal damage (cracking, holes, separation) may be present and is common in many chimneys. Consultation with a qualified Chimney Inspector is advised to conduct a Level II internal camera evaluation of the Chimney flue(s) prior to the expiration of your Home Inspection Contingency Period to help ensure that you are fully informed.
<i>CHIMNEY CONDITION:</i>	Viewed from ground with binoculars. Needs Attention- Minor cracks noted. Caulk, seal, or point as necessary to prevent water intrusion and concealed damage. Recommend repairs by a qualified chimney sweep.



GUTTERS & DOWNSPOUTS:

<i>TYPE:</i>	Full, Gutters and downspouts are aluminum.
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CONDITION:

General condition is serviceable with the following exceptions; Direct downspouts from upper gutters to flow directly into lower gutters to reduce constant flow into lower roofs which will deteriorate this water impacted area.



HOUSE EXTERIOR - EXTERIOR FOUNDATION

EXPLANATION/DISCLAIMER

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Most exterior wood surfaces do require some kind of finish. All surfaces of untreated wood need regular applications of paint or stain to resist rot. Concerning foundations; minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified professional specializing in structural repairs. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

EXTERIOR FOUNDATION:

TYPE: Plastered masonry block.

CONDITION: General condition is serviceable. Minor settlement and/or shrinkage cracks in the foundation walls are normal at this time. Caulk and monitor these cracks to prevent water/ice intrusion and pest infestation.

BASEMENT WINDOW AREA:

CONDITION: Serviceable.

FRONT PORCH/STOOP:

TYPE: Portico.

CONDITION: Serviceable.

LIGHTING: Serviceable.

OTHER EXTERIOR STAIRS:

LOCATION/TYPE: Rear, Pavers.

CONDITION: *Repair/Replace-* Loose pavers where the handrails are attached. Recommend repair by a qualified contractor.

HANDRAIL(S): Handrail(s) loose. Recommend repair. This is a Safety Concern.



LIGHTING: Serviceable.

OTHER EXTERIOR STAIRS:

LOCATION/TYPE: Side, Rear.
CONDITION: Serviceable.
HANDRAIL(S): Serviceable.
LIGHTING: Serviceable.

EXTERIOR DOORS:

LOCATION/TYPE: Main entry door, Swinging metal/composite door.
CONDITION: Serviceable.

EXTERIOR DOORS:

LOCATION/TYPE: Rear, Sliding glass.
CONDITION: General condition is serviceable with the following exceptions; Exterior trim below the door is loose. Recommend repair.



EXTERIOR DOORS:

LOCATION/TYPE: Rear, Standard side/rear door.
CONDITION: Serviceable.

EXTERIOR ELECTRIC:

CONDITION: Serviceable- Outlets are GFI (ground fault interrupter) protected. Rain-tight covers are required for exterior GFI outlets. Recommend upgrade for safety.

HOSE SPIGOTS:

OPERATION: Spigot did not operate. Water may be turned off inside for winter. No test was made at this time, Recommend installing "frost-free" type hose spigots along with atmospheric vacuum breakers.

WALLS/SIDING:

MATERIAL: Vinyl siding.
CONDITION: General condition is serviceable.

SOFFITS/EAVES/OVERHANGS:

CONDITION: General condition is serviceable.

EXTERIOR OF WINDOWS/ WINDOW TRIM:

WINDOW MATERIAL: Vinyl. Wood.

TRIM MATERIAL: Aluminum.

CONDITION: General condition is serviceable. Check caulk around window trim periodically for signs or deterioration and re-caulk when necessary to prevent water intrusion.

GENERAL COMMENTS:

Drill holes noted in the following locations: Foundation wall. Evidence of a wood destroying Insect treatment program. Verify a written maintenance contract is in effect for treatment and/or recommend obtaining a preventive pest control program from a licensed pest control company to prevent any possible infestation. Be aware that a certain amount of concealed damage may exist and may only be determined by an invasive inspection which is beyond the scope of this inspection.

