INSPECTION REPORT
123 Main St
NoWhereVille NJ 00000

INSPECTED BY
Ryan Kuhn
Kuhn Family Home Inspections LLC
#24GI00152800

INSPECTION DATE
1/1/2023
03:30:00 PM

General Info

Property Address	Date of Inspection	Report ID
123 Main St NoWhereVille NJ 00000	1/1/2023	0
Customer(s)	**Time of Inspection**	**Real Estate Agent**
Ryan Kuhn	03:30:00 PM	

Inspection Details

TYPE OF INSPECTION:	IN ATTENDANCE:	TYPE OF BUILDING:
Home Inspection, Radon Test, Termite Inspection	Customer, Buyers Agent	Single Family (2 story)
APPROXIMATE AGE OF BUILDING:	**TEMPERATURE:**	**WEATHER:**
Over 25 Years	40-50 F	Cloudy, Light Rain

GROUND/SOIL SURFACE CONDITION:
Dry

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Acceptable (A) = Inspected and visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Fair (F) = System or element was functional during the inspection however is nearing end of normal life expectancy, to which maintenance and replacement for near future should be anticipated. Maintenance issues and elements in deteriorated state will require small repairs, maintenance, and eventual upgrades.

Repair (R) = System or element requires immediate attention. Repair, replacement, and further evaluation by a qualified professional is recommended to prevent further concern/damage.

Important Note = Additional information regarding system or element.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

A home inspection does not include the evaluation of potential environmental concerns. Environmental hazards can include issues such as mold, asbestos, radon, lead-based paint, and other pollutants. To assess these hazards, specialized inspections or tests may be necessary. Home inspectors are not code enforcement officials, and their primary focus is to assess the general condition of a home, identifying any visible defects or issues that may affect its functionality, safety, or value. They may reference common building practices, but their goal is not to verify compliance with specific building codes. Furthermore, the legality of any upgrades, repairs, or remodeling work performed on the home prior to the inspection cannot be confirmed during the home inspection.

1. ROOFING SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF STYLE:
Moderate Slope

MATERIAL:
Architectural Shingle

ESTIMATED AGE:
5-10 Years

DESIGN LIFE:
Est. 25 Years

SKY LIGHTS:
Three

INSPECTION METHOD:
Walked On

LIMITATIONS:

		A	F	R	NI	NA
1.0	ROOF COVERINGS	•				
1.1	EXPOSED FLASHINGS	•				
1.2	ROOF VENTS, SKYLIGHTS & PLUMBING STACKS			•		
1.3	GUTTERS, DOWNSPOUTS, DRAINAGE	•				
1.4	FASCIA & SOFFITS		•			
		A	F	R	NI	NA

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

1.0 Roof covering is estimated to be 5-10 with a typical 20-25 year design life. Shingle condition appears consistent with age of the material, normal wear and tear observed throughout. Area around valley on front-left section near garage/house area will wear quickly over time and should be monitored.


1.0 Item 1 (Picture)

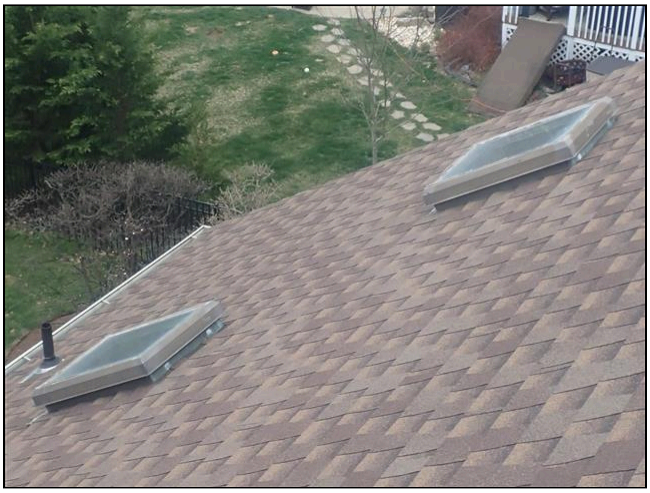

1.0 Item 2 (Picture)

1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

1.1 Flashings around plumbing stacks, chimneys, skylights, etc. are significant points of entry for water and leaks. They require regular monitoring and maintenance to avoid damages. The typical life expectancy of a flashing usually is shortened compared to a roof shingle. No immediate concerns were noted, this is for your information.

1.2 Skylight appear older and have been heavily caulked around glass pane. While no immediate defects were noted replacements should be anticipated based on age & deteriorated condition.



1.2 Item 1 (Picture)

1.2 Item 2 (Picture)

1.2 Item 3 (Picture)

1.4 (1) Slight rot and deterioration noted around front-left corner of gutter at lower roof. Repair as preventative maintenance to avoid larger damages over time.

1.4 Item 1 (Picture)

1.4 (2) Evidence of past carpenter bee damage/activity observed at upper roof on left side of building appears treated and repaired. This is for your information.

1.4 Item 2 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR ELEMENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:
Brick Veneer
Wood Paneling

PORCHES / DECKS:
Wood Frame w/ Wood Flooring
Deck

CHIMNEYS / VENTS:
Masonry Chimney
Left Side of Home
Backside of Home

LIMITATIONS:
Limited Access Under Deck

		A	F	R	NI	NA
2.0	CHIMNEY(S)	•				
2.1	SIDING			•		
2.2	ENTRY DOORS	•				
2.3	WINDOWS		•			
2.4	STAIRS / STOOPS	•				
2.5	PORCHES / DECKS / BALCONIES		•			
2.6	RAILINGS		•			
2.7	EXTERIOR FAUCETS	•				
2.8	FOUNDATION COATING	•				
2.9	DRYER / EXTERIOR VENTS	•				
2.10	ELECTRIC	•				
		A	**F**	**R**	**NI**	**NA**

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

2.0 Chimney shows evidence of past repairs, appears to have been rebuilt above roof line. Efflorescence noted throughout base of chimney is indicative of water penetration into masonry block. While common, ongoing water infiltration can lead to larger damages if not properly maintained over time. Obtain documentation from seller regarding past repairs and maintain exterior masonry over time.

