

Confidential Inspection Report

**123 Elm St
Montvale, NJ 07645**

Prepared for: John & Jane Doe



Prepared by: Aurora Home Inspections

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Montvale, NJ 07645

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Lawrence Smyj, NJHI-24GI00070300/NYHI-16000016880/CTHI-590

This inspection was performed to provide you with a general overview of all the major systems and components based upon their condition at the time of the inspection. This report is intended to cover only such portions of the premises and equipment therein as may be evaluated visually.

While due care was/is exercised in the performance of these services, the inspection company make no representations or guarantee with respect to latent or unobserved defects which may exist or surface in the future. This inspection report is not an insurance policy not guaranteed against future repair or replacement expense.

| |
|---|
| <p>This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.</p> |
|---|

Report: 1834doe

Inspection Address: 123 Elm St ,Montvale, NJ 07645

Page 2

Date:

Report Table of Contents

| | |
|----------------------------|----|
| GENERAL INFORMATION | 4 |
| GROUNDS | 6 |
| EXTERIOR – FOUNDATION | 9 |
| BASEMENT – CRAWLSPACE | 11 |
| ROOF SYSTEM | 12 |
| ELECTRICAL SYSTEM | 15 |
| HEATING – AIR CONDITIONING | 19 |
| PLUMBING SYSTEM | 22 |
| KITCHEN – APPLIANCES | 25 |
| BATHROOMS | 27 |
| INTERIOR ROOMS | 29 |
| LAUNDRY AREA | 37 |
| GARAGE – CARPORT | 39 |

GENERAL INFORMATION

Client & Site Information:

Client:

John & Jane Doe.

Inspection Date:

06 23 2019.

Client:

John & Jane Doe

Inspection Site:

123 Elm St
Montvale, NJ 07645

House Occupied?

No, Vacant.

People Present:

Selling agent, Purchaser, Purchasers family members, Contractor.

Comments:

Recommend a Permit and / or a Violation search in the local Building Department and a look through the local Tax Assessors office to see the public records regarding this property.

At the time of the Inspection there was evidence that an oil tank might have been here.

It is **STRONGLY RECOMMENDED** that you get written documentation that if there was an oil tank that it was legally removed and disposed of AND that when the conversion from oil to gas occurred that the chimney flue was properly retrofit and / or relined for the change in fossil fuels.

This should have been done by a licensed contractor and there should be written documentation.

Building Characteristics:

Main Entry Faces:

163* North West.

Estimated Age:

~60+

Building Type:

1 family.

Stories:

2.5.

Space Below Grade:

Basement.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (f):

~ 70-80*

Utility Services:

Water Source:

Private,

Make sure to have a copy of the Well test to your attorney BEFORE the closing.

The sellers are suppose to do the well test.

THIS IS IMPORTANT.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Report: 1834doe
Inspection Address: 123 Elm St ,Montvale, NJ 07645

Page 5
Date:

Payment Information:

Total Fee:
\$ 870.00

A Home Inspection for a home this size and age and the report is \$495.
Reports are usually sent to you the same day. Sometimes within hours of the inspection.
A Radon test and the lab report is \$150.
A Termite inspection and the Termite report is \$125.
One Mold sample and the lab analysis is \$100.
Total \$ 870.

What is also included with every inspection:
"ReCall Chek " for the appliances and the boiler and hot water tank and the AC unit is included on every inspection.
90 day warranties such as "Sewer Gard" on the water and the sewer line is included on every inspection.
90 day warranties such Mold Safe, Termite Protection are included.
\$25,000. Structural Warranty is included in every inspection.
5 Year Roof Warranty is included with every inspection.
An INFRA RED scan is included with every inspection
Labeling major shut off valves is included with every inspection.
Monster Free Guarantee (if small children will be living or visiting here) is included with every inspection.

For more information and or details please contact RWS
Residential Warranty Services of Carmel Indiana
or call 800 544 8156.

Paid By:
You can pay online or with a check, credit card or cash and we will give you a receipt.

About Rated Items:

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:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or

performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUND
S

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

| | | | |
|-----------------------|-----------------------|-----------------------|--|
| OK | MM | RR | INOPERABLE |
| Driveway: | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> Blacktop. |
| Walks: | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> Sidewalk type: Paver/Tile. |



| | | | |
|--------------------------|-----------------------|-----------------------|-------------------------------|
| Exterior Steps / Stoops: | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> Pavers. |

Patio / Porch:

OK MM RR INOPERABLE

Slab:

☐ ☐ ☐ ☐ Patio type: Concrete.



Structure:

☐ ☐ ☐ ☐ Type: Open design.

Cover / Roof:

☐ ☐ ☐ ☐ Not Applicable.

Decks / Balcony:

Condition:

☐ ☐ ☐ ☐ None, It appears that there was a deck here at one time and has been removed.

Whether it was or was not filed for with the local Building Department can only be determined by going there and pulling the file on this property.

There is a wealth of information to be found there.

Since the deck is gone it might have been taken down because of the condition of the deck.

Decks have a useful lifespan of about 12 to 15 years.

ALL decks need to be maintained as they sit outside year in and out.

If you have a deck and don't know how old it is it's

STRONGLY RECOMMENDED that you have it inspected and

DO NOT overload the deck with either a lot of people or put something on the deck like a hot tub.