GARAGE - CARPORT

EXPLANATION/DISCLAIMER

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. For your SAFETY, flammable materials such as gasoline cans or propane tanks should not be stored within closed garage areas. Volatile fume accumulation is possible in enclosed areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

TYPE:

GARAGE-CARPORT Garage.

LOCATION: Attached, two car.

GARAGE STRUCTURE:

GENERAL CONDITION: Serviceable- Visible portions of garage structure appear serviceable.



FLOOR: Painted concrete, *Repair/Replace-* Spalling/deterioration in many portions of the floor found. Repair/resurfacing needed by a qualified contractor. Obtain pricing by a qualified contractor prior to closing.



FOUNDATION/SILL PLATES: Not visible.

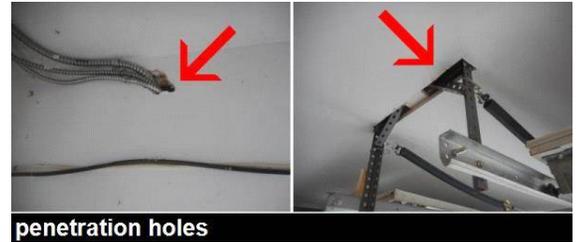
**INTERIOR WALL
MATERIAL/CONDITION:**

Drywall, fire rating not known. *Needs Attention-* Fibrous type baseboard material is damaged in areas. Consider replacement with a standard wood baseboard.



CEILING:

Drywall. Fire rating not known. Small holes noted in the ceiling. All penetration holes need to be sealed with the proper fire rated material to maintain a fire rating in the garage.



GARAGE AUTO DOOR(S):

TYPE:

Metal/composite type filled doors.

CONDITION:

Automatic door opener(s) operational. Sensing edge and photo cell auto reverse operational.

PEOPLE DOOR TO INTERIOR:

CONDITION:

Serviceable.

ELECTRIC:

CONDITION:

GFI outlets are installed and serviceable. Garage ceiling light is an exposed light bulb. Recommend replacing exposed bulb with a covered bulb type light fixture to protect the light bulbs. This is a FIRE AND SAFETY CONCERN.

GARAGE ATTIC:

ATTIC ACCESS:

There is no access provided to the attic. As a result of no attic access I was not able to view the structure, insulation, mechanical, or venting components of the attic. In addition to these items, I was not able to verify the presence of current or past roof leaks or any resulting damage. Consideration should be given to having an access provided and evaluate this area before purchasing the home.

ATTIC

EXPLANATION/DISCLAIMER

It is important to follow any recommendations regarding attic ventilation and insulation. A properly ventilated and insulated attic space can help prevent mold/mildew growth, ice damming, and premature deterioration of the roof covering. Buyers are encouraged to ask sellers about any roof leaks. Very often, minor leaks are noted, that appear to have been repaired in the past. Active leaks can occur at any time regardless of the age and condition of the roof covering. Monitoring this area after heavy rains and heavy snow conditions is advised.

ATTIC:

LOCATION: Upper roof area.
ATTIC ACCESS: Bedroom closet.
METHOD OF INSPECTION: Viewed the attic area from the attic hatch with a high powered light. Closet shelving prevented full access. Limited or no floor decking present. Inspector does not traverse floor beams without flooring. Use caution if entering the attic area.



ROOF SHEATHING: Plywood where visible.
WALL SHEATHING: Plywood where visible.
FRAMING/STRUCTURE: Standard dimensional lumber.
RAFTER SYSTEM: 2x6"s- 16 inches on center.
COLLAR TIES: Serviceable.
JOISTS: Not fully visible. Insulation prevents viewing of floor joists, 2x6"s- 16 inches on center.
ATTIC FLOOR: None.
CHIMNEY(S): Not visible.
ATTIC LIGHT: Exposed light bulb. Recommend installing a light fixture that has a cover for the light bulb. This is a safety hazard.
ATTIC INSULATION: Type: Fiberglass batts. Location: Within the floor system. Depth and approximate R-FACTOR: 5-6 inches R-19. Condition: Serviceable.
ATTIC VENTILATION: Types of attic venting found: Gable end louvers. *Needs Attention-* Appears to be a roof fan as seen from the exterior. Could not verify from the hatch opening. It is recommended to have a thermostatically controlled exhaust fan with a humidistat. This will help to reduce the temperature and moisture in the attic. Reducing the temperature and moisture in the attic will keep the space below cooler as well as stopping shingles from deteriorating prematurely and moisture damage to the roof structure. Verify prior to closing.
ATTIC ELECTRICAL: The attic flooring or insulation prevented the viewing of the attic electrical. Did Not Evaluate.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