2.0 Item 1 (Picture)

2.1 (1)

1. Brick veneer siding at garage area is poorly installed and damaged. Lack of proper weep holes

or drainage system prevents proper drainage behind siding material and lead to moisture concerns.

- Large cracks observed around window lintels indication of settlement and damages.
- Suspect mold was observed on plywood sheathing behind wall in garage attic location.
- Efflorescence noted throughout masonry (white/chalky depositing on bricks) is indication of water penetration.

2.1 Item 1 (Picture)

2.1 Item 2 (Picture)

2.1 Item 3 (Picture)

2.1 (2) Rotting wood siding was at various locations:

1. Loose and curling wood boards observed throughout right side of building
2. Rotting boards around chimney area on backside of home
3. Rotting trim at upper sections of roof at backside of home
4. Soft areas of siding noted at upper section of building at left side

Based on conditions observed, recommend having qualified contractor assess to determine repairs necessary and costs associated.

2.1 Item 4 (Picture)

2.1 Item 5 (Picture)

2.1 Item 6 (Picture)

2.1 Item 7 (Picture)

2.1 Item 8 (Picture)

2.3

1. The evaluation of windows is based on a limited inspection of representative, readily accessible units. Varying conditions may be found at other units. Review the Interior Section for additional information on window conditions.
2. Vinyl window trim at front-middle of home (second floor) has large gaps around sides and is leading to water damage around framing. Recommend repairing to prevent ongoing damaged and future concerns.

2.3 Item 1 (Picture)

2.5

1. Repair rotting base at far-right column of front porch.
2. Older decking materials noted throughout with normal wear and tear observed. While no significant/immediate concerns were observed, eventual replacement of decking materials should be anticipated as normal upgrades.

2.5 Item 1 (Picture)

2.5 Item 2 (Picture)

2.6 Left side of railings at front porch are crooked.

2.6 Item 1 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. SITE ELEMENTS

Styles & Materials

PATIOS:

WALKWAYS:
Concrete

DRIVEWAY:
Asphalt

RETAINING WALLS:
None

ADDITIONAL STRUCTURES:
None

LIMITATIONS:

		A	F	R	NI	NA
3.2	DRIVEWAYS	•				
3.3	WALKWAYS	•				
3.4	WINDOW WELLS	•				
3.6	SITE GRADING AROUND HOME		•			
		A	**F**	**R**	**NI**	**NA**

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

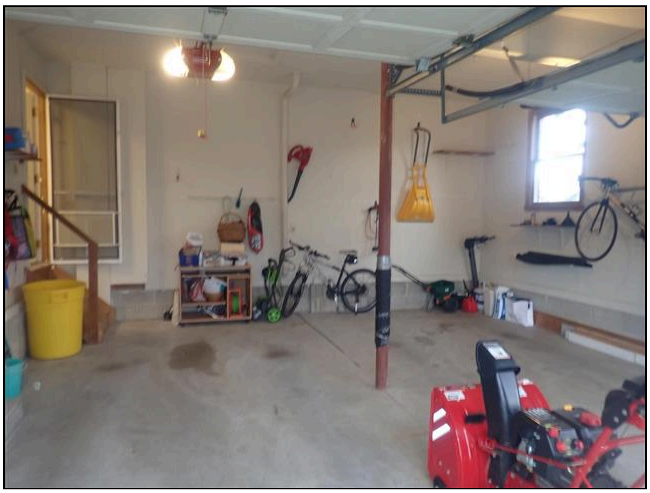
3.2 Asphalt driveway observed with normal shrinkage cracking and deterioration. No significant concerns, anticipate maintenance overtime. Cracks should be sealed regularly to prevent ongoing concerns and trip hazards.

3.2 Item 1 (Picture)

3.6 Walkways slope towards garage foundation area and may not drain well. Monitor drainage provisions and improve to prevent ponding around foundation and water penetration/settlement concerns.

3.6 Item 1 (Picture)

4. GARAGE



Styles & Materials

GARAGE DESCRIPTION:
Attached

NUMBER OF DOORS:
Two

HOUSE/GARAGE WALL:
Drywall on Walls

LIMITATIONS:

		A	F	R	NI	NA
4.1	EXPOSED FRAMING	•				
4.2	WALLS / CEILING	•				
4.3	ELECTRIC / GFCI	•				
4.4	GARAGE/HOUSE DOOR	•				
4.6	VEHICLE DOORS		•			
4.7	ATTIC			•		
4.8	GARAGE FLOORING/FOUNDATION	•				
		A	F	R	NI	NA

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Comments:

4.3 Reset for GFCI outlet located at hall bathroom 1st floor.

4.6 Older wood-frame garage doors noted, no immediate concerns or defects observed. One opener has been upgraded, one is older unit. Anticipate upgrades for future, no immediate concerns.

4.7 See Siding section for comments on suspect mold at wood sheathing behind damaged siding.

5. ATTIC

Styles & Materials

ATTIC STYLE:
Exposed Framing

ENTRANCE:
Ceiling Hatch

INSPECTION METHOD:
Entered

VENTILATION PROVISIONS:
Soffits
Ridge Vent
Gable Ends
Attic Exhaust Fan w/ Temp Control

ROOF CONSTRUCTION:
Rafters
Plywood Roof Sheathing

INSULATION:
Fiberglass Batts
Est. 6-8"

LIMITATIONS:
Inaccessible Areas

		A	F	R	NI	NA
5.0	ROOF FRAMING	•				
5.1	INSULATION PROVISIONS	•				
5.2	ROOF DECK / SHEATHING	•				
5.3	VENTILATION PROVISIONS			•		
5.4	ATTIC VENTILATORS		•			
5.5	FLASHINGS	•				
5.6	ELECTRICAL	•				
5.7	ATTIC ENTRANCE	•				
		A	F	R	NI	NA

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Comments:

