

# Aggressive Inspections

122 Greglawn Drive Clifton New Jersey 07013  
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## SUMMARY REPORT

**Client:** Mr & Mrs Home Buyer  
**Inspection Address:** Your New Street, Your New City, New Jersey  
**Inspection Date:** 4/28/2013 Start: 9:00 am End: 12:30 pm  
**Inspected by:** Joe Milovitz

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

When the terminology "qualified" is used in this report it is meant, that any individual or company performing any recommended fix or to further evaluation any situation should be fitted (as by training or experience) for a given purpose or condition. Being in compliance or accordance with specific requirements or conditions.

This inspection report is available on the Internet  
for 90 days from the date of the inspection.  
[www.inspectvue.com](http://www.inspectvue.com)  
Enter the following Client Name: and the Password:

**This report is the exclusive property of the Aggressive Inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

### General Property Conditions:

Smoke or carbon monoxide detectors are not part of a home inspection hence they have not been tested. We will not determine if any system is controlled by a central service agency ADT, Brinks etc. Also to received a certificate of occupancy the city where the dwelling resides inspects these devices.

The condition of the structure, roof, appliances and systems etc are as of the day of inspection. No projection of condition of any systems, roof or structure etc can be made.

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## Exterior

### Door Wall Window Parapet

## **Foundation Exterior View**

### *Poor Condition*

- There are a few cracks in the foundation walls. This is most likely due to settlement but these cracks can allow moisture damage to occur. It is recommended these cracks be sealed as standard home maintenance. It is also recommended that a qualified mason further evaluate and make any necessary fixes. If you deem further evaluation is necessary a qualified structural engineer should be contacted.

## **Driveway Walks Decks ETC**

### **Decks Wood & Masonry**

#### *Poor Condition*

- The ledger board is not securely attached to the wall using lag bolts (nails are used instead). There is a possibility with excessive weight that the nail could shear off where the lag bolts would not. It is recommended a qualified contractor further evaluate and make any necessary fixes.

### **Driveways**

#### *Poor Condition*

- There are predictable cracks in the asphalt driveway. These are settlement cracks which are common. They should be sealed to prevent moisture damage. It is recommended a qualified driveway expert further evaluate and make any necessary fixes.

## **Roof**

### **Composition Shingle Roof**

#### **Ventilation**

##### *Poor Condition*

- There was no visible ventilation in the rear porch roof. Ventilation is used to prevent moisture in the enclosed spaces. Moisture can cause damage and mold in these areas. It is recommended a qualified roofer further evaluate and make any necessary fixes.

## **Plumbing**

### **Water Heaters Gas**

#### **Gas Shut-Off Valve & Connector**

##### *Poor Condition*

- There is no drip leg installed on the gas line to the water heater. This is used to collect any debris that may be in the gas line before it reaches the water heater. It is recommended a qualified plumber address this issue and make any necessary fixes.

## **Electrical**

### **Main Distribution Panel**

#### **Circuit Breakers**

##### *Needing Service Components and Conditions*

- One or more breakers are serving two branch circuits (Double Tapped), which could overload the circuit. It is recommended that further evaluation by a licensed electrician and any necessary fixes be made.

## **Heating**

### **Forced-Air Furnace Attic**

### **Metal Ducting**

#### *Poor Condition*

- The metal ducts should be cleaned before you move in. There could be years of dust and dirt in the ducts. It is recommended a qualified duct cleaning service further evaluate and make any necessary fixes.

### **Forced-Air Furnace Basement**

#### **Gas Valve & Connector**

##### *Poor Condition*

- There is no drip leg installed on the gas line to the furnace. This is used to collect any debris that may be in the gas line before it reaches the furnace. It is recommended a qualified plumber address this issue and make any necessary fixes.

#### **Return-Air Compartment**

##### *Poor Condition*

- The return air compartment needs to be sealed. Air is being drawn from within the utility room bypassing the filter. It is recommended a qualified heating expert further evaluate and make any necessary fixes.

## **HVAC-A/C**

### **HVAC Package Systems Attic**

#### **Drip Pan**

##### *Poor Condition*

- There is staining in the drip pan. This is an indication of a possible problem. It is recommended a qualified HVAC professional further evaluate and make any necessary fixes.