INTERIOR DOORS:

TYPE: Vinyl, Hollow core.
CONDITION: Doors as a grouping are generally operational and no major defects were noted.

WINDOWS:

PANES: Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.
STYLE: Double hung.
CONDITION: A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

TYPE : Drywall.
CONDITION: Serviceable, Typical cracks noted.
WALL CAVITY: The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**
INSULATION: Cannot determine if there is insulation or not in the wall cavities.

CEILINGS:

TYPE : Drywall.
CONDITION: Serviceable, Typical cracks noted.
SMOKE DETECTORS Smoke and carbon monoxide detectors are not part of this inspection. Recommend installing these detectors in the locations required by local authorities.

FLOORS:

TYPE: Hardwood, Laminate type, ceramic tile.
CONDITION: General condition is serviceable.

CLOSETS:

CONDITION: Serviceable, Some closets missing lights. Consider installing on wall above door using florescent lighting.

STAIRS & HANDRAILS/RAILINGS:

CONDITION: Serviceable.

FIREPLACE/WOOD STOVE #1:

TYPE OF UNIT: There is a sealed gas fireplace installed.

OVERALL CONDITION: Serviceable.



TYPE OF FUEL: Gas.
GAS SHUT OFF: A gas shut off Dante type valve adjacent to the fireplace as an emergency shut off is installed.
DAMPER: Direct vent.
COMBUSTIBLE CLEARANCE: Clearance to combustibles is sufficient.

INTERIOR GENERAL COMMENTS:

CONDITIONS: This house was built prior to 1978. Lead paint may be present and is a known SAFETY CONCERN especially to children and also adults. Recommend following the precautions as described in the Consumer Products Safety Commission website articles regarding lead paint. What You Should Know About Lead Based Paint in Your Home: Safety Alert .

KITCHEN - APPLIANCES

EXPLANATION/DISCLAIMER

Appliance testing is limited to the kitchen range and oven to determine operation of burners or heating elements. Dishwashers are generally not tested, they are only checked to determine water supply and drainage. Ground fault interrupters (GFI'S) are required in all damp or wet locations, such as: on all kitchen counters; laundry rooms; garages and utility rooms. GFI'S should be tested monthly to insure that they are functioning properly.

KITCHEN:

SINK TYPE: Stainless Steel.
SINK CONDITION: Serviceable.
RANGE/COOK TOP: Gas, Serviceable.
OVEN: Electric, Serviceable.
EXHAUST FAN: Stove hood.
FAN CONDITION: Serviceable.
REFRIGERATOR: Did not evaluate. The evaluation of a refrigerator/freezer/ice maker is beyond the scope of this inspection. Check operation of unit during final walkthrough.
DISHWASHER: Serviceable- Ran dishwasher through rinse cycle to check for supply line/drain leaks. How well the dishwasher performs is beyond the scope of this inspection. A proper air gap IS NOT installed in the dishwasher drain line. Drain line should have a loop that extends up to underside of counter. Correction is recommended.



install air gap

GARBAGE DISPOSAL: Serviceable.
 BUILT-IN MICROWAVE: Serviceable- Only turned on for 10-15 seconds. A full evaluation of controls, features, and timers not part of this inspection.

COUNTERS: Granite/Marble like counters, Serviceable.
 CABINETS: Serviceable.
 FLOOR COVERING TYPE: Laminate flooring.
 FLOOR COVERING CONDITION: Serviceable.
 SWITCHES/FIXTURES/OUTLETS: Serviceable. Outlets serving the kitchen countertops are GFCI protected.
 LIGHTING: Serviceable.