5.0

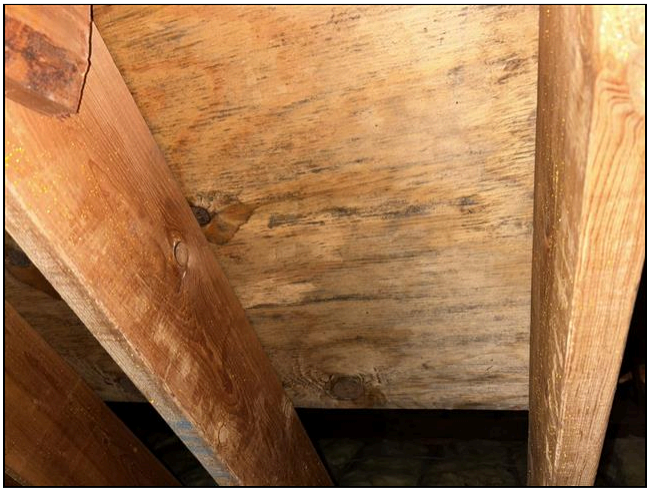
5.0 Item 1 (Picture)

5.0 Item 2 (Picture)

5.3 (1) Venting an attic space is not a one-way-fits-all type of situation. Many factors and variables can affect performance such as insulation levels, air-sealing, attic fans, humidity levels throughout home and lower levels, roof leaks, etc. While no apparent defects were observed, recommend monitoring regularly for changes throughout attic. This is for your information.

5.3 Item 1 (Picture)

5.3 Item 2 (Picture)

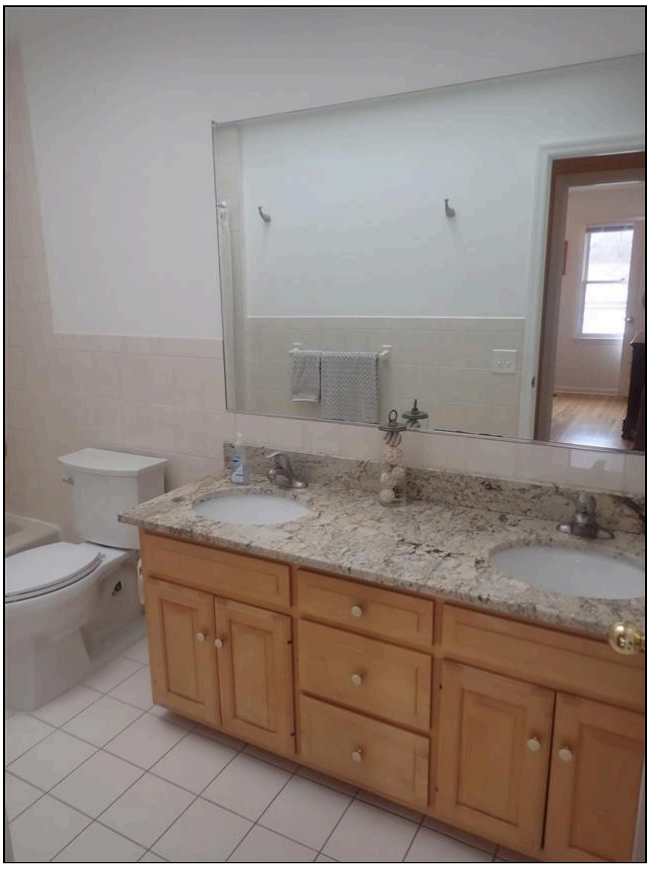


5.3 Item 3 (Picture)

5.3 (2) Suspect mold was observed at various locations of roof sheathing at attic space over both main house and garage area. Recommend further evaluation by a qualified specialist to assess, test, and determine possible remediation needed to prevent possible health concerns.

5.4 Secure loose control panel for attic fan.

6(A) . GUEST BATH



Styles & Materials

DESCRIPTION:
Full Bath
Master Bath

LOCATION:
Hallway
Second Floor

VENTILATOR:
Bathroom Fan

LIMITATIONS:

		A	F	R	NI	NA
6.0.A	SINK			•		
6.1.A	TOILET	•				
6.2.A	BATHTUB	•				
6.4.A	WALL TILE	•				
6.5.A	SURROUND / ENCLOSURE	•				
6.6.A	WALLS / CEILING	•				
6.7.A	ELECTRIC / GFCI	•				
6.8.A	FLOORING	•				
6.9.A	VENTS / WINDOW			•		
		A	F	R	NI	NA

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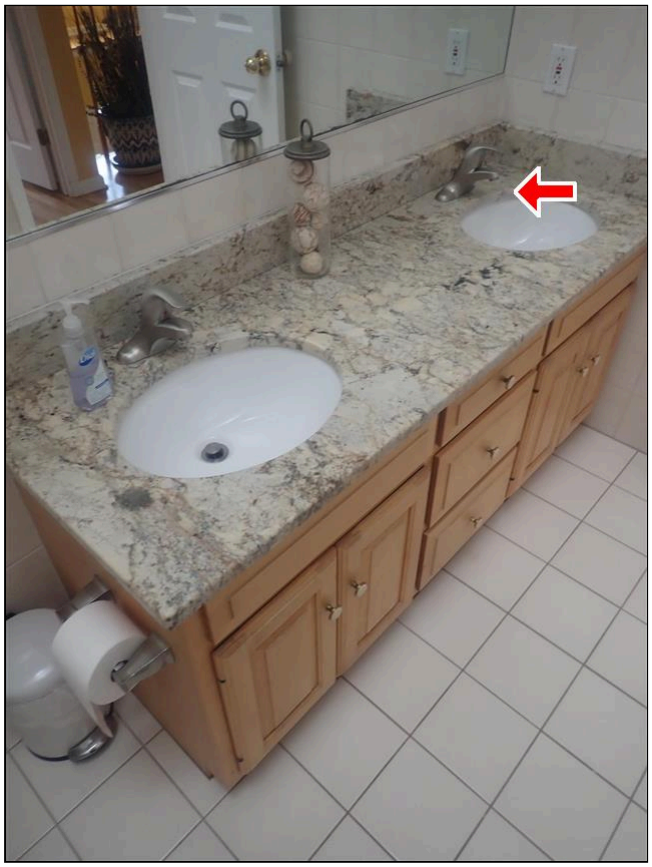
Comments:

6.0.A

1. See main plumbing section for comments regarding corrosion.
2. Right side sink did not have hot water during inspection, mixing valve is defective. Recommend repairing.