## **Bedrooms**

### **3rd Bedroom**

#### **Doors**

##### *Poor Condition*

- The door striker plate needs to be adjusted for the striker pin to engage. The door will not stay closed. It is recommended a qualified contractor further evaluate and make any necessary fixes.

### **Master Bedroom**

#### **Closets**

##### *Poor Condition*

- The (small) closet door needs to be shaved or trimmed to close easily. It is recommended a qualified contractor further evaluate and make any necessary fixes.

## **Bathrooms**

### **Master Bathroom**

#### **Cabinets**

##### *Poor Condition*

- The cabinet hardware needs maintenance service, such as that to the hinges. The doors are loose. It is recommended a qualified contractor further evaluate and make any necessary fixes.

## **Kitchen**

### **Kitchen**

## **Cabinets**

### *Poor Condition*

- One or more cabinets need service to work well, such as replacing or adjusting hinges etc. It is recommended a qualified contractor further evaluate and make any necessary fixes.
- The cabinets are secured by sheet rock screws. These screws are not made to hold the weight of cabinets. These screws are identified by the Philips head and black color. It is recommended a qualified contractor replace these screws with the appropriate cabinet screws.

## **Gas Range**

### *Poor Condition*

- One of the burners is not functional. It is recommended a qualified appliance technician further evaluate and make any necessary fixes.

## **Garage**

### **Single-Car Garage**

#### **Entry Door Into the House**

##### *Needing Service Components and Conditions*

- The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced. It is recommended a qualified contractor further evaluate and make any necessary fixes.

## **Attic**

### **Primary Attic**

#### **Outlets**

##### *Needing Service Components and Conditions*

- The switch box has a non-secured electrical line attached (on the air handler). This is a safety issue. It is recommended that a qualified electrician further evaluate and make any necessary fixes.

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Mr & Mrs Home Buyer**

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### INSPECTION ADDRESS

Your New Street, Your New City, New Jersey

### INSPECTION DATE

4/28/2013 9:00 am to 12:30 pm



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## GENERAL INFORMATION

**Inspection Address:** Your New Street, Your New City, New Jersey  
**Inspection Date:** 4/28/2013 Time: 9:00 am to 12:30 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 61 Degrees  
Humidity at time of inspection: 0%

**Inspected by:** Joe Milovitz

**Client Information:** Mr & Mrs Home Buyer  
Your Old Street, Your Old City, New Jersey

**Structure Type:** Wood Frame  
**Foundation Type:** Basement  
**Furnished:** Yes  
**Number of Stories:** 2 Story

**Structure Style:** Contemporary

**Estimated Year Built:** 2004  
**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent  
Seller's Agent

### General Property Conditions

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The condition of the structure, roof, appliances and systems etc are as of the day of inspection. No projection of condition of any systems, roof or structure etc can be made.

### PLEASE NOTE:

**This report is the exclusive property of Aggressive Inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Aggressive Inspections LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of "National Association of Home Inspectors" and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**This home inspection is performed to the standards of the "National Association of Home Inspectors" and are intended only to provide the client with information regarding the condition of the systems and components of the home at the time of inspection.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Inspection Address: Your New Street, Your New City, New Jersey  
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**When the terminology "qualified" is used in this report it is meant, that any individual or company performing any recommended fix or to further evaluation any situation should be fitted (as by training or experience) for a given purpose or condition. Being in compliance or accordance with specific requirements or conditions.**

Report File: Sample Report

## SCOPE OF WORK

You have contracted with Aggressive Inspections LLC to perform a generalist inspection in accordance with the standards of practice established by National Association of Certified Home Inspectors a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.html](http://www.epa.gov/iaq/pubs/insidest.html).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be



specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis. However, you can learn more about radon and other environmental contaminants and their effects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Vermin and other pests are part of the natural habitat but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. It is not uncommon for them to establish colonies within crawlspaces, attics, closets and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof and to periodically monitor those areas that are not readily accessible.

When the location of a room is defined (exp. 1st floor left rear guest bedroom) direction is determined as if standing in front of the dwelling looking at the front exterior door.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. 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.

## Basement

### General Comments

#### *Informational Conditions*

The basement is finished with drywall ceilings and walls. Because of this our view of the foundation, plumbing, framing, structure and electrical are obscured and we are unable to comment on the hidden components.