LAUNDRY/APPLIANCES/SINK

EXPLANATION/DISCLAIMER

Laundry appliances are generally not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves may be subject to leaking if turned on. Recommend obtaining any available appliance operation manuals at closing.

LAUNDRY/MAIN:

LOCATION: Ground floor.
 WASHING MACHINE: Washing machine installed. Did Not Evaluate. The evaluation of washing machines is beyond the scope of this evaluation.
 WASHER HOOK UPS: Did not test. Plumbing connections appear to be serviceable.
 WASHER DRAIN: Serviceable. Washer drains into a standpipe and trap to the sewer system. This is the preferred method.
 DRYER: Gas dryer installed. Did not test, evaluation of the performance of the dryer is beyond the scope of this inspection.
 DRYER HOOK UPS: Gas hook-up provided for dryer, 110 volt electric outlet provided for gas dryer.
 GAS HOOK-UP: *Needs Attention-* No local gas shut off noted. Recommend an easy to operate hand shut-off valve be installed near dryer unit. This is a SAFETY CONCERN.



FLEXIBLE CONNECTOR: A flexible gas line is installed.
 DRYER VENT: Recommend solid vent pipe taped not screwed at the joints.
 LAUNDRY ELECTRICAL: Serviceable.

BATHROOMS

EXPLANATION/DISCLAIMER

Major deficiencies in bathrooms can be due to inadequate or improperly used ventilation. It is strongly advised that if exhaust fans are in place, use them. If windows are in bathrooms, use them. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is required in baths. All repairs and upgrades should be performed by a licensed and insured plumber.

BATHROOM # 1

BATH LOCATION: Main floor.
FIXTURES: Toilet, Sink.
CONDITION OF SINK(S): Serviceable.
CONDITION OF TOILET: Serviceable.
FLOOR COVERING/CONDITION: Ceramic tile. Serviceable.
WALL/CEILING COVERING: Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.
ELECTRIC Serviceable. Outlet(s) are GFI protected.
BATH VENTILATION: Serviceable, Exhaust fan noted.

BATHROOM # 2

BATH LOCATION: Hall, Upstairs.
FIXTURES: Toilet, Sink, Bath tub with shower.
CONDITION OF SINK(S): Serviceable.
CONDITION OF TOILET: Serviceable.
TUB/SHOWER PLUMBING FIXTURES: Serviceable.
TUB/SHOWER AREAS: Tub and shower areas serviceable. Caulk and seal all tub and shower areas as a precaution.
FLOOR COVERING/CONDITION: Ceramic tile. Serviceable.
WALL/CEILING COVERING: Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.
ELECTRIC Outlet not GFCI protected. This is a SAFETY CONCERN. Recommend replacing with a GFCI outlet by a licensed electrician.



BATH VENTILATION: Serviceable, Exhaust fan noted.

BATHROOM # 3

BATH LOCATION: Master bedroom.
FIXTURES: Toilet, Sink, Stand alone shower.
CONDITION OF SINK(S): Serviceable.
CONDITION OF TOILET: Serviceable.
TUB/SHOWER PLUMBING FIXTURES: Serviceable.

TUB/SHOWER AREAS: Enclosure appears serviceable.
FLOOR Ceramic tile. Serviceable.
COVERING/CONDITION:
WALL/CEILING COVERING: Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.
ELECTRIC Outlet not GFCI protected. This is a SAFETY CONCERN. Recommend replacing with a GFCI outlet by a licensed electrician.



BATH VENTILATION: Exhaust fan makes unusual noises. Repairs or replacement needed.