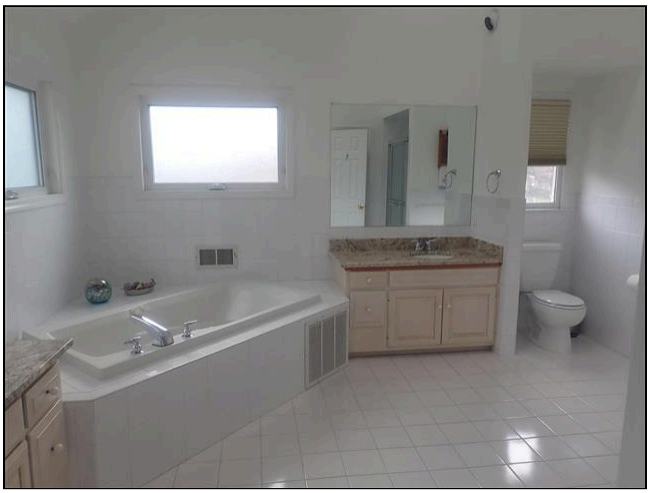


6.0.A Item 1 (Picture)

6.9.A Ceiling vent discharges into attic, vent should properly discharge to exterior to prevent moisture concerns in attic and poor venting. Recommend extending to exterior.

6.9.A Item 1 (Picture)

6(B) . MASTER BATH



Styles & Materials

DESCRIPTION:
Master Bath

LOCATION:
Master Bedroom
Second Floor

VENTILATOR:
Bathroom Fan
Window

LIMITATIONS:

		A	F	R	NI	NA
6.0.B	SINK		•			
6.1.B	TOILET	•				
6.2.B	BATHTUB			•		
6.3.B	STALL SHOWER	•				
6.4.B	WALL TILE		•			
6.5.B	SURROUND / ENCLOSURE	•				
6.6.B	WALLS / CEILING	•				
6.7.B	ELECTRIC / GFCI	•				
6.8.B	FLOORING	•				
6.9.B	VENTS / WINDOW	•				
		A	F	R	NI	NA

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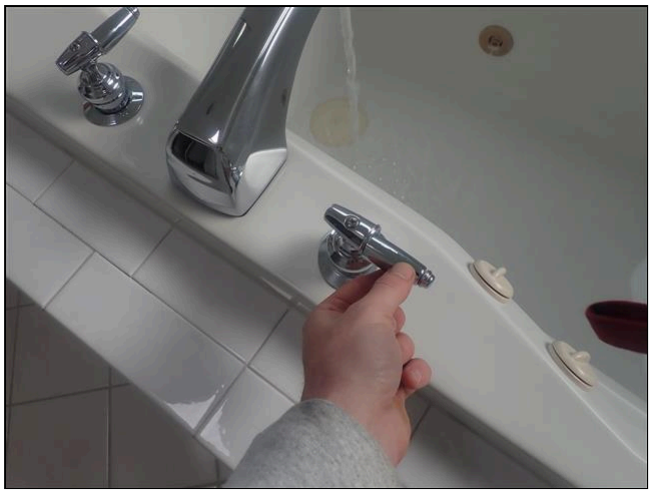
Comments:

6.0.B See main plumbing section for comments.

6.2.B Bathtub was functional however active leaks were observed at ceiling of finished space below. See interior section for comments. Secure loose handles at tub as normal maintenance.



6.2.B Item 1 (Picture)

6.4.B Repair gaps in wall tile at shower area to prevent leaks and possible damages behind wall tile.

6.4.B Item 1 (Picture)

6(C) . HALF BATH

Styles & Materials

DESCRIPTION:
Half Bath
Master Bath

LOCATION:
Hallway
Living Room

VENTILATOR:
Bathroom Fan

LIMITATIONS:

		A	F	R	NI	NA
6.0.C	SINK	•				
6.1.C	TOILET	•				
6.6.C	WALLS / CEILING	•				
6.7.C	ELECTRIC / GFCI	•				
6.8.C	FLOORING	•				
6.9.C	VENTS / WINDOW	•				
		A	F	R	NI	NA

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7. KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

RANGE:
Gas Range
Est. 1-5 Years

DISHWASHER:
Est. 1-5 Years

GARBAGE DISPOSAL:
Est. Age Not Determined

VENTILATOR:
Overhead Exhaust

REFRIGERATOR:
Water Line: Yes
Shut Off Location: Basement

GENERAL LIMITATIONS:

		A	F	R	NI	NA
7.0	ELECTRICAL / GFCI		•			
7.1	CABINETRY	•				
7.2	PLUMBING / SINK	•				
7.3	DISHWASHER	•				
7.4	DISPOSAL	•				
7.5	RANGE	•				
7.6	REFRIGERATOR	•				
7.8	FLOORING	•				
7.11	COUNTERTOP	•				
7.12	VENTILATOR	•				
		A	F	R	NI	NA