### Basement Foundation Type

#### *Informational Conditions*

The foundation is built over a basement and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the basement foundation by accessing and evaluating the visible components within, which where not obstructed by storage, appliances, heating or water systems etc.

### Structural Framing

#### *Informational Conditions*

There are no visible columns or main beams. The basement has a finished ceiling, finished walls and the columns are covered not allowing a full view of these components.

## Crawlspace Foundation

### Access

#### *Informational Conditions*

Access to the crawlspace is from the basement.

### Floor Insulation

#### *Informational Conditions*

The floor insulation is in acceptable condition.

### Intermediate Floor Framing

#### *Informational Conditions*

The intermediate floor framing is covered (insulation). Our view of the framing is blocked and we were unable to inspect or comment on the materials.

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### **Location**

#### *Informational Conditions*

The crawlspace is located under the rear half of the dwelling.

### **Masonry Cinderblock Walls**

#### *Functional Components and Conditions*

The block walls are in acceptable condition.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the crawl space from the access hatch (half way in) with a high power flash light. The opening was to small for full access.

### **Ventilation**

#### *Informational Conditions*

The ventilation in the foundation crawlspace appears to be standard and adequate.

## **Radon Mitigation System**

### **General Comments**

#### *Functional Components and Conditions*

The radon mitigation system is in acceptable condition.

### **Fan**

#### *Functional Components and Conditions*

The radon mitigation fan is functional.

### **Location**

#### *Informational Conditions*

The radon mitigation fan is correctly located on the outside of the dwelling and it vents to the roof.

## **Structural Elements**

### **Identification of Ceiling Structure**

#### *Informational Conditions*

The ceiling structure consists of standard 2" x 12" joists observed in the attic.

### **Identification of Floor Structure**

#### *Informational Conditions*

The floor joists are concealed by sheet rock/plaster and flooring in the basement and we were unable to view it.

### **Identification of Roof Structure**

#### *Informational Conditions*

The roof structure is conventionally framed with rafters 2" x 10" observed in the attic.

### **Identification of Wall Structure**

#### *Informational Conditions*

The wall studs are concealed by sheet rock / plaster and we are unable to determine if they are standard studs.

# Exterior

With the exception of town homes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, 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 could only be confirmed by a geological evaluation of the soil.

## Door Wall Window Parapet

### Exterior Doors

#### *Functional Components and Conditions*

All the accessible exterior doors are in acceptable condition.

### Fascia & Soffit & Trim

#### *Functional Components and Conditions*

The visible fascia board, soffit and trim are in acceptable condition.

### Foundation Exterior View

#### *Poor Condition*

There are a few cracks in the foundation walls. This is most likely due to settlement but these cracks can allow moisture damage to occur. It is recommended these cracks be sealed as standard home maintenance. It is also recommended that a qualified mason further evaluate and make any necessary fixes. If you deem further evaluation is necessary a qualified structural engineer should be contacted.



### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with a combination of brick veneer (front of dwelling and front bottom of garage) and vinyl.

### Screen Doors

#### *Informational Conditions*

There are no screen doors.

### Wall Brick Observations

#### *Informational Conditions*

The lintels (steel above) the windows and doors are in acceptable condition. The expansion of rusting steel lintels can cause horizontal cracks so it is important to keep the lintels free of rust and painted. There are weep holes in the brick veneer siding. Weep holes allow air into the wall cavity (to equalize pressure) while allowing water to drain out. The lack of weep holes can cause moisture damage to the brick walls and the house sheathing.

The bricks are too close to grade. This can cause moisture penetration of the bricks. Efflorescence, spalling and mortar deterioration are all possibilities over the years.

### **Wall Vinyl**

#### *Functional Components and Conditions*

The condition of the vinyl wall finish on the dwelling is acceptable.

## **Driveway Walks Decks ETC**

### **Decks Wood & Masonry**

#### *Poor Condition*

The ledger board is not securely attached to the wall using lag bolts (nails are used instead). There is a possibility with excessive weight that the nail could shear off where the lag bolts would not. It is recommended a qualified contractor further evaluate and make any necessary fixes.



### **Driveways**

#### *Informational Conditions*

Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

It is recommended the asphalt driveway be sealed to extend its life expectancy each year.

