

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

Some Street  
Hawthorne, NJ 07506  
Prepared for: Mr. Jim Wang

\*\*\*\*\*

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.

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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 # 0000002

Inspector: Jack Kerr  
License # 24GI0638



\*\*\*\*\*



**Prepared By:**  
Kerr Home Inspections LLC  
34 Madison Ave.  
River Edge, N.J. 07661  
PHONE: (201)261-0456 FAX: (201)262-0297  
[www.kerrhomeinspections.com](http://www.kerrhomeinspections.com)

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Mr. Jim Wang

RE: Some Street  
Hawthorne, NJ 07506

## REPORT SUMMARY

Dear Mr. Wang:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on December 31, 2014. 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.

### **GARAGE - CARPORT**

#### GARAGE STRUCTURE:

##### INTERIOR WALL MATERIAL/CONDITION:

Drywall, fire rating not known. *Needs Attention-* Repair any small holes or openings in walls and ceiling from electrical cables, pipes, or ducts with fire rated material to maintain the proper fire protection in the garage.

#### GARAGE AUTO DOOR(S):

##### CONDITION:

Automatic door opener(s) operational. The sensing edge which reverses the door direction when it encounters an object is serviceable. Consider installing a non interruptible Photo cell system within 6" of the floor that detects obstructions to be more effective and meet today's standards. As these new safety features may not be included into the older door openers, it may necessitate installing a new opener unit. Door springs missing safety cables. These are needed to prevent door springs from causing injury if they should brake. Recommend installing. This is a SAFETY CONCERN.

### **ATTIC**

#### ATTIC:

##### ATTIC VENTILATION:

*Repair/Replace-* Thermostatically controlled roof exhaust fan has been removed. Wiring to the fan unit is still live and not terminated properly. This is a fire and safety hazard. Recommend further evaluation and cost to install fan unit prior to closing. Fan unit is needed for proper ventilation in the attic area.

### **INTERIOR**

#### DECKS/BALCONIES:

JOISTS:

Needs Attention- There are no connectors or hold-down ties where the deck joists rest on the outer support beam as required to resist lateral and uplift forces. Recommend correction by a licensed and insured deck contractor. This is a structural/safety concern.

HANDRAIL(S):

Handrail(s) loose, recommend repair. This is a safety item. Recommend installing a grippable type rail.

EXTERIOR DOORS:

LOCATION/TYPE:

Main entry door, Swinging wood/composite door with glass panes.

CONDITION:

*Repair/Replace-* Door jamb is damaged by the door lock. No strike plate installed. Heat build up between the door and glass storm door has caused deterioration of the seals around the glass panes in the door. Recommend further evaluation and cost to repair door jamb and repair/replace door prior to closing.

EXTERIOR DOORS:

LOCATION/TYPE:

Rear, Sliding glass.

CONDITION:

*Repair/Replace-* Evidence of seal broken for insulated glass. Fog in between glass panes. Replacement recommended. Obtain pricing prior to closing. Screen door is damaged. Recommend repair/replace.

WINDOWS:

CONDITION:

*Repair/Replace-* A representative sampling was taken. Windows as a grouping are generally in need of repairs. Evidence of seals broken for insulated glass on at least 3 windows. Fog in between glass panes. Replacement recommended. Sliding windows are difficult to operate. Repairs/adjustments needed. Recommend further evaluation and cost to repair/replace by a professional window contractor prior to closing.

STAIRS & HANDRAILS/RAILINGS:

CONDITION:

*Needs Attention-* Recommend installing handrail and balusters on the open side of the stairways for child safety.

**BATHROOMS**

BATHROOM # 1

BATH LOCATION:

Downstairs.

CONDITION OF SINK(S):

The following problems were noted at the sink faucet: Low water volume is noted, The following problems were noted at the sink drain: Handyman type drain connectors. A licensed plumber should be called to make further evaluation and repairs as needed.

**KITCHEN - APPLIANCES**

KITCHEN:

SINK CONDITION:

*Repair/Replace-* Leak noted at faucet. Recommend repair/replace. A licensed plumber should be called to make further evaluation and repairs as needed.