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

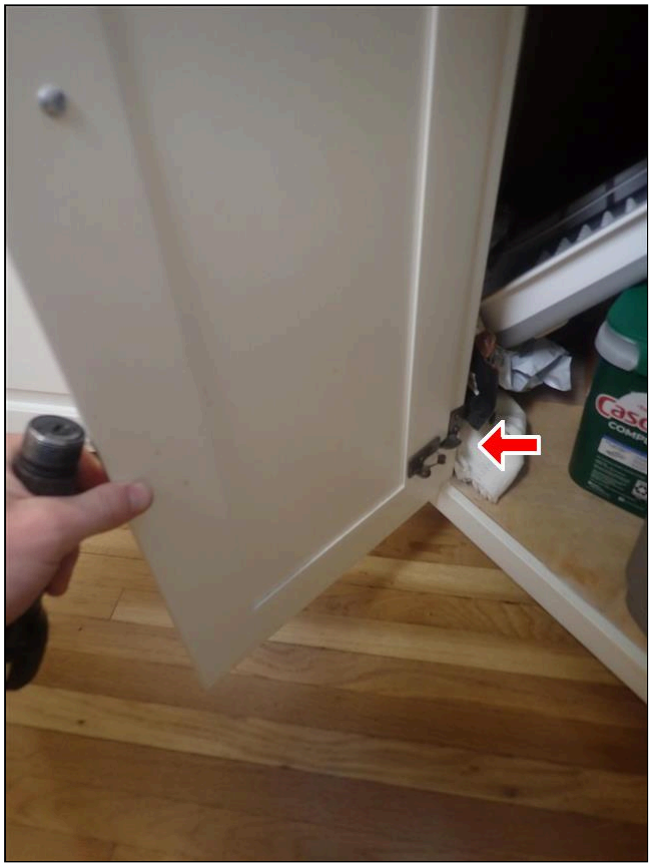
Comments:

7.0

1. Recommend adding GFCI outlets to ALL kitchen locations to meet current electrical and safety standards. GFCI's were noted at some, not all, locations.
2. Replace ceiling light over kitchen sink location.

7.0 Item 1 (Picture)

7.2 Secure loose hinge at bottom left of sink area.



7.2 Item 1 (Picture)

7.3 The dishwasher operated through one full cycle; however, neither the operation of all cycles or modes nor its cleaning ability was determined.

7.3 Item 1 (Picture)

7.4 The garbage disposal motor operated; however, no assessment of the unit's ability to grind/ dispose of waste was made. Disposals require regular cleaning and maintenance.

7.5

7.5 Item 1 (Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. INTERIOR ELEMENTS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

WALLS & CEILINGS:
Wood Frame w/ Drywall

FLOORING:
Wood Frame
Hardwood

WINDOWS:
Insulated Double-Hung

FIREPLACES & STOVES:
Living Room
Wood-Burning Stove Insert

LAUNDRY EQUIPMENT:
Yes

LIMITATIONS:

		A	F	R	NI	NA
8.0	CEILINGS / WALLS			•		
8.1	FLOORING	•				
8.2	STAIRS / RAILINGS	•				
8.3	WINDOWS	•				
8.4	ELECTRIC / OUTLETS	•				
8.5	INTERIOR ROOM DOORS	•				
8.6	SLIDER / PATIO DOORS	•				
8.7	FIREPLACE / STOVE	•				
8.8	ANCILLARY EQUIPMENT				•	
		A	F	R	NI	NA

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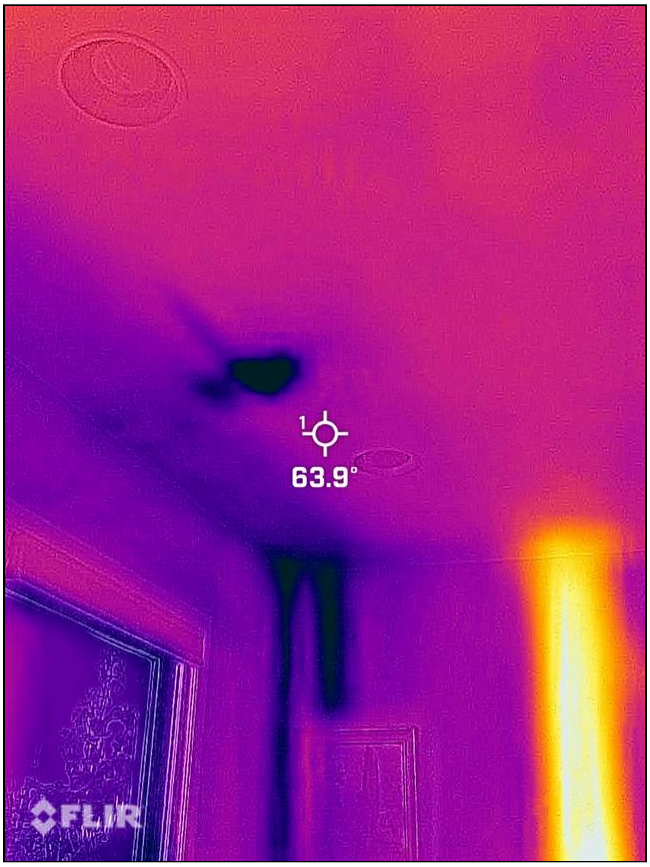
Comments:

8.0 (1) Ceiling throughout the home as several nail pops, drywall seams, scuffed paint, and normal issues associated with drywall finished surfaces. This is typically a cosmetic issue for your information, have interior touched up and painted as needed.

8.0 (2) Active water leak was observed under the master bathroom tub down into the ceiling below. Moisture meter and thermal camera were used with active concerns observed. Recommend further evaluation by a qualified professional to assess conditions and repair.



8.0 Item 1 (Picture)

8.0 Item 2 (Picture)

8.0 Item 3 (Picture)

8.7 Recommend annual cleaning and inspection of wood-burning stove by a qualified professional as normal maintenance.

8.7 Item 1 (Picture)

8.8 Laundry and auxiliary equipment (all plug-in appliances) was not operated and is not covered under stand home inspection guidelines, have operated prior to closing to ensure function. Dryer vents should be cleaned regularly to prevent possible fire hazards.