#### *Poor Condition*

There are predictable cracks in the asphalt driveway. These are settlement cracks which are common. They should be sealed to prevent moisture damage. It is recommended a qualified driveway expert further evaluate and make any necessary fixes.

### **Fences & Gates**

#### *Informational Conditions*

The fences and gates are serviceable, and would not need service at this time.

### **Lights**

#### *Functional Components and Conditions*

All the exterior (non-motion) entry lights are functional.

### **Outlets**

#### *Informational Conditions*

The visible outside outlets that were tested are functional and include ground-fault protection.

### **Patio**

#### *Functional Components and Conditions*

The rear patio is functional.

### **Porch**

#### *Functional Components and Conditions*

The rear open porch is in acceptable condition.

### **Screens**

#### *Informational Conditions*

The visible window screens are functional.

### **Sliding Glass Doors**

#### *Functional Components and Conditions*

The sliding glass door is tempered and in acceptable condition.

The screen sliding door is in acceptable condition.

### **Steps Handrails Landings**

#### *Functional Components and Conditions*

The front and side stairs & railings are in acceptable condition.

### **Walkways**

#### *Informational Conditions*

The walkway to the front stairs is in acceptable condition.

## **Grading & Drainage**

### **General Comment Grading**

#### *Informational Conditions*

Water can be destructive and foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### **General Comment Moisture**

#### *Informational Conditions*

Moisture intrusion is a chronic problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, we recommend you schedule a specialist inspection for further evaluation.

### **Drainage & Grading**

#### *Informational Conditions*

Drainage is facilitated by soil percolation hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the living space from the outside drainage systems. However, the area drains must be kept clean or moisture intrusion could result.

### **Interior-Exterior Elevations**

#### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior livable area floors that should ensure that moisture intrusion would not threaten the first floor living space, but of course we cannot guarantee that.

## Landscaping

### Landscaping Observations

#### *Informational Conditions*

We do not evaluate landscaping.

## Observations & Disclaimers

### Miscellaneous

#### *Informational Conditions*

Detached sheds, pool houses and pergolas are not included in our inspection services only detached garages. This is by the NACHI (National Association of Certified Home Inspectors) guide lines.

## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their 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 the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. 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.

## Composition Shingle Roof

### General Comments

#### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. There is a satellite dish attached to the roof. Any time the roof is penetrated this area becomes a concern for leakage. This area must always be monitored for leakage.

### Estimated Age

#### *Informational Conditions*

The roof is the same age as the residence. You should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

## **Flashings**

### *Informational Conditions*

The visible roof flashing's are in acceptable condition.

## **Gutters & Drainage**

### *Functional Components and Conditions*

The visible gutters and drain pipes appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts and the downspouts and gutters are not leaking, but they should function as they were intended.

## **Location**

### *Informational Conditions*

The composite shingles are located on all the dwelling roofs.

## **Method of Evaluation**

### *Informational Conditions*

We were unable to access the roof safely due to its steep height. We evaluated the roof with the use of binoculars from various vantage points.

## **Roofing Material**

### *Functional Components and Conditions*

The visible roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

## **Skylights**

### *Informational Conditions*

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others.

Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

## **Vent Pipes**

### *Informational Conditions*

The vent pipes seem to be in acceptable condition.

## **Ventilation**

### *Informational Conditions*

Ventilation in the main structure is provided by possible soffit, ridge and gable vents.

### *Poor Condition*

There was no visible ventilation in the rear porch roof. Ventilation is used to prevent moisture in the enclosed spaces. Moisture can cause damage and mold in these areas. It is recommended a qualified roofer further evaluate and make any necessary fixes.

# **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the 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 the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes 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. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## **Gas Main & Supply**

### **Gas Main Observations**

#### *Informational Conditions*

We were unable to confirm the bonding of the gas pipes. Most municipalities require that the gas piping be bonded to the house electrical grounding system. Think of the gas piping getting rid of any stray electricity to the grounding system. We do not want electricity to build up anywhere except within the electrical system. Bonding the gas piping also bonds the furnace and the duct system because the piping touches the furnace. Bonding is accomplished with a wire from the cold water pipe to the gas pipe near the water heater.

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

The gas main shut-off is located in the basement.

### **Gas Supply Pipes**

#### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition.