PLUMBING

EXPLANATION/DISCLAIMER

There is always a possibility of future drain blockages and new leaks which did not exist or were not evident at the time of the inspection. **DRINKING WATER:** It is suggested that as a normal practice let water run for 45 seconds or more before drinking or using for general use if has been dormant for several hours. This is applicable to all types of water systems. Recently, the Environmental Protection Agency (EPA) cited lead as one of the most common and potentially dangerous drinking water contaminants in the United States. It is suggested that the water be tested for lead contamination if any of the following conditions exist in the building; If there is copper piping in the building and if the building was constructed prior to 1986 when lead solder was still used on pipe connections. Also if there is a lead service entrance line to the house. Hot water should not be used for cooking or drinking. An alternative recommended by professionals is to install an under sink water filter or using bottled water for drinking and cooking. Water quality or hazardous materials (lead) testing is available from licensed local testing labs. 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.

PLUMBING SYSTEM:
GENERAL CONDITION: Serviceable.

FUEL SUPPLY SYSTEM: Natural gas. Meter located in the garage.



GAS SUPPLY LINES: The gas piping in the house is predominantly steel (black pipe). CSST (corrugated stainless steel tubing) was noted in some areas.

WATER SERVICE SUPPLY: Public, city, town or group/association supplied.

MAIN SHUTOFF LOCATION: The main interior water shutoff valve is located in the basement, Front wall. Recommend the installation of another shutoff valve on the house side of the meter.



WATER MAIN TYPE/SIZE: The portion viewed was Copper. Main line is 3/4" in diameter.

WATER MAIN CONDITION: Serviceable- No active leakage is noted at this time. Monitor for any future leakage.

FUNCTIONAL WATER FLOW: Serviceable.

SUPPLY PIPING TYPE: Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: The supply piping in the house is predominantly copper. Cross-linked Polyethylene (PEX) or plastic piping was noted in some areas

SUPPLY PIPING CONDITION: General condition is serviceable. Limited viewing however.

FUNCTIONAL DRAINAGE: Functional drainage appears serviceable. Checked at multiple fixtures.

DRAIN/WASTE PIPING TYPE: Waste pipes which are not visible are not part of these conclusions. Clean outs for waste lines not located. The following type(s) of waste/drain piping was identified: Copper. Plastic/PVC.

DRAIN/WASTE PIPING CONDITION: General condition is serviceable. Limited viewing however.

VENT PIPING CONDITION: Visible areas of plumbing vent system appears serviceable. Most of the vent system is hidden from view.

WATER HEATER:

TYPE: Gas.

SIZE: 50 Gallons.

APPROXIMATE AGE: 12 years old, Unit has reached/exceeded it's normal lifespan. Anticipate replacement in the near future. Normal lifespan for a water heater is approximately 10-12 years.



VISUAL CONDITION/OPERATION: The unit is operational, but the installation does not meet all of the modern recommended safety guidelines. See below for details. Electrical bonding/jumper wire not installed. Consider installing to continue ground through water tank.



**VENT CONDITION/
CLEARANCE TO
COMBUSTIBLES:** Serviceable.

GAS SUPPLY LINE: Shut off and drip leg in place.

TEMP/PRES RELIEF VALVE: Temperature/Pressure relief valve and discharge pipe noted, not tested.

WATER SOFTENER/WATER FILTER:

**SYSTEM NOT INCLUDED
STATEMENT:** Water softening unit noted. This is installed in the water system. Unit is not tested and is not part of the home inspection. Recommend evaluation by a licensed plumber.

GENERAL COMMENTS:

COMMENTS: Recommend contacting a licensed and insured plumber to make any repairs or upgrades.

HEATING

HVAC EXPLANATION/DISCLAIMER

Some furnaces are designed in such a way that inspection is almost impossible. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection.

HEATING SYSTEM:

HEATING AREA: Whole house.
LOCATION OF UNIT: Basement.
BRAND: Bryant.
SYSTEM TYPE: Induced draft hot air furnace.
NET CAPACITY/OUTPUT (approx.): 90 thousand btu's.
APPROXIMATE ENERGY EFFICIENCY: 80% This is a mid-efficiency unit.
ENERGY SOURCE AND NOTES: Natural Gas.
APPROXIMATE AGE IN YEARS: 15 years old.
NORMAL LIFE OF HEATING UNIT: Gas-Fired Hot Air.....18-20 years.
VISUAL CONDITION/OPERATION: Serviceable. The heater was operated by turning up the thermostat, and then turned back to its original setting.