8.8 Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. HOT WATER SYSTEM

Styles & Materials

HOT WATER SUPPLY:
Tank Style

BRAND:
AO Smith

ENERGY / FUEL:
Natural Gas

VENTING SYSTEM:
Metal Vent to B-Vent

ESTIMATED AGE:
1-2 Years

DESIGN LIFE:
10-12 Years

ESTIMATED CAPACITY:
50 Gal

LIMITATIONS:

		A	F	R	NI	NA
9.0	WATER HEATER	•				
9.1	VENT CONNECTION	•				
9.2	GAS LINE / ELECTRIC CONDUIT	•				
9.3	COMBUSTION AIR PROVISIONS	•				
9.4	TEMP. PRESSURE RELIEF VALVE	•				
		A	F	R	NI	NA

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

10. HEATING SYSTEM

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

TYPE SYSTEM:
Forced-Air Furnace

BRAND:
Fujitsu

UNIT LOCATION:
Basement

ESTIMATED AGE:
Est. 2-4 Years

DESIGN LIFE:
15-20 Years

VENTNG SYSTEM:
Power Vented
Type-B Vent

PRIMARY DISTRIBUTION SYSTEM:
Ducted w/ Registers

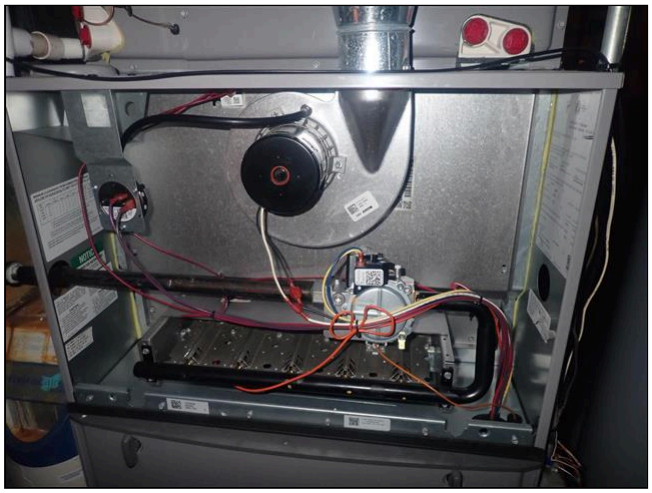
LIMITATIONS:

		A	F	R	NI	NA
10.0	HEATING SYSTEM	•				
10.1	BURNER	•				
10.2	VENT CONNECTOR	•				
10.3	BLOWER MOTOR	•				
10.4	DISTRIBUTION SYSTEM (EXPOSED)	•				
10.5	THERMOSTAT	•				
10.6	FUEL LINE AT UNIT	•				
10.7	COMBUSTION AIR PROVISIONS	•				
		A	F	R	NI	NA

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

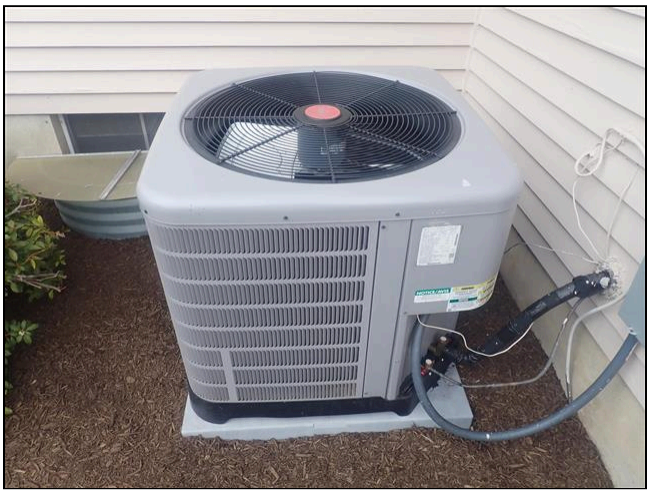
10.0 Heating system is estimated to be 2-4 years old with a typical 15-20 year design life. System was operational during the inspection with no immediate concerns or defects noted. Recommend annual servicing by a qualified professional as normal maintenance.



10.0 Item 1 (Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. COOLING SYSTEM



Styles & Materials

TYPE SYSTEM:
Central Air Conditioning

BRAND:
Rheem
Ruud

ESTIMATED AGE:
2-4 Years

DESIGN LIFE:
Est. 15 Years

AIR HANDLER LOCATION:
Basement

PRIMARY DISTRIBUTION SYSTEM:
Ducted w/ Registers

REFRIGERANT:
R-410a (Puron)

LIMITATIONS:
Cold Outdoor Temps

		A	F	R	NI	NA
12.0	COOLING SYSTEM	•				
12.1	OUTDOOR UNIT	•				
12.2	CONDENSATE PROVISIONS	•				
12.3	INDOOR AIR HANDLER		•			
12.4	THERMOSTAT	•				
12.5	DISTRIBUTION SYSTEM	•				
		A	F	R	NI	NA

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

12.0 Cooling system is estimated to be 4-6 years old with a typical 15 year design life. Unit could not be operated during the inspection due to cold weather which could damage the system, it is recommended you have the unit serviced prior to cooling season. Unit inspection based on visual condition.

12.2 Moisture sensor on condensate drains are designed to trip and shut off unit if blockages occur. These sensors are not operated during inspection, monitor and maintain over time as normal maintenance.

12.3 Rusting noted around AC drier, recommend having serviced by a qualified professional.

13. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SUPPLY PIPING:
Copper

DRAIN / WASTE PIPING:
Plastic/PVC/ABS

MAIN WATER SHUT OFF LOCATION:
Basement

MAIN CLEANOUT LOCATION:
Basement

WATER TREATMENT SYSTEM:
None

LIMITATIONS:

		A	F	R	NI	NA
13.0	WATER SUPPLY PIPING (EXPOSED)			•		
13.1	WATER FLOW AT FIXTURES	•				
13.2	DRAIN / WASTE PIPING EXPOSED	•				
13.3	GAS PIPING EXPOSED	•				
13.4	FIXTURE DRAINAGE	•				
13.6	FAUCETS	•				
13.7	LAUNDRY / UTILITY SINK	•				
		A	**F**	**R**	**NI**	**NA**