DISHWASHER:

*Repair/Replace-* Dishwasher is leaking from the door. Recommend repair/replace by qualified professional, tradesman, or service technician. Older model appliance. Anticipate upgrade.

*SWITCHES/FIXTURES/OUTLETS:*

Outlets serving the kitchen countertops are not GFCI protected. This is a safety concern. Some outlets not working. Could be due to tripped circuit breaker in panel. Recommend further evaluation and repair by a licensed electrician.

**HEATING**

HEATING SYSTEM:

*VISUAL CONDITION/OPERATION:*

*Repair/Replace-* Burner flames are yellow/orange with less blue. This may be due to dirty or clogged burner or a heat exchanger problem. Repairs, cleaning, and adjustments needed. Corrosion and flaking noted under the vent connector. This unit has exceeded its normal lifespan. Due to its age further evaluation by a qualified heating professional to verify the integrity of the combustion chamber prior to closing is recommended.

**COOLING**

AIR CONDITIONING:

*COOLING DISTRIBUTION CONDITION:*

Not tested. NOTE: lower air volume noted at the upper floor vents than at the main and lower floor vents. While this may not present a noticeable problem during the heating mode, in the cooling mode it may not feel like it is adequately cooling the upper floor. Consideration should be given to having the distribution system evaluated by a qualified HVAC contractor prior to closing.

**ELECTRICAL SYSTEM**

MAIN DISTRIBUTION PANEL:

*SERVICE PANEL CONDITIONS:*

General condition is serviceable. *Needs Attention-* One of the circuit breakers in the panel was tripped. Inspector does not reset tripped breakers due to safety concerns. Recommend further evaluation and repair if necessary by a licensed electrician.

ELECTRICAL SYSTEM:

*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 with the following exceptions; A few outlets were painted over and not easily accessed. Consider replacing these outlets. Dining room light and outlet has no power, also the kitchen stove and one outlet has no power. This may be due to the tripped circuit breaker. Recommend further evaluation by a licensed electrician prior to closing.

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:* December 31, 2014 12:30 PM. Time completed 2:15 PM.  
*CLIENT NAME:* Mr. Jim Wang.  
*INSPECTION SITE:* Some Street, Hawthorne NJ 07506.

### REPORT TERMINOLOGY DEFINITIONS:

*DEFINITION 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:* Clear.  
*APPROXIMATE OUTSIDE TEMPERATURE in F:* 20-30.  
*SOIL CONDITIONS:* Frozen.

### BUILDING CHARACTERISTICS:

*MAIN ENTRY FACES:* East.  
*ESTIMATED AGE OF HOUSE:* Property appears to be approximately ( 30 ) years old however, has been renovated in the past.  
*BUILDING TYPE:* Townhouse.

STORIES: 3  
 SPACE BELOW GRADE: Slab-on-grade.

**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:**

CONDO/TOWN HOUSE OCCUPIED? No.  
 PEOPLE PRESENT: Client, Client's Agent, Selling agent.  
 COMMENTS: NOTE: Common areas of townhouse units not part of this inspection. The inspection is of areas which are the sole responsibility of the owner not the association. It is recommended that the association be contacted prior to the inspection to determine what is considered sole responsibility. It is also recommended that the association be contacted to determine the specific status of common areas and the financial status of the association for at least the past two years. This will help determine any increase in monthly maintenance and related fees.

**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, Built-In, Under main house roof, one car.

**GARAGE STRUCTURE:**

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



FLOOR: Concrete, Serviceable.  
 FOUNDATION/SILL PLATES: Not visible.  
 INTERIOR WALL MATERIAL/CONDITION: Drywall, fire rating not known. Needs Attention- Repair any small holes or openings in walls and ceiling from electrical cables, pipes, or ducts with fire rated material to maintain the proper fire protection in the garage.



repair holes

**CEILING:** Drywall. Fire rating not known. *Needs Attention-* 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.

**CONDITION:** Automatic door opener(s) operational. The sensing edge which reverses the door direction when it encounters an object is serviceable. Consider installing a non interruptible Photo cell system within 6" of the floor that detects obstructions to be more effective and meet today's standards. As these new safety features may not be included into the older door openers, it may necessitate installing a new opener unit. Door springs missing safety cables. These are needed to prevent door springs from causing injury if they should brake. Recommend installing. This is a SAFETY CONCERN.