Both are **NOT** recommended.



Fences & Gates:

Condition:

☐ ☐ ☐ ☐ Type: White vinyl, Minor tune ups and maintenance are suggested.

Grading:

OK MM RR INOPERABLE

Site:

☐ ☐ ☐ ☐ Flat site, Lot grading and drainage has a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation.
It is very important that water is carried and directed AWAY from the house.

Retaining Walls:

Condition:

☐ ☐ ☐ ☐ Retaining wall type: Stacked block, Satisfactory -
The water above the retaining wall is correctly directed away from the wall.

Windows Wells:

No drain noted for window well areas. If there is no drain then there should be a cover over it to keep rain and snow from lingering in the window well and possibly getting into the basement.
Plastic covers should be in good shape and caulked down or attached to keep rain and snow and kids out. Here there are a couple of covers that should be replaced.

Landscaping:

Condition:

☐ ☐ ☐ ☐ As a part of the maintenance trim the shrubs by AC units away from them and also clear mulch and soil away from the AC units too so they operate more efficiently.
Call a local charity like Habitat For Humanity and see if you can donate the shrubs you don't want or need.
Sometimes they can have volunteers dig them up to reuse the shrubs or ground cover on one of their projects.
You will be doing some good and possibly get a tax donation

Bird baths , fountains, ponds and statuary can add elegance to the landscape but it can be dangerous for small children.
Keep an eye on I children and do not leave them unattended where they might pull over a bird bath or statue by climbing up on it or by falling into a pond or stream.

Have a licensed sprinkler company blow out the sprinkler system and check it out before the cold weather gets here.
It is cheaper to have this done now then to dig up and replace broken or cracked sprinkler lines later.
Have them make sure none of the sprinklers are aimed at the house.

☐ ☐ ☐ ☐ Check with local charities like Habitat For Humanity to find out if they need shrubs or plantings for any of their projects.
If they need a donation like this ask them if they have volunteers that will dig them up and remove them.
Ask for a receipt for this "donation".
Play sets, Tree houses, sheds , out buildings and Koi ponds are not inspected are part of the Home Inspection and aren't included.
Maintenance tip: When landscaping keep plants even at full growth, at least 18" away from the house siding and windows.
Check FEMA Flood maps for additional information as is related to streams , rising waters and flood zone amps.
ALL of which are outside and beyond the scope of a Home Inspection.
Ponding is noted.
Fill in depressions and add top soil where needed.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 structural engineer. 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

| OK | MM | RR | INOPERABLE | |
|-----------------------|-----------------------------------|-----------------------|-----------------------|---|
| | <i>Materials & Condition:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Walls are constructed with: Combination of: Vinyl siding, Smooth stucco, Note: There is a whole house generator installed here. Operating and inspecting this kind of device is beyond the scope of a Home Inspection and the Standards Of Practice in this state. As such it was not inspected. It is STRONGLY RECOMMENDED that you get ALL related paperwork, instructions and warranties for this component . Make sure that you have it serviced once a year so as to maintain its warranty. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There was a generator here at one time but it has since been removed. Electrical panel remains. |
| | | | | Inspecting generators is outside the scope of a Home Inspection as per the Standards of Practice in this State. |



| | | | |
|-----------------------|-----------------------|-----------------------|--|
| OK | MM | RR | INOPERABLE |
| | Flashing & Trim: | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> Vinyl materials. |

Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

Chimney Exterior:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Brick materials. Suggest rebuilding the weather cap / chimney crown to reduce the opportunity of water infiltration and damage. This is a common but important maintenance item. |
|-----------------------|-----------------------|-----------------------|-----------------------|--|



Flue:

| | | | | |
|--|-----------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top. The inspection is limited to the visible portions of the fireplace flue. |
| Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. | | | | |

Have a licensed Chimney company do a Level 2 Inspection.



| OK | MM | RR | INOPERABLE | |
|-----------------------|--|-----------------------|-----------------------|--|
| <input type="radio"/> | Flashing: <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Install a "Cricket". A cricket is a small built up portion of the roof to divert water, snow and ice away from sitting in / on the high side of the chimney. Eventually sitting water will find its way into the house and cause a leak. A licensed roofer can do this and it is not a big nor expensive job. |
| <input type="radio"/> | Chimney Cap: <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There is a metal rain hat installed. It will help keep rain from entering the flue. There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue. |
| <input type="radio"/> | Height & Clearance: <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher. |

Foundation:

| | | | | |
|-----------------------|---|-----------------------|-----------------------|--|
| <input type="radio"/> | Materials & Condition: <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide. The exterior view of the foundation is limited to the portions visible above grade as most of the basement walls are covered over with sheetrock. It is STRONGLY RECOMMENDED that you go back AFTER it is cleaned out and BEFORE the end of the Home Inspection contingency period ends to look around. |
|-----------------------|---|-----------------------|-----------------------|--|

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

Access:
 There is no crawlspace on/in this house.

Basement:

Access:
 Basement is fully accessible, Basement is mostly finished.