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

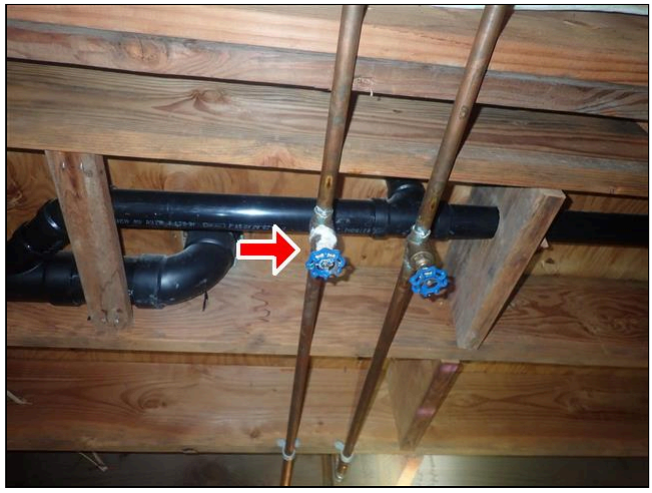
Comments:

13.0 Excessively corroded valves and fixtures were observed throughout the home, specific locations include:

- 2nd floor guest bathroom sink
- master bathroom sink
- kitchen sink
- Multiple shut off valves throughout basement ceiling area.
- Main water shut off

Recommend a full evaluation by a qualified plumber to assess and repair damaged areas to prevent possible failure and damages.

13.0 Item 1 (Picture)



13.0 Item 2 (Picture)

13.0 Item 3 (Picture)

13.0 Item 4 (Picture)

13.6 Make sure all exterior hose bibs are winterized during winter months to prevent freezing and possible leaks/damages.

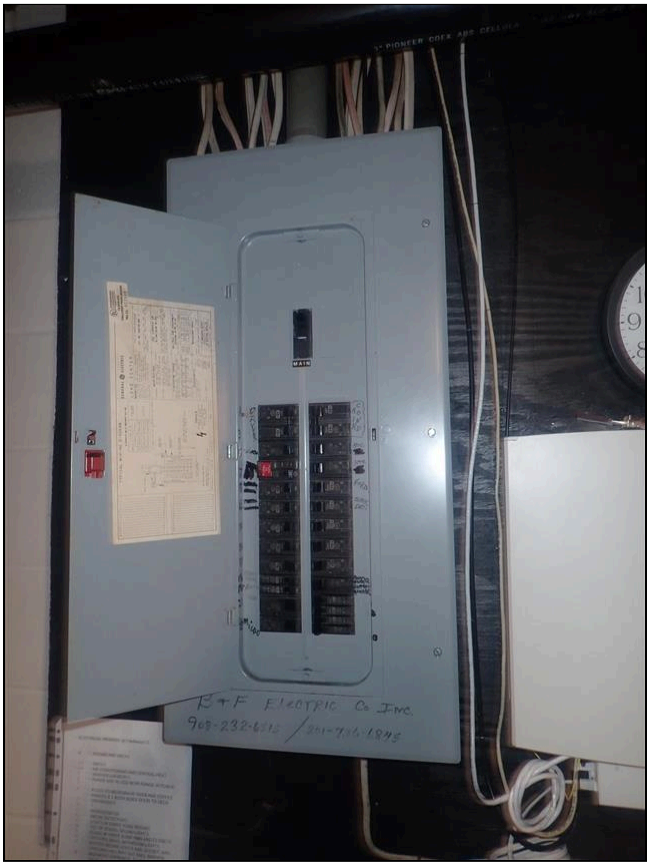
13.7

13.7 Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. ELECTRICAL SYSTEM

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

HOUSE SERVICE:
Underground
Service Amp: 150 Amp

MAIN PANEL:
Location: Basement
Est. Capacity: 150 Amp
Disconnect: 150 Amp

TYPE CIRCUITS/WIRING:
120v Circuits: Copper
240v Circuits: Copper
Wiring Type: Non-metallic Wiring

CIRCUIT-INTERRUPTERS:
GFCIs: At Receptacle Outlets
AFCIs: Not Observed

		A	F	R	NI	NA
14.0	MAIN ELECTRICAL SERVICE	•				
14.2	SERVICE GROUNDING PROVISIONS	•				
14.3	MAIN PANEL(S)	•				
14.5	VISIBLE WIRING/CONDUCTORS	•				
14.6	REPRESENTATIVE DEVICES	•				
14.7	GROUND-FAULT CIRCUIT-INTERRUPTERS		•			
		A	**F**	**R**	**NI**	**NA**

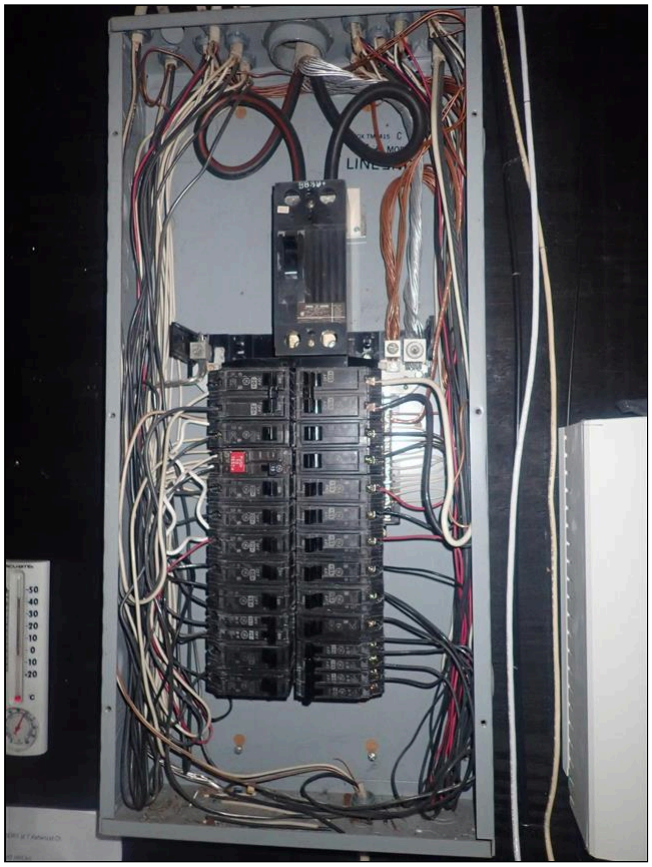
A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