**PEOPLE DOOR TO INTERIOR:**

**CONDITION:** Serviceable, Door is 1-3/8 inch solid core.

**ELECTRIC:**

**CONDITION:** GFI protected outlet is installed and serviceable. Outlet is controlled by a GFI outlet in the main floor bathroom.

**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:** Pull down stairs. Recommend installing an insulation kit for pull down stairs to reduce heat loss in the winter.

**METHOD OF INSPECTION:** Entered inside and inspected all of the accessible areas. Access was limited to the floored area of the attic. Inspector does not traverse floor beams without flooring. Use caution if entering this area.

**ROOF SHEATHING:** Plywood where visible.

**WALL SHEATHING:** Plywood where visible.

**FRAMING/STRUCTURE:** Trusses.

**JOISTS:** Bottom cord of a truss.



**ATTIC FLOOR:** Partial.  
**CHIMNEY(S):** Metal.  
**CHIMNEY CHASE:** Not fully 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. R-30 recommended, which is 9," if fiberglass batts or blankets are used for insulation of attics above living spaces. Condition: Some insulation has been disturbed or is missing and good coverage is no longer present. Installation in missing areas needed to maintain the thermal resistance (R-value). Recommend correction by a qualified contractor.



**ATTIC VENTILATION:** *Repair/Replace-* Thermostatically controlled roof exhaust fan has been removed. Wiring to the fan unit is still live and not terminated properly. This is a fire and safety hazard. Recommend further evaluation and cost to install fan unit prior to closing. Fan unit is needed for proper ventilation in the attic area.



**EXHAUST FAN DUCTING:** One of the ducts from one of the bathrooms is disconnected and vents into attic area. Recommend repair. Present condition may create a damp/mold condition.



## 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.

**DECKS/BALCONIES:**  
**TYPE:** Raised deck, Wood.



**GENERAL CONDITION:** Repairs and safety upgrades needed to the deck. Recommend further evaluation and cost to remedy by a qualified professional contractor prior to closing. See full report for details.

**DECK SECURING:** BOLTS - The deck is secured to the home with bolts. It is recommended that regular inspections of the ledger board be performed to verify that the bolts are securely fastened. Any signs of loosening or rot should be immediately repaired, by a licensed general contractor specializing in wood decks, to prevent deck failure.

**DECK BOARDS:** The deck finish is weathered. Refinish.



**JOISTS:** Needs Attention- There are no connectors or hold-down ties where the deck joists rest on the outer support beam as required to resist lateral and uplift forces. Recommend correction by a licensed and insured deck contractor. This is a structural/safety concern.



**STAIRS:** Serviceable.

**HANDRAIL(S):** Handrail(s) loose, recommend repair. This is a safety item. Recommend installing a grippable type rail.



**GUARDRAILS:** Serviceable.

**GFI OUTLETS:** Serviceable.

**LIGHTING:** Serviceable.

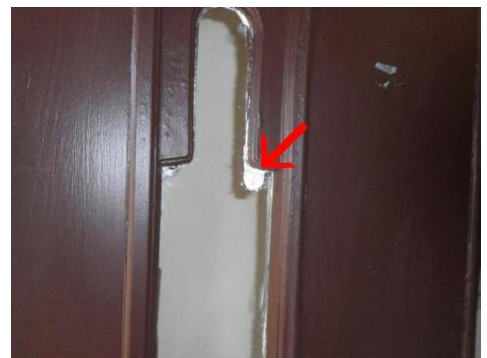
**EXTERIOR DOORS:**  
**LOCATION/TYPE:** Main entry door, Swinging wood/composite door with glass panes.

**CONDITION:**

*Repair/Replace-* Door jamb is damaged by the door lock. No strike plate installed. Heat build up between the door and glass storm door has caused deterioration of the seals around the glass panes in the door. Recommend further evaluation and cost to repair door jamb and repair/replace door prior to closing.



jamb damaged



seals damaged

**EXTERIOR DOORS:**

*LOCATION/TYPE:*

Rear, Sliding glass.

*CONDITION:*

*Repair/Replace-* Evidence of seal broken for insulated glass. Fog in between glass panes. Replacement recommended. Obtain pricing prior to closing. Screen door is damaged. Recommend repair/replace.