There was a prior treatment for either Termites or some other Wood Destroying Insect.
Ask the sellers if they have a current in force contract and is it transferable.

| OK | MM | RR | INOPERABLE | |
|-----------------------|---------------------------|-----------------------|-----------------------|---|
| | <i>Walls:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Walls are concrete block. There is no way to see all of the original walls with a sheetrock finish over them. |
| | <i>Foundation Bolts:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Not visible. |
| | <i>Moisture:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No - There were no elevated moisture levels noted on the exposed areas of the basement walls at the time of the Inspection. There should be a working dehumidifier in place and have it turned on 24/ 7 to keep the humidity down in the basement. This will help prevent a possible build up of Mold . |
| | <i>Beams/Underfloor:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Beams are not fully visible. As such it could not be inspected. |
| | <i>Posts & Piers:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None. |
| | <i>Floor:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wooden floor. |
| | <i>Windows:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are basement level windows. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. |

Other Observations:

Check with the local Building Dept. and Tax Assessors Office to look at the files to check regarding outstanding violations , open permits, plans on the house , possible paperwork for a legally removed oil tank or a survey for the property, etc.
There is a wealth of information to be found here. Stay away from the big box stores when you need to ask questions for home projects.

Go to a local hardware store instead. Introduce yourself and make friends with the people who work there.

This is one of the better places to go when you need questions on what to do or buy for a home repair.

Install a Smoke & CO detector in the basement.

If there is already one there then check to make sure it works and change it out for a new one every 10 years.

Mark on them when they were installed.

When installing them READ THE DIRECTIONS. No one ever does.

It will show the correct placement for installation.

Keep ALL combustible materials off of and away from ALL of the (electric) radiators here in the basement and throughout the entire house.

Change out all of the smoke and CO detectors in the entire house every 5 years.

When moving you should change all of them out then as you do not know how old they are.

Buy the best ones that you can find to protect your family.

Walkout Basement:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------------------|
| <i>Exposed Walls:</i> | | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None. No exterior basement steps. |

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the 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 waterproof membrane beneath roofing materials is generally concealed and cannot be examined without

removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:*Style:*

Pitched.

*Roof Access:*

Unable to fully access due to height/pitch/weather/type,
A zoom lens on a camera and a camera were used to view the roof.

OK MM RR INOPERABLE

Roof Covering:

☒ ☐ ☐ ☐ Composition shingles.

**Flashings:**

☒ ☐ ☐ ☐ Vinyl "J" channel, Maintenance tip for Flashing :
Please keep all flashing well sealed, as deteriorated flashing has been known to be a leading cause of leaks.

Valleys:

☐ ☐ ☐ ☐ None.

Skylights:

☐ ☐ ☐ ☐ Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.
Consider installing a small cricket on the upper portion to divert water and snow from sitting on the high side.



Eaves - Soffits - Fascias:

OK MM RR INOPERABLE
☐ ☐ ☐ ☐

Better venting is recommended in the soffit boards to vent out the attic as there are just a couple of existing vents now. More vents are needed to be installed on the soffits both front and back. A licensed roofing contractor can evaluate and estimate costs here. A web site to go to for easy to understand mechanical illustrations is www.airvent.com.

Gutters & Downspouts:

☐ ☐ ☐ ☐

Significant amounts of debris evident. Clean the gutters seasonally. This is a small but very important item that should not be over looked as normal maintenance.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

Attic is split as there are 2 attics. Install a Smoke detector in the attic.

| OK | MM | RR | INOPERABLE | |
|-----------------------|-----------------------|-----------------------|-----------------------|---|
| | | | | <i>Structure:</i> |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | A rafter system is installed in the attic cavity to support the roof decking. |
| | | | | <i>Ventilation:</i> |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed. Soffit vents are blocked with insulation. Recommend installing baffles at the ends so the house can "breathe" better. Baffles can be found in most big box home improvement stores in the roofing section or near the insulation. A good web site to explain why ventilation is so important and the how and why a house needs to breath is AirVent.com |
| | | | | <i>Insulation:</i> |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Fiberglass batts, Recommend additional insulation in the attic area and better ventilation too. Insulation is installed between floor joists. |

Depth & R-factor:

5-6 inches, Double it, A good web site to explain why ventilation is so important and the how and why a house needs to breathe is AirVent.com, Try to get ~12" in the attic to achieve an R38 or R40.

Other Observations

Install a smoke detector in the attic.

Ask the sellers when a replacement roof was installed.

Ask about warranties and if they are transferable for the roof and any other warranties for any other products , components etc. in the house.

Insulate the attic door or hatch to save on energy.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Overhead, 110/220 Volt, Circuit breakers, 150 Amp service. |
|-----------------------|-----------------------|-----------------------|-----------------------|--|



| OK | MM | RR | INOPERABLE |
|-----------------------|-----------------------|-----------------------|-----------------------|
| | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Grounding Equipment:

Grounded via connection to metallic water pipe.

Electrical Distribution Panels:

Main Panel Location:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|---|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Basement, Closet. Square D brand electric panel and breakers. |
|-----------------------|-----------------------|-----------------------|-----------------------|---|

Main Panel Observations:

Circuit and wire sizing correct so far as visible.

Note: There is a hook up for a generator . No generator seen here at the time of this inspection.

Remnants of where there was a pad and prior wiring but it appears that the seller has removed this equipment.

If you do intend to replace or upgrade what was here it is **STRONGLY RECOMMENDED** that you consult with a licensed electrician.