## **Irrigation or Sprinklers**

### **General Comments**

#### *Informational Conditions*

We do not inspect irrigation systems or sprinkler systems. This is a specialty item that needs to be inspected by a qualified sprinkler system company.

## **Potable Water Supply Pipes**

### **General Comments**

#### *Informational Conditions*

The dwelling has low water pressure. A pump in the basement attached to the main water line is used to assist water pressure.

### **Copper Water Pipes**

#### *Informational Conditions*

The visible potable copper water pipes are in acceptable condition.

### **Water Main Shut-off Location**

#### *Informational Conditions*

The main water shut-off valve is located at the front of the residence.

## **Waste & Drainage Systems**

### **General Comments**

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by

chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### **Drain Waste & Vent Pipes**

#### *Informational Conditions*

Based on industry recommended water tests, the main drainpipe is functional at this time. Functional does not mean free of obstructions or partial obstructions. However, only a video-scan of the main drainpipe could confirm its actual condition.

### **Private Waste Disposal System**

#### *Informational Conditions*

This property is served by a public sewer system.

### **Type of Material**

#### *Informational Conditions*

The visible portions of the drain pipes are a modern acrylonitrile butadiene styrene type, or ABS.

## **Water Heaters Gas**

### **General Comments**

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 120 degrees to prevent scalding and adhere to current requirements. Also, water heaters can be dangerous if they are not secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed within six inches from the floor.

### **Capacity & Location**

#### *Informational Conditions*

Hot water is provided by a Bradford White, seventy gallon, approximately the same age as the dwelling water heater that is located in the basement utility room.

### **Common Observations**

#### *Functional Components and Conditions*

There is a grounding strap between the hot and cold water lines. This is installed to keep the house grounded if the water heater is removed.

#### *Informational Conditions*

The water heater is functional.

### **Blower Motor**

#### *Functional Components and Conditions*

The blower motor is functional.

### **Combustion Air Vents**

#### *Functional Components and Conditions*

The water heater does have appropriate combustion-air vents.

### **Drain Valve**

#### *Informational Conditions*

The drain valve is in place and presumed to be functional.

### **Gas Shut-Off Valve & Connector**

#### *Poor Condition*

There is no drip leg installed on the gas line to the water heater. This is used to collect any debris that may be in the gas line before it reaches the water heater. It is recommended a qualified plumber address this issue and make any necessary fixes.



### **Relief Valve & Discharge Pipe**

#### *Informational Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe.

### **Vent Pipe & Cap**

#### *Informational Conditions*

The vent pipe is functional.

### **Water Shut-Off Valve & Connectors**

#### *Informational Conditions*

The shut-off valve and water connectors seem functional.

## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our 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, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. 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 some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Distribution Panel

### General Comments

#### *Informational Conditions*

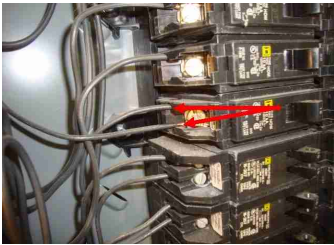
National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

In homes built to comply with the National Electric Code, GFCI (ground fault circuit interrupt) protect is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987) and all receptacles in crawl spaces and unfinished basements (since 1990).

### Circuit Breakers

#### *Needing Service Components and Conditions*

One or more breakers are serving two branch circuits (Double Tapped), which could overload the circuit. It is recommended that further evaluation by a licensed electrician and any necessary fixes be made.



### Grounding

#### *Informational Conditions*

The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

### Main Panel Observations

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### Panel Cover Observations

#### *Informational Conditions*

The panel cover is in acceptable condition.

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a 200 amp, 240 volt panel, located in the basement.

### Service Entrance

#### *Informational Conditions*

The service entrance, mast weather head, and cleat are in acceptable condition.

### Wiring Observations

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

# Heating

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion 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 of warranty or guarantee.

## Forced-Air Furnace Attic

### General Comments

#### *Informational Conditions*

The furnace should be cleaned every year before the winter season arrives.

### Blower Motor

#### *Functional Components and Conditions*

The blower motor is functional.

### Circulating Fan

#### *Informational Conditions*

The circulating fan is clean and functional.

### Combustion-Air Vents

#### *Informational Conditions*

The combustion-air vent for the gas furnace is functional.

### Emergency Shut Off

#### *Informational Conditions*

The emergency shut off is located on the unit.