BURNERS: Serviceable.
COMBUSTION AIR/FIRE RATING: Serviceable.
AIR PLENUM: Serviceable.
VENTING: Metal to a masonry chimney.
HEAT DISTRIBUTION TYPE: Ducts to registers.
HEAT/AC DUCTS: Ducts used for: Heat and Air Conditioning, Type Viewed: Sheet metal. Evaluating the cleanliness of the insides of the ducts is beyond the scope of this inspection. consider having the ducts cleaned by a professional cleaning and sanitizing company.
HEAT DISTRIBUTION CONDITION: General condition of the heat distribution system appears to be serviceable. The home inspector is not required to determine the adequacy of the heat supply or the distribution balance and does not operate automatic safety controls. A laser non contact thermometer is used to determine the approximate temperature of the heat/air conditioning distribution units in rooms.
THERMOSTAT(S): Serviceable- Heating unit responded to the thermostatic/switch controls . One thermostat is

**HUMIDIFIER/AIR FILTERS/
CLEANERS:**

noted. This indicates only one zone heat.
A humidifier is installed, but was not tested.
Humidifiers require seasonal maintenance to work properly. Replaceable filter noted for this unit.
Regular replacement needed.



humidifier

GENERAL SUGGESTIONS: Recommend a service contract be taken to maintain the heating system.

COOLING

AIR CONDITIONING:

TYPE SYSTEM: Split system. Condenser unit is separate from the evaporator coil. Evaporator coil is located in the heating unit.

COOLING AREA: Same as heat.

BRAND: Bryant.

VISUAL CONDITION/OPERATION: Not tested. The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 65 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Heat pumps can only be tested in the mode it is operating.

LOCATION OF EVAPORATOR/AIR HANDLER: Evaporator is part of heating unit. Basement.

LOCATION OF CONDENSER UNIT: Unit located in the rear of dwelling.

CONDENSER UNIT: *Needs Attention-* The compressor unit is not on a level pad. It is recommended that the unit be re-leveled to help prolong the units lifespan. Part of the insulation is missing near the exterior condenser unit. Recommend correction for energy efficiency.



level unit



POWER SOURCE: 220 Volt, Electrical disconnect present.
APPROXIMATE AGE: 13 years old.
NORMAL LIFE: Air Conditioning Compressor.. Normal lifespan is 15 years in this area.
APPROXIMATE CAPACITY OF UNIT: 3 ton.
CONDENSATE LINE/DRIP PAN: One condensate drip line installed. This is draining to the exterior.
THERMOSTAT(S): Same as heat.
AIR CONDITIONING DUCTS: Same as heat.
COOLING DISTRIBUTION CONDITION: Not tested.
FILTERS: Same as heat.
GENERAL SUGGESTIONS: Recommend a service contract be taken to maintain the cooling system.

ELECTRICAL SYSTEM

EXPLANATION/DISCLAIMER

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke and Carbon Monoxide detectors should be installed and tested regularly. Contact the local fire safety inspector for location and proper operation of detectors in your community.

SERVICE ENTRANCE:

SERVICE ENTRANCE CABLE: TYPE: Overhead, 120/240 **CONDITION:** General condition is serviceable.

MAIN DISTRIBUTION PANEL:

OVERLOAD PROTECTION: Circuit breakers.
SERVICE AMPERAGE/VOLTAGE: 200 Amps.-120/240 volts.
SERVICE: TYPE MATERIAL: Aluminum.
SERVICE PANEL LOCATION: Garage.
SERVICE PANEL CONDITIONS: General condition is serviceable.



HOUSE GROUND Water pipe.

CONNECTION:

PANEL LABELING: Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

ELECTRICAL SYSTEM:

CIRCUITS: Ample for normal household use.

BRANCH WIRING TYPE: Metal braided (BX) and Non Metallic (Romex) wires.