**INTERIOR DOORS:**

*TYPE:*

Wood.

*CONDITION:*

Doors as a grouping are generally operational with the exception of the following item(s) below; some closet folding doors off the tracks and need repairs/adjustments.



**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:

Sliding.

CONDITION:

Repair/Replace- A representative sampling was taken. Windows as a grouping are generally in need of repairs. Evidence of seals broken for insulated glass on at least 3 windows. Fog in between glass panes. Replacement recommended. Sliding windows are difficult to operate. Repairs/adjustments needed. Recommend further evaluation and cost to repair/replace by a professional window contractor prior to closing.



SCREENS:

Windows are missing screens. Recommend replacing.

**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:

ceramic tile, carpeting, wall to wall and/or area rugs. No inspection is made under area rugs or carpets.

CONDITION:

General condition is serviceable. Rugs are worn and stained in areas.

**CLOSETS:**

CONDITION:

Some closets missing lights. Consider installing on wall above door using florescent lighting.

**STAIRS & HANDRAILS/RAILINGS:**

CONDITION:

Needs Attention- Recommend installing handrail and balusters on the open side of the stairways for child safety.





**FIREPLACE/WOOD STOVE #1:**

*TYPE OF UNIT:* Prefabricated metal fireplace.



*OVERALL CONDITION:* Serviceable.  
*TYPE OF FUEL:* Wood.  
*FIREBOX CONDITION:* Serviceable, Fire box is dirty, ashes and debris present. Not fully visible.  
*DAMPER:* Damper is operational.  
*FIRE SCREEN:* The recommended safety screen is installed.  
*FIRE DOORS:* Fire doors are not installed.  
*COMBUSTIBLE CLEARANCE:* Clearance to combustibles is sufficient.  
*HEARTH EXTENSION:* Adequate for this size firebox opening.



*FLUE:* The internal elements of the chimney (flues/dampers/liners, etc) could not be fully evaluated at the time of inspection. Since these areas are concealed and fall outside the scope of this inspection, consultation with a CSIA Certified Chimney Inspector is advised to conduct a Level II internal camera evaluation of the Chimney flue(s) prior to closing. In older chimneys, the presence of internal defects and/or fire hazards may be present. It is important to monitor the buildup of creosote in chimney flues for wood burning units to prevent chimney fires. Recommend calling a licensed chimney sweep to scope/evaluate and clean.

# 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:* Downstairs.  
*FIXTURES:* Toilet, Sink.  
*CONDITION OF SINK(S):* The following problems were noted at the sink faucet: Low water volume is noted, The following problems were noted at the sink drain: Handyman type drain connectors. A licensed plumber should be called to make further evaluation and repairs as needed.



*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:* Between bedrooms.  
*FIXTURES:* Toilet, Sink, Bath tub with shower, Jacuzzi type bath tub.  
*CONDITION OF SINK(S):* Serviceable.  
*CONDITION OF TOILET:* Serviceable.  
*TUB/SHOWER PLUMBING* Serviceable, Jets on jacuzzi tub serviceable.  
*FIXTURES:*



*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* Serviceable. Outlet(s) are GFI protected.  
*BATH VENTILATION:* Serviceable, Exhaust fan noted.

**BATHROOM # 3**

*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.

**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:**

*LOCATION:*



*SINK TYPE:* Porcelain.  
*SINK CONDITION:* *Repair/Replace-* Leak noted at faucet. Recommend repair/replace. A licensed plumber should be called to make further evaluation and repairs as needed.



*RANGE/COOK TOP:* Gas, No tested. Power was not on to the stove/oven. Could be caused by the tripped circuit breaker. Recommend repair and testing prior to closing.  
*EXHAUST FAN:* Stove hood, Re-circulates air through a filter. Filters need to be cleaned on a regular basis to work effectively.  
*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:**

*Repair/Replace-* Dishwasher is leaking from the door. Recommend repair/replace by qualified professional, tradesman, or service technician. Older model appliance. Anticipate upgrade.



**GARBAGE DISPOSAL:**

None installed.

**BUILT-IN MICROWAVE:**

None.