### Flexible Ducting

#### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

### Fuel Supply

#### *Informational Conditions*

The fuel supplied to the furnace is gas.

### Furnace

#### *Informational Conditions*

The furnace is functional. But we are not allowed to dismantle the furnace to expose the heating coils or the combustion chamber. If our client feels that the furnace should be dismantled to observe the coils or combustion chamber that our observation was not sufficient It is recommended a qualified heating expert further evaluate and make any necessary fixes.

### Gas Valve & Connector

#### *Informational Conditions*

The gas valve and connector are in acceptable condition.

### Location

#### *Informational Conditions*

The residence is served by a Goodman forced-air furnace that is located in the attic. The furnace seems to be approximately the same age as the dwelling but the current owners should be questioned as to the age.

### Metal Ducting

#### *Functional Components and Conditions*

The visible metal ducts have no visible deficiencies.

*Poor Condition*

The metal ducts should be cleaned before you move in. There could be years of dust and dirt in the ducts. It is recommended a qualified duct cleaning service further evaluate and make any necessary fixes.

**Return-Air Compartment**

*Informational Conditions*

The return-air compartment is in acceptable condition.

**Registers**

*Informational Conditions*

The registers are reasonably clean and functional.

**Thermostats**

*Informational Conditions*

The thermostat is functional and optimally located.

**Vent Pipe**

*Informational Conditions*

The vent pipe is functional.

**Forced-Air Furnace Basement**

**Blower Motor**

*Functional Components and Conditions*

The blower motor is functional.

**Circulating Fan**

*Informational Conditions*

The circulating fan is clean and functional.

**Combustion-Air Vents**

*Informational Conditions*

The combustion-air vent for the gas furnace is functional.

**Emergency Shut Off**

*Informational Conditions*

The emergency shut off is located on the unit.

**Fuel Supply**

*Informational Conditions*

The fuel supplied to the furnace is gas.

**Furnace**

*Informational Conditions*

The furnace is functional. But we are not allowed to dismantle the furnace to expose the heating coils or the combustion chamber. If our client feels that the furnace should be dismantled to observe the coils or combustion chamber that our observation was not sufficient It is recommended a qualified heating expert further evaluate and make any necessary fixes.

**Gas Valve & Connector**

*Poor Condition*

There is no drip leg installed on the gas line to the furnace. This is used to collect any debris that may be in the gas line before it reaches the furnace. It is recommended a qualified plumber address this issue and make any necessary fixes.



## Location

### *Informational Conditions*

The residence is served by a Goodman forced-air furnace that is located in the basement utility room. The furnace seems to be approximately the same age as the dwelling but the current owners should be questioned as to the age.

## Metal Ducting

### *Functional Components and Conditions*

The visible metal ducts have no visible deficiencies.

## Return-Air Compartment

### *Poor Condition*

The return air compartment needs to be sealed. Air is being drawn from within the utility room bypassing the filter. It is recommended a qualified heating expert further evaluate and make any necessary fixes.



## Registers

### *Informational Conditions*

The registers are reasonably clean and functional.

## Thermostats

### *Informational Conditions*

The thermostat is functional and optimally located.

## Vent Pipe

### *Informational Conditions*

The vent pipe is functional.

The high efficiency furnace is side vented. The exhaust vents and air intakes are only a few feet above the ground. This is the correct installation location for these vents. But the vents must be checked and cleared when deep snow can possibility block the vents. This also applies to any combustible appliance that side vents.



# HVAC-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most

modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion 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 of warranty or guarantee.

## **HVAC Package Systems Attic**

### **Circulating Fan**

#### *Informational Conditions*

The circulating fan is clean and functional.

### **Condensate Drainpipe**

#### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

### **Condensing Coil**

#### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil Disconnect**

#### *Informational Conditions*

The electrical disconnect at the condensing coil is assumed to be functional.

### **Differential Temperature Readings**

#### *Informational Conditions*

We were unable to determine the degree of the differential temperature because the ambient temperature is too low (the outside temperature must be sixty four degrees or higher) an acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more.

### **Drip Pan**

#### *Poor Condition*

There is staining in the drip pan. This is an indication of a possible problem. It is recommended a qualified HVAC professional further evaluate and make any necessary fixes.