Subpanel #1:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None . No sub panel. |
|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|

Conductors:

Entrance Cables:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|---------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Aluminum- OK. |
|-----------------------|-----------------------|-----------------------|-----------------------|---------------|

Branch Wiring:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|---------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Copper. |
|-----------------------|-----------------------|-----------------------|-----------------------|---------|

Switches & Fixtures:

General:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. |
|-----------------------|-----------------------|-----------------------|-----------------------|--|

Basement:

OK.

Kitchen Interior:

OK.

Master Bath:

OK.

Other Bath:

OK.

Entry / Foyer / Hall:

OK.

Living Room:

OK.

Dining Room:

OK.



Master Bedroom:

OK.

Bedroom #2:

No overhead light fixture, wall switch operates a lamp, If you want to save money on your energy bills consider installing an LED bulb in place of the florescent bulb. LED's use even less energy than florescent bulbs.

There is a plug in "air freshener". Unplug it and throw it out. These things are small electric heaters heating up oils (an accelerant) in a device made as cheaply as possible in a third world country. At present there are class action suits against various manufacturers of these things for fires they have caused. Throw it out.

Bedroom #3:

OK.

Laundry:

OK.

Garage Walls:

OK.

Electrical Outlets:

| | | | |
|----|----|----|------------|
| OK | MM | RR | INOPERABLE |
|----|----|----|------------|

| | | | | |
|---|---|---|---|--|
| ○ | ○ | ○ | ○ | A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. |
|---|---|---|---|--|

Exterior Walls:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.
Have a licensed Electrician evaluate and make repairs, When looking for any type of tradesman to do repairs or improvements on your home, ALWAYS make sure they are licensed and insured.

Read on line reviews to do your home work and ASK your Realtor.
Realtors are a great source of information on who is the best (and the worst) contractors in the local area.

Basement:

A representative sampling of switches and outlets was tested.
As a whole, outlets and switches throughout the house are in serviceable condition.

Kitchen Interior:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Master Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Other Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Entry / Foyer / Hall:

Too few outlets in this room for today s use and standards.

Living Room:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Dining Room:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Master Bedroom:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Note: Some of these outlets have been upgraded to new outlets where a USB port is part of the outlets.

Bedroom #2:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Bedroom #3:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Laundry:

OK.



Garage Walls:

There is an opened outlet that needs to be covered.



Ceiling Fans:

Kitchen Interior:

None.

Entry / Foyer / Hall:

None.

Living Room:

None.

Dining Room:

OK.

Master Bedroom:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Bedroom #2:

None.

Bedroom #3:

None.

HEATING - AIR CONDITIONING

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. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Forced Air. Amana brand HVAC unit.

Fuel Source:

Natural Gas, Copies of heating bills from the last heating season are the best measure of the heating systems efficiency.

Capacity / Approx. Age:

~ 80k BTU's from 2013.

| OK | MM | RR | INOPERABLE | |
|-----------------------|---|-----------------------|-----------------------|---|
| | <i>General Operation & Cabinet:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Get an annual Maintenance Contract on the Boiler or Furnace from a licensed HVAC contractor . The Utilities such as PSE & G and or Con Ed or O&R has a program called, " Worry Free". Well worth looking into. |
| | | | | Note: AprilAire brand unit . You must maintain the humidifier component in this system. Have it service periodically as per manufacturers specifications. If you don't maintain this unit there is the potential for excess humidity going into the ducts and rusting them in places. |
| <input type="radio"/> | <i>Burners / Heat Exchangers:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. |
| <input type="radio"/> | <i>Pump / Blower Fan:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |
| | <i>Combustion Air:</i> | | | |

| | | | | |
|-----------------------|---------------------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Inadequate air coming into the room. This is important as the gas appliances need to have adequate air circulation to run either the boiler or hot water unit right. There should be a louvered door to the Utility room to make sure there is adequate fresh air into the gas appliances in this room. THIS IS IMPORTANT. |
| OK | MM | RR | INOPERABLE | |
| <input type="radio"/> | <i>Flues, Vents, Plenum:</i> | <input type="radio"/> | <input type="radio"/> | The flue pipe is metal that enters a masonry flue. |
| <input type="radio"/> | <i>Air Filters:</i> | <input type="radio"/> | <input type="radio"/> | Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.. |
| <input type="radio"/> | <i>Normal Controls:</i> | <input type="radio"/> | <input type="radio"/> | Thermostat is located in the living room. |
| <input type="radio"/> | <i>Electric Baseboard Heat:</i> | <input type="radio"/> | <input type="radio"/> | None. There is in floor heating in the laundry area and in one of the bathrooms in the floor. We did turn both on to check the integrity of both by using a FLIR Thermal Imaging camera. Laundry room and bathroom were the only two places this in floor heating exists in this home. Both floor heating units worked satisfactorily at the time of this inspection. |

Fireplaces / Solid Fuel Heating:

None.

| | | | | |
|-----------------------|--------------------------|-----------------------|-----------------------|-------|
| <input type="radio"/> | <i>Kitchen Interior:</i> | <input type="radio"/> | <input type="radio"/> | None. |
| <input type="radio"/> | <i>Living Room:</i> | <input type="radio"/> | <input type="radio"/> | None. |
| <input type="radio"/> | <i>Dining Room:</i> | <input type="radio"/> | <input type="radio"/> | None. |
| <input type="radio"/> | <i>Master Bedroom:</i> | <input type="radio"/> | <input type="radio"/> | None. |
| <input type="radio"/> | <i>Bedroom #2:</i> | <input type="radio"/> | <input type="radio"/> | None. |

Air Conditioning:*Primary Type:*

Central, Split System- Amana brand AC unit.