**COUNTERS:**

Counters are Formica (plastic laminate), Serviceable, with moderate to heavy wear.

**CABINETS:**

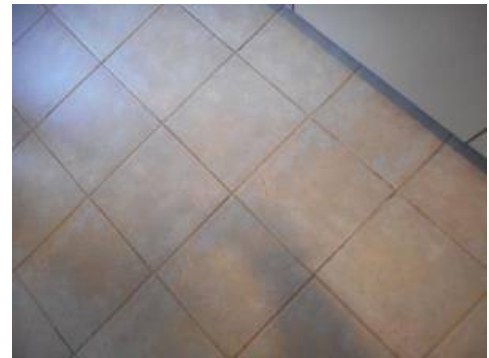
Serviceable, Moderate to heavy wear noted.

**FLOOR COVERING TYPE:**

Ceramic tile.

**FLOOR COVERING  
CONDITION:**

Floor has a few cracked or damaged tiles. Recommend repair/replace damaged tiles.



**SWITCHES/FIXTURES/OUTLETS:**

Outlets serving the kitchen countertops are not GFCI protected. This is a safety concern. Some outlets not working. Could be due to tripped circuit breaker in panel. Recommend further evaluation and repair by a licensed electrician.

## 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:**

2nd. floor area.





*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. Recommend the installation of metal braided supply hoses to the washer to reduce possible ruptures to the lines and considerable water damage to the surrounding area.



*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:* Serviceable. An easy to operate hand shut-off valve is properly installed on the gas line.

*FLEXIBLE CONNECTOR:* A flexible gas line is installed.

*DRYER VENT:* Vent is provided for dryer. Termination of this vent is not visible. Recommend regular cleaning of the dryer vent to prevent lint build up which can be a fire hazard. Recommend solid vent pipe taped not screwed at the joints.

*FLOOR DRAIN:* Drip pan installed under washer. Floor drain unknown.



*LAUNDRY ELECTRICAL:* Serviceable.

## 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 on the exterior.
- GAS SUPPLY LINES:* The gas piping in the house is predominantly steel (black pipe).
- WATER SERVICE SUPPLY:* Public, city, town or group/association supplied.
- MAIN SHUTOFF LOCATION:* The main interior water shutoff valve is located in the ground level service area.



- 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.
- 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. The following type(s) of waste/drain piping was identified: 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:* 40 Gallons.
- LOCATION:* Ground level utility area.
- APPROXIMATE AGE:* 10 years old. Normal lifespan for a water heater is approximately 10-12 years. Unit has reached/exceeded it's normal lifespan. Anticipate replacement in the near future.

*VISUAL  
CONDITION/OPERATION:* Serviceable.



*VENT CONDITION/  
CLEARANCE TO  
COMBUSTIBLES:* Serviceable.

*GAS SUPPLY LINE:* Shut off and drip leg in place. Recommend replacing the flexible gas supply line with black hard piping as is required by most local authorities.



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

*FLOOR DRAIN/DRIP PAN:* Consider installing a drip pan with a leak alarm at the floor to warn of any possible leak occurring. This may help reduce any possible damage to the surrounding area.

**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:**

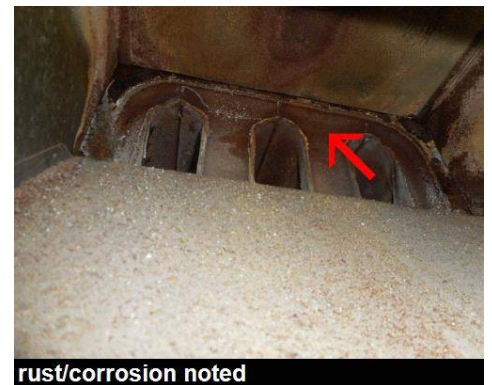
*HEATING AREA:* Whole house.  
*LOCATION OF UNIT:* Utility area, ground floor.  
*BRAND:* Trane.  
*SYSTEM TYPE:* Induced draft hot air furnace.  
*NET CAPACITY/OUTPUT  
(approx.)* 70 thousand btu's.  
*APPROXIMATE ENERGY  
EFFICIENCY:* 80% This is a mid-efficiency unit.  
*ENERGY SOURCE AND* Natural Gas.