BRANCH CONDUCTOR TYPE: Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

SWITCHES, OUTLETS & LIGHTING: The inspector shall inspect at least one of each interior installed lighting fixture, switch and receptacle per room when accessible. A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

GFCI PROTECTION: Partial. This home is partially equipped with the recommended Ground Fault Circuit Interrupter (GFCI) protection. Recommend a GFI outlet safety upgrade at the following locations: Bath #2 Bath #3.

AFCI PROTECTION: The system does not have Arc Fault Circuit Interrupter (AFCI) protection. AFCI protection was not required at the time of construction, but the safety retrofit is recommended for your safety.

GENERAL COMMENTS:

Recommend a licensed and insured electrician make any electrical repairs or upgrades.

BASEMENT/CRAWL SPACE/SLAB ON GRADE

EXPLANATION/DISCLAIMER

The probability of dampness and/or seepage of some level exists in every house because of the nature of its below grade or partially below grade location. Frequency and severity of water or moisture penetration is impossible to predict during a one time inspection. The majority of basement water seepage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water flow away from the foundation (One inch per foot for the first six feet is a good rule of thumb). Gutters and downspouts should collect water from the roof surface and discharge the water at least six feet away from the foundation or into a working storm drain/dry well. Water discharge next to the foundation can be a major cause of water seepage into the basement area. In some cases, a basement water relief system may still be necessary.

Minor cracks are typical in many foundations and most do not represent a structural problem. When recommended to monitor cracks, the cracks should be filled with mortar and/or caulk and the walls monitored for further movement and cracking. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified professional specializing in structural repairs. Areas hidden from view by finished walls cannot be judged and are not a part of this inspection.

STRUCTURE DESCRIPTION:

FOUNDATION TYPE: Basement. Partial. Slab-on-grade.

FRAMING TYPE: Platform framing was the chosen style of framing. A construction method by which each floor is framed independently.

BASEMENT:

ACCESSIBILITY: Basement is unfinished. Basement is partially inaccessible due to large amount of clutter on floor and along walls. Consider a re inspection during the final walk through when the basement is empty.



STAIRWAY:

Needs Attention- Open side of stairway has no handrail or balusters. Consider installing for safety.



STRUCTURAL CONDITION:

Serviceable. No major structural defects noted in the visible areas inspected. Considerable clutter and storage items present. Recommend inspecting prior to closing when area is cleared. Look for visible cracks, water stains and any structural deterioration.

FOUNDATION WALLS:

TYPE: Masonry block. CONDITION: Serviceable. No major cracks or bowing noted in visible areas. Any small cracks should be caulked and monitored.

SILL PLATES:

Limited access to sill plates due to storage items.

FLOOR JOISTS:

2x8's 16 inches on center.

BEAMS/GIRDERS:

TYPE: Built up wooden beam(girder)

COLUMNS/SUPPORTS:

Masonry walls.

FLOOR:

Concrete, not fully visible due to storage items.

WINDOWS:

Windows not tested.

SUMP/DRAINAGE:

Sump pump is serviceable. The pump operated normally when manually tripped. Recommend purchasing another sump pump as a backup for emergencies. In addition, recommend having emergency battery or generator backup if a power failure occurs.



DAMPNESS/MOISTURE STATUS:

Full evaluation of water penetration into basements/crawl spaces is often not fully possible until there is a surface or under ground water condition affecting this area due to wet weather conditions. It is impossible to predict whether water or moisture penetration will pose a problem in the future on the basis of a one time inspection. Serviceable at time of inspection.

ELECTRIC:

Exposed light bulbs used for lighting. Recommend installing a light fixture that has a cover for the light bulb. This is a safety hazard. The installation of GFI receptacles in the basement area are recommended unless the area is finished.

HEAT/AIR CONDITIONING:

There is no visible primary or secondary heat to this finished basement area. The area may be sufficiently heated from the utility room.

**SLAB ON GRADE:
CONDITION:**

Slab is not visible due to floor coverings - no readily visible problems are noted.