Fuel Source:

110 Volt, Electrical disconnect present.



Capacity / Approx. Age:
 ~ 2 ton unit from 2013.



| OK | MM | RR | INOPERABLE | |
|---------------------------------|-----------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Unit(s) need to be properly leveled to operate correctly and efficiently. Without leveling the AC unit the life span of the motor is shortened. Trim plants and shrubs away from the AC unit so it can operate more efficiently. Dig out around the base of the condenser to keep leaves and soil away from clogging the fins. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Insulation is missing off the condensate line and needs to be replaced. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK There is a Nest thermostat here. These kind of thermostats are a GREAT way to save on energy and to save money by learning how to use this device correctly. |
| Ductwork / Distribution: | | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Have all of the ducts cleaned by a licensed professional. This is normal maintenance. |

Kitchen Interior:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Entry / Foyer / Hall:

None.

Living Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Master Bedroom:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #2:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #3:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Auxiliary Equipment:

OK MM RR INOPERABLE

Whole House Attic Fan:

○ ○ ○ ○ Whole house fans pull in outside air through the downstairs windows and push out hot air through the attic vents cooling your house at a fraction of the cost of central AC. Effective except on the most stifling summer days, the typical whole house fan consumes less than 600 watts. Caution: NEVER USE THE WHOLE HOUSE FAN WHEN USING THE FIREPLACE IF YOU HAVE A FIREPLACE.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:*Shut Off:*

Water meter and Main shutoff valve is located in, the basement towards the front of the house.

Material:

Copper and brass

Water softener installed -Inspection of these devices is outside and beyond the scope of the Home Inspection . If this is serviced by a local water company than have them look at it and or maintain it.

Water filter needs to the cartridge to be changed out and cleaned.

Look for the manual or go on line to download the instructions as to how to do this correctly as this is also for drinking water used here in this home.

Pressure:

Water pressure appears adequate at the time of the inspection.

Supply Lines:

Material:

Combination of materials, Copper, Plastic- PEX.

OK MM RR INOPERABLE

Condition:

☐ ☐ ☐ ☐ Minor corrosion is noted, No leakage is noted, but monitor in the future.

Waste Lines:

Material:

Cast Iron, Plastic.

Condition:

☐ ☐ ☐ ☐ Due to the age of the house and the age of the sewer line you may want to consider running a sewer scope out to the main trunk line to verify the condition and integrity of the entire sewer line. Sewer scoping and inspecting the integrity of the sewer lines is outside the scope of a Home Inspection as per the Standards of Practice in this state. That is why a licensed plumbing contractor or Sewer company should do this kind of test.

Hose Bibs / Hookups:

General:

☐ ☐ ☐ ☐ Frost proof type.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source:

Gas
Maintenance on an on demand hot water heater is essential.
On most on demand hot water heaters you MUST have them serviced and cleaned once a year. Otherwise you will void any warranties that come with them.

Capacity:

There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically. Rinnai brand unit.

Location:

Basement, Utility room

Water temperature needs to be adjusted downward on the hot water tank as it is too high. Water can scald someone rapidly as the temperature exceeds 120* .

Adjust the temperature on the knob near the bottom of the tank. Also this is a way to save money on energy.

Condition:

☐ ☐ ☐ ☐ Appears serviceable condition , no concerns.

Ask the sellers for any transferable warranty paperwork on the Hot Water heater and any other appliance or items that they may have the paperwork for, before the closing.

Water Heater #2:

Power Source:

No 2nd hot water tank.

Fuel System:

OK MM RR INOPERABLE

Meter / Tank:

☐ ☐ ☐ ☐ System appears serviceable, Gas meter and Main gas shut off valve is located: On the North side of this home.

Sump Pump:

☐ ☐ ☐ ☐ The sump pump cover was sealed shut. As such it could not be operated, tested nor inspected. Have the sellers demonstrate that it works prior to the expiration of the home inspection contingency period .

Basement:

☐ ☐ ☐ ☐ None.

Septic System:

Septic Tank Location:

None.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:

☐ ☐ ☐ ☐ Blanco brand undermount sink.



Instant Hot Water Dispenser:

Other Built-ins:

☐ ☐ ☐ ☐ None installed.

Water Purifier:

Other Built-ins:

☐ ☐ ☐ ☐ Water purifier / water softener system is installed in the utility area , but is not a part of this inspection as it is outside the scope of the Standards of Practice for a Home Inspection in this state. None installed.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

☐ ☐ ☐ ☐ Recommend installing metal braided burst resistant hoses. One web site you can visit for more information on this subject is at Watts.com. Check out the Watts Flood Safe Auto Shutoff Connectors. The braided stainless steel hoses have a valve that shuts off water if the flow on the demand side exceeds 2.9 gallons a minute. Installing these hoses can spare you serious headaches. None.