NOTES:

APPROXIMATE AGE IN YEARS: 30 years old.

NORMAL LIFE OF HEATING UNIT: Gas-Fired Hot Air.....18-20 years.

VISUAL CONDITION/OPERATION: *Repair/Replace-* Burner flames are yellow/orange with less blue. This may be due to dirty or clogged burner or a heat exchanger problem. Repairs, cleaning, and adjustments needed. Corrosion and flaking noted under the vent connector. This unit has exceeded its normal lifespan. Due to its age further evaluation by a qualified heating professional to verify the integrity of the combustion chamber prior to closing is recommended.



**rust/corrosion noted**

COMBUSTION CHAMBER: **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

COMBUSTION AIR/FIRE RATING: Serviceable.

AIR PLENUM: Serviceable.

VENTING: The internal elements of the chimney (flues/dampers/liners, etc) could not be fully evaluated at the time of inspection. Since these areas are concealed and fall outside the scope of this inspection, consultation with a CSIA Certified Chimney Inspector is advised to conduct a Level II internal camera evaluation of the Chimney flue(s) prior to closing. In older chimneys, the presence of internal defects and/or fire hazards may be present. Metal vent to a "B" vented chimney.

HEAT DISTRIBUTION TYPE: Ducts to registers.

HEAT/AC DUCTS: Ducts used for: Heat and Air Conditioning, Type Viewed: Sheet metal.

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 noted. This indicates only one zone heat.

HUMIDIFIER/AIR FILTERS/ CLEANERS: Replaceable filter noted for this unit. Regular replacement needed.

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:** Whole house.

**BRAND:** Goodman.

**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.

**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.



**POWER SOURCE:** 220 Volt, Electrical disconnect present.

**APPROXIMATE AGE:** 5 years old.

**NORMAL LIFE:** Air Conditioning Compressor.. Normal lifespan is 15 years in this area.

**APPROXIMATE CAPACITY OF UNIT:** 2 1/2 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. NOTE: lower air volume noted at the upper floor vents than at the main and lower floor vents. While this may not present a noticeable problem during the heating mode, in the cooling mode it may not feel like it is adequately cooling the upper floor. Consideration should be given to having the distribution system evaluated by a qualified HVAC contractor prior to closing.

**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.

#### MAIN DISTRIBUTION PANEL:

<i>OVERLOAD PROTECTION:</i>	Circuit breakers.
<i>SERVICE AMPERAGE/VOLTAGE:</i>	100 amps-120/240 volts. A house which has a gas range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances needs this as a minimum.
<i>SERVICE: TYPE MATERIAL:</i>	Aluminum.
<i>SERVICE PANEL LOCATION:</i>	Garage.
<i>SERVICE PANEL CONDITIONS:</i>	General condition is serviceable. <i>Needs Attention-</i> One of the circuit breakers in the panel was tripped. Inspector does not reset tripped breakers due to safety concerns. Recommend further evaluation and repair if necessary by a licensed electrician.



*HOUSE GROUND CONNECTION:* Water pipe, Serviceable.

*PANEL LABELING:* The electrical distribution panel is not adequately labeled. The circuits should be labeled according to use..

#### ELECTRICAL SYSTEM:

<i>CIRCUITS:</i>	Marginal amount for a house of this size.
<i>BRANCH WIRING TYPE:</i>	Romex(non Metallic) branch wiring.
<i>BRANCH CONDUCTOR TYPE:</i>	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.
<i>SWITCHES, OUTLETS &amp; LIGHTING:</i>	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 with the following exceptions; A few outlets were painted over and not easily accessed. Consider replacing these outlets. Dining room light and outlet has no power, also the kitchen stove and one outlet has no power. This may be due to the tripped circuit breaker. Recommend further evaluation by a licensed electrician prior to closing.
<i>GFCI PROTECTION:</i>	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: Kitchen(s)
<i>AFCI PROTECTION:</i>	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 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:*

Slab-on-grade, Ground floor is finished. Structural components are enclosed in finished materials and not visible for inspection.

### SLAB ON GRADE:

#### *CONDITION:*

Slab is not visible due to carpet and/or floor covering - no readily visible problems are noted. Full evaluation of water penetration into grade level space 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.