14.0

14.0 Item 1 (Picture)

14.3



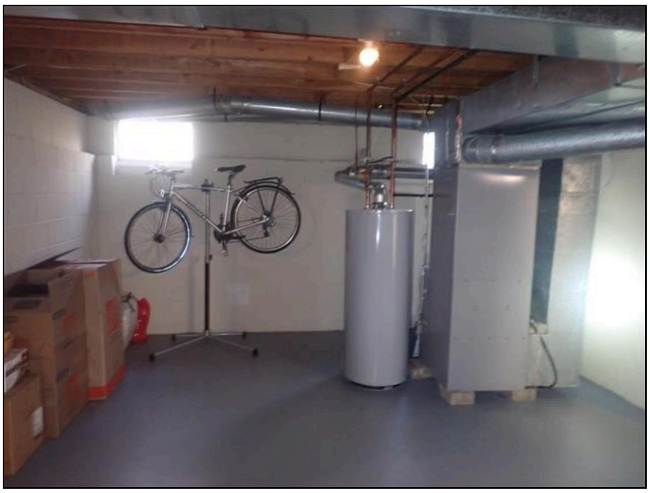
14.3 Item 1 (Picture)

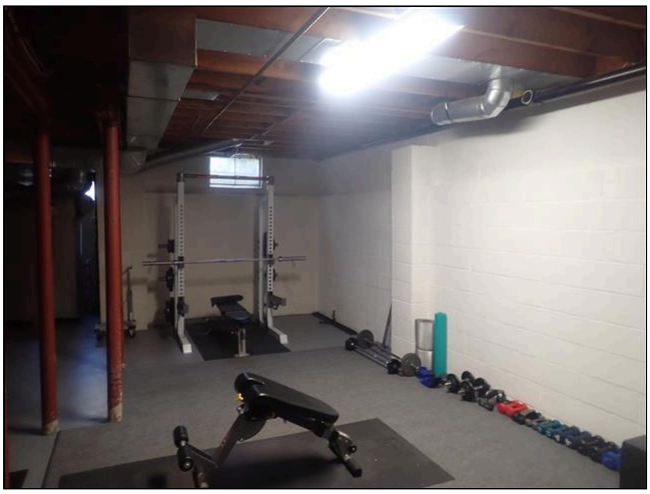
14.7 See kitchen section for comments.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. FOUNDATION / STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.





Styles & Materials

CONSTRUCTION TYPE:
Basement
Block Foundation

BASEMENT AREAS:
Entirety of House

FLOOR STRUCTURE:
Framing: Wood Joists
Beams: Built-Up Wood

Columns: Steel Columns

INSULATION / VAPOR BARRIER: **LIMITATIONS:**

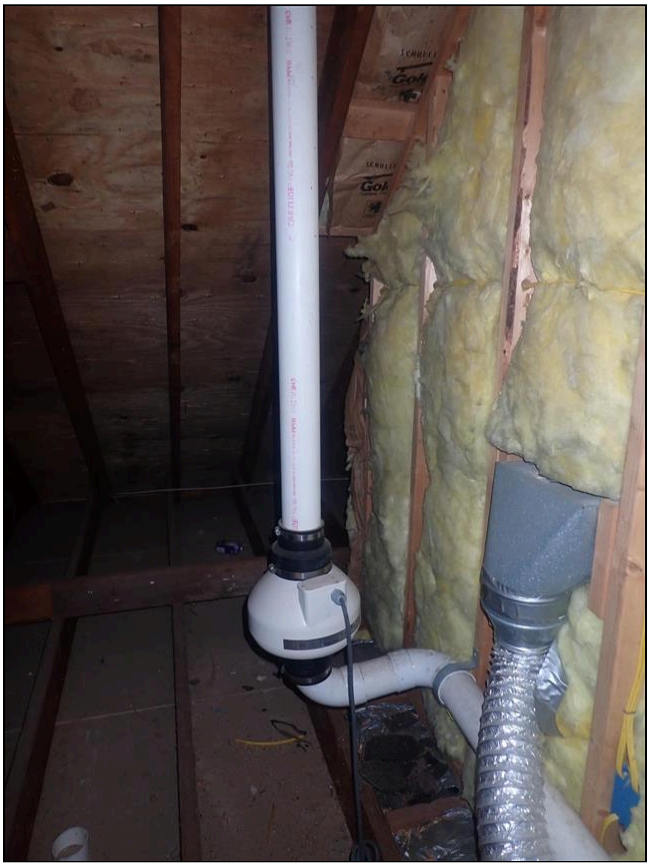
Rim Areas: Fiber Batts (est. 3-5")

		A	F	R	NI	NA
15.0	FOUNDATION WALLS	•				
15.1	FOUNDATION SLAB	•				
15.2	FLOOR FRAMING	•				
15.3	PIERS / COLUMNS	•				
15.4	MAIN BEAM / GIRDERS	•				
15.5	INSULATION PROVISIONS	•				
15.6	BASEMENT FLOOR/SLAB	•				
15.7	STAIRS / RAILINGS	•				
15.8	BASEMENT WINDOWS	•				
15.12	RADON SYSTEM	•				
		A	**F**	**R**	**NI**	**NA**

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

15.12 There is an active radon mitigations system installed, fan located in garage attic space, site-gauge located in basement. System was operational, test is ongoing to determine results.



15.12 Item 1 (Picture)

15.12 Item 2 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. WATER PENETRATION

Styles & Materials

AREAS AT GRADE:
Basement

SUMP PUMPS:
Submersible Pump

LIMITATIONS:

		A	F	R	NI	NA
16.0	EXTERIOR FEATURES / WATER INTRUSION	•				
16.1	INTERIOR CONDITIONS	•				
16.2	SUMP PUMP			•		
		A	**F**	**R**	**NI**	**NA**

A= Acceptable, F= Fair, R= Immediate Repair, NI= Not Inspected, NA= Not Applicable

Comments:

16.2 Sump pump is excessively rusted and in poor condition. Float valve turned on but did not adequately turn off during the inspection, had to be manually turned off. Recommend replacing based on deteriorated condition.

16.2 Item 1 (Picture)