Waste Lines/Sink Drains:

Laundry:

OK, Note: There is a working ejection pump below the sink that did work at the time of this inspection.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

| | | | |
|----|------------------------|----|------------|
| OK | MM | RR | INOPERABLE |
| ⊙ | Type & Condition: ○ | ○ | ○ |

Gas, When considering replacing appliances look to the big box stores for floor models to get a good deal. Ask about appliances that are last years models. Remember you can negotiate on this stuff. Especially if the appliance has a scratch on the side that just happens to be facing a wall in your new home. Check out Renovation Angels , Habitat for Humanity Re Store , or Green Demolitions. When you buy from any of these charities what ever price you negotiate down to this ends up being a donation to a

charity so you can write this off on your taxes. Fisher Paykel brand stove.



Ventilation:
OK MM RR INOPERABLE
Type & Condition:
☐ ☐ ☐ ☐ Internal.



Refrigerator:
Type & Condition:
☐ ☐ ☐ ☐ Electric, Liebherr brand refrigerator.



Dishwasher:
Condition:
☐ ☐ ☐ ☐ OK, Bosch appliance.

Garbage Disposal:

| OK | MM | RR | INOPERABLE | |
|-----------------------|-----------------------|-----------------------|-----------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | STRONGLY RECOMMEND that you Child Proof the garbage disposal if you will have young children visiting or living here to prevent accidents. |

Trash Compactor:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None. |
|-----------------------|-----------------------|-----------------------|-----------------------|-------|

Other Built-ins:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None installed. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None installed. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None installed. |

Kitchen Interior:

| | | | | |
|----------------------------------|-----------------------|-----------------------|-----------------------|--|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Cabinets are wood, Counters are Granite. |
|----------------------------------|-----------------------|-----------------------|-----------------------|--|



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |



Toilet:

OK MM RR INOPERABLE

Master Bath:

☐ ☐ ☐ ☐ The following problems were noted at the toilet: Toilet is loose at floor and needs to be repaired. When tightening up this bowl do so CAREFULLY so as to not crack it.

Other Bath:

☐ ☐ ☐ ☐ OK.



Tub/Shower Fixtures:

Master Bath:

☐ ☐ ☐ ☐ OK.

Other Bath:

☐ ☐ ☐ ☐ OK.



Tub/Shower And Walls:

Master Bath:

☐ ☐ ☐ ☐ OK.

Check out these places for potential bargains, Habitat For Humanity ReStore, Green Demolitions, Build It Green, Renovation Angels. Go online to their web sites as they have daily and weekly specials coming in. Also when you buy from any of these places , ALL OF THEM are Not For Profits so there is the bonus of writing off your purchase as a tax deduction. Consult with your Accountant on this for further

information on this.

| OK | MM | RR | INOPERABLE | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----|
| | <i>Other Bath:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |

Bath Ventilation:

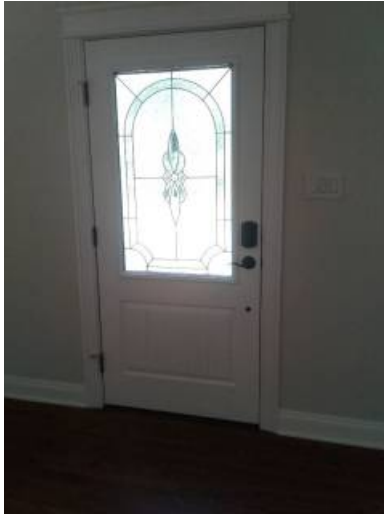
| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----|
| | <i>Master Bath:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |
| | <i>Other Bath:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

| | | | | |
|-------------------------------|---|-----------------------|-----------------------|---|
| | <i>Main Entry Door:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | OK. |
| | <i>Other Exterior Doors:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Safety/ tempered glass on the sliding glass door(s) or windows might not have been required when the house was built but it is an important enough issue where it needs to be installed today. Especially if you have children living here or visiting. |
| | <i>Overall Interior Door Condition:</i> | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Door bumpers are needed here in a few places. |
| | <i>Kitchen Interior:</i> | | | |
| None. | | | | |
| | <i>Master Bath:</i> | | | |
| OK. | | | | |
| | <i>Other Bath:</i> | | | |
| A door bumper is needed here. | | | | |
| | <i>Entry / Foyer / Hall:</i> | | | |
| OK. | | | | |
| | <i>Living Room:</i> | | | |
| OK. | | | | |



Dining Room:

OK.



Master Bedroom:

OK.

Bedroom #2:

OK

When applying for Home Owners insurance remember to tell the agent that your building has a central alarm system , sprinklers and the building is brand new.

Bedroom #3:

OK.

Laundry:

OK.



Windows:

OK MM RR INOPERABLE

General Type & Condition:

○ ○ ○ ○ Make sure ALL of the windows have child safety guards as some are missing.

Kitchen Interior:

Screen missing from window(s). Check with the seller to determine if they are on the property.



Master Bath:

There is no Tempered glass in the bathroom window. As close as it is to the tub/shower area, it should be Tempered glass.

Other Bath:

OK.



Entry / Foyer / Hall:

None.

Living Room:

At least one window or associated hardware in this room needs repair. Hardware Screen missing from window(s). Check with the seller to determine if they are on the property.



Dining Room:

None.

Master Bedroom:

If you are going to have small children visiting or living here consider installing safety guards on the windows. Add cleats by the windows for the cords for shades or window treatments to tie up the cords if you are going to have small children living or visiting here.

Bedroom #2:

If you are going to have small children visiting or living here consider installing safety guards on the windows.

Bedroom #3:

If you are going to have small children visiting or living here consider installing safety guards on the windows.

Laundry:

OK.



Walls:

| | | | |
|----|----|----|------------|
| OK | MM | RR | INOPERABLE |
| ○ | ○ | ○ | ○ |

General Material & Condition:

Drywall, Due to the age of the house there is a chance that there is Lead paint in the house. This can be determined by having a lead paint test done. Also go to the EPA 's web site regarding Lead paint facts.
Should you do any renovations make sure that the contractor is Lead Safe Certified.

Kitchen Interior:

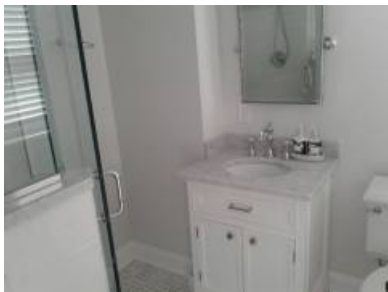
Recommend installing a Fire Extinguisher in the kitchen on a wall on under an upper cabinet in plain sight for use in an emergency. One brand Fire Extinguisher to consider is First Alert 's Tundra because of its ease of use.

Master Bath:

OK. Drywall.

Other Bath:

OK, Drywall.



Entry / Foyer / Hall:

OK, Drywall.

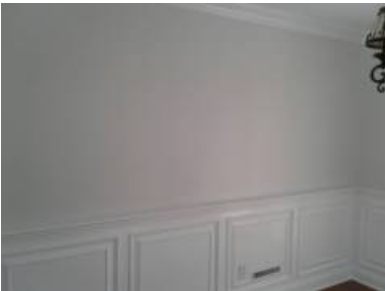
Living Room:

OK, Drywall.



Dining Room:

OK, Drywall Paneling.



Master Bedroom:

OK, Drywall.

Bedroom #2:

OK, Drywall.

Note: Due to the age of this house there is a chance that there is Lead paint on some of the walls or trim some where in the house. The only way to tell for sure is a Lead paint test. Should you have the lead paint removed or have work done on the walls, trim and or ceiling that have peeling paint , make sure whom ever you hire, are licensed , insured and have taken the EPA Lead class and can show you their certification paperwork.

Bedroom #3:

OK, Drywall.

Laundry:

OK, Drywall.



Ceilings:

| | | | |
|---------------------------|----|----|------------|
| OK | MM | RR | INOPERABLE |
| General Type & Condition: | | | |
| ⊙ | ○ | ○ | ○ Drywall. |

Kitchen Interior:

OK, Drywall.

Master Bath:

OK, There are drywall ceilings noted.

Other Bath:

OK, There are drywall ceilings noted.

Entry / Foyer / Hall:

OK, Drywall.

Living Room:

OK, Drywall.

Dining Room:

OK, Drywall.

Master Bedroom:

OK, Drywall.

Bedroom #2:

OK, Drywall.

Bedroom #3:

OK, Drywall.

Laundry:

OK, Sheetrock.

Floors:

| OK | MM | RR | INOPERABLE |
|----|----|----|------------|
|----|----|----|------------|

General:

| | | | | |
|---|---|---|---|---|
| ○ | ○ | ○ | ○ | OK, Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined. |
|---|---|---|---|---|

Kitchen Interior:

OK, The floor covering material is hardwood.

Master Bath:

The floor covering material is ceramic or glazed tile.

Other Bath:

OK, The floor covering material is ceramic or glazed tile.

Entry / Foyer / Hall:

OK, The floor covering material is hardwood.

Living Room:

OK, The floor covering material is hardwood.



Dining Room:

OK, The floor covering material is hardwood.

Master Bedroom:

OK, The floor covering material is hardwood.

Bedroom #2:

OK, The floor covering material is hardwood. Area rug.

Bedroom #3:

OK, The floor covering material is hardwood.

Laundry:

OK, The floor covering material is ceramic or glazed tile.

Closets:

OK MM RR INOPERABLE

○ General: ○ ○ OK.

Kitchen Interior:

None.

Master Bath:

None in the bathroom but there is one in the hall nearby.

Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

Other Bath:

None.

Entry / Foyer / Hall:

Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

Living Room:

None.

Dining Room:

None.

Master Bedroom:

Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

Bedroom #2:

Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

Bedroom #3:

Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

Laundry:

None.

Stairs & Handrails:

Condition:

○ ○ ○ Interior stairs serviceable.

Smoke / Fire / Co Detector:

General:

○ ○ ○ Add more Smoke & CO detectors in the appropriate places and follow manufacturers instructions where you place them. DO NOT install the Smoke or CO detectors in the upper corners of the walls or ceiling. Keep them over 18" out of this "dead zone" . When installing or replacing a detector , READ THE INSTRUCTIONS.

Phone / Computer Access Or Jack:

Kitchen Interior:

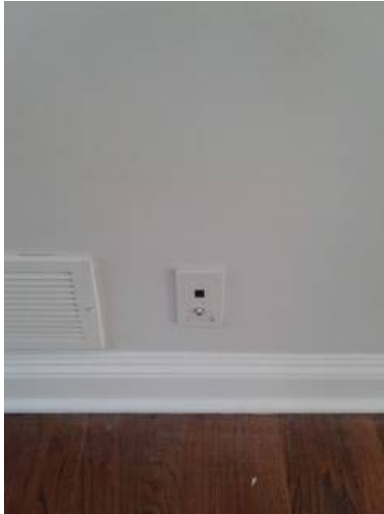
There is a telephone jack installed in this room. It may or may not be functional.

Entry / Foyer / Hall:

None.

Living Room:

There is a telephone jack installed in this room. It may or may not be functional.



Dining Room:

None.

Master Bedroom:

There is a telephone jack installed in this room. It may or may not be functional. You have a choice of either Cable or Fiber being installed here and throughout .

Bedroom #2:

There is a telephone jack installed in this room. It may or may not be functional.

Bedroom #3:

There is a telephone jack installed in this room. It may or may not be functional.

Smoke / Fire Detector:

Kitchen Interior:

None.

Entry / Foyer / Hall:

None, There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector. Look for models that are dual sensor Smoke Detectors that alert you to both slow, smoky fires and to hot flames.

After installing smoke and CO detectors REMEMBER TO TEST THEM AT LEAST TWICE A YEAR. Do this when you change the clocks in the Spring and Fall.

Living Room:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector. Look for models that are dual sensor Smoke Detectors that alert you to both slow, smoky fires and to hot flames.

After installing smoke and CO detectors REMEMBER TO TEST THEM AT LEAST TWICE A YEAR. Do this when you change the clocks in the Spring and Fall.

Consider installing window guards for child safety if there will be young children living or visiting here. None.

Dining Room:

None.

Master Bedroom:

There is a smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Every 5 years change out the Smoke , Heat and or CO detectors as that is as long as you should use them before changing them out to "fresh" ones.

Bedroom #2:

There is a smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated. Change out ALL of the smoke detectors here as they generally have ~ 5 year life span before they should be replaced.

Bedroom #3:

When Smoke detectors are 5 years old throw them out and replace them with new ones. Get the best ones that you can find to protect your family.

Central Vacuum:

- Kitchen Interior:
None.
- Living Room:
None.
- Dining Room:
None.
- Master Bedroom:
None.
- Bedroom #2:
None.

LAUNDRY AREA

Laundry appliances are 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 serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:
Service area near garage.
Note: There is heated flooring installed here.

- | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| OK | MM | RR | INOPERABLE |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Fuel System:

The gas is uncapped and needs to be capped and or sealed by a licensed plumber until an appliance is ready to be hooked up to the gas line. Also make sure there is a working CO detector in this area.



Clothes Washer:

- | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|-----------------------|-----------------------|-----------------------|-----------------------|

The washer and drier left with the Sellers. None here at the time of this inspection.



| | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| OK | MM | RR | INOPERABLE |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Clothes Dryer:

Built up lint and other debris can decrease your dryers efficiency and even cause a fire. In addition to cleaning out the lint filter every time you use the dryer, remove the flap on the outdoor vent at least once a year and clean that out too.

You can do clean out the drier vent by sliding the drier forward CAREFULLY as there might be a gas line connected depending on the fuel source , remove the flexible drier vent and vacuum it out. You can get directions to do this at ThisOldHouse.com. None.

Dryer Vent:

The US Product Safety Commission estimates that there were clothes dryers that were associated with ~ 16,500 fires in homes. It is important that the dryer and exhaust ducts be properly installed with the proper materials , cleaned and inspected annually and not kinked or crushed behind dryers.
We Recommend cleaning out the drier vent periodically of lint building up.



GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage 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. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:
Built-In, One car.



Roof:
OK MM RR INOPERABLE
Condition:
⊙ ○ ○ Same as house, See house roof report.

Ceilings:
Condition:
○ ○ ○ Sheetrock.



Garage Door:
Material - Condition:
○ ○ ○ 1 insulated door.
Door Operator:
○ ○ ○ Automatic reverse feature is, :Door opener tensioners need

adjustments to insure safe conditions. This is a small but very important repair that must be made.



| | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| OK | MM | RR | INOPERABLE |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Service Doors:

Service door from garage to the house is Not self closing. For fire safety reasons it should be self closing.



Windows:

| | | | | | |
|------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------------|
| Condition: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | None. There is no window here. |
|------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------------|



Garage Walls:

| | | | | | |
|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|
| Type & Condition: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Stucco, Drywall, Aluminum diamond plate. |
| Fire Wall | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | |

I was unable to determine if the installed sheetrock is fire rated.

Other Observations

Install a heat detector in the garage. It is similar to a Smoke detector but the CO from the cars emissions wont set off a false alarm. It should only go off when it senses a fire.

Floor:

| OK | MM | RR | INOPERABLE |
|----|----|----|------------|
| ○ | ○ | ○ | ○ |

Condition:

Concrete covered over with interlocking foam pads. This garage was converted to additional living space or some sort home gym workout area.