### **Evaporator Coil**

#### *Informational Conditions*

The evaporator coil is functional.

### **Flexible Ducting**

#### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. Observed in the attic.

### **Furnace**

#### *Informational Conditions*

See the Heat section for details.

### **Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a package system. The Goodman condenser is located outside on the rear side of the dwelling and the Goodman HVAC unit is located in the attic, both believed to be



approximately the same age as the dwelling.

### **Metal Ducting**

#### *Functional Components and Conditions*

The ducts have no visible deficiencies. They are a rigid metal type.

### **Refrigerant Lines**

#### *Informational Conditions*

The refrigerant lines are in acceptable condition.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

### **Return-Air Compartment**

#### *Informational Conditions*

The return-air compartment is in acceptable condition.

### **Thermostats**

#### *Informational Conditions*

The thermostat is operational and optimally located.

## **HVAC Package Systems Basement**

### **Circulating Fan**

#### *Informational Conditions*

The circulating fan is clean and functional.

### **Condensate Drainpipe**

#### *Informational Conditions*

We were unable to identify where the condensate line drains. The line goes into the utility room wall out of view.

### **Condensing Coil**

#### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil Disconnect**

#### *Informational Conditions*

The electrical disconnect at the condensing coil is assumed to be functional.

### **Differential Temperature Readings**

#### *Informational Conditions*

We were unable to determine the degree of the differential temperature because the ambient temperature is too low (the outside temperature must be sixty four degrees or higher) an acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more.

### **Drip Pan**

#### *Informational Conditions*

The drip pan seems to be functional.

### **Evaporator Coil**

#### *Informational Conditions*

The evaporator coil is functional.

### **Furnace**

#### *Informational Conditions*

See the Heat section for details.

### **Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a package system. The Goodman condenser is located outside on the rear side of the dwelling and the Goodman HVAC unit is located in the basement utility room, both believed to be the same age as the dwelling.

### **Metal Ducting**

#### *Functional Components and Conditions*

The ducts have no visible deficiencies. They are a rigid metal type.

### **Refrigerant Lines**

#### *Informational Conditions*

The refrigerant lines are in acceptable condition.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

### **Thermostats**

#### *Informational Conditions*

The thermostat is operational and optimally located.

## **Chimney/FP**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. 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 a 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, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

## **General Comments**

### **Comments**

#### *Informational Conditions*

There is no brick chimney. The dwelling is equipped with high efficiency furnace and does not need the traditional chimney. The metal chimney is in acceptable condition.

## **Interior**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial

services may be deemed necessary before the close of escrow.

## **Breakfast Nook**

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Location**

#### *Informational Conditions*

The breakfast nook is located rear of the kitchen.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Den**

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Location**

#### *Informational Conditions*

The den is located on the first floor front right.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Dining Room**

### **Doors**

#### *Informational Conditions*

The doors are functional.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The floor is in acceptable condition.

## **Lights**

### *Functional Components and Conditions*

The light is functional.

## **Location**

### *Informational Conditions*

The dining room is located on the first floor front left.

## **Outlets**

### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Walls & Ceiling**

### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

## **Family Room**

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Informational Conditions*

The lights are functional.

### **Location**

#### *Informational Conditions*

The family room is located on the first floor rear right.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Finished Basement**

### **Closets**

#### *Functional Components and Conditions*

The closets and their components are functional.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The visible floor (not blocked by storage or debris) has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Walls & Ceiling**

### *Informational Conditions*

The walls & ceilings in the finished basement is in acceptable condition.

## **Foyer**

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The light is functional.

### **Location**

#### *Functional Components and Conditions*

The foyer is located at the front entry to the dwelling.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Sitting Room**

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Location**

#### *Informational Conditions*

The sitting room is located on the second floor front left of the master bedroom.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Utility Room**

### **Doors**

#### *Informational Conditions*

The door is louvered or vented and functional. The door should never be changed to a solid door without vents.

The combustible furnace and water heater need a source for combustible air. If the door were not louvered back drafting could occur causing carbon monoxide to enter the living area.

## **Floor**

### *Informational Conditions*

The visible floor has no significant defects.

## **Location**

### *Informational Conditions*

The utility room is located in the basement where the water heater and furnace reside.

## **Lights**

### *Informational Conditions*

The light is functional.

## **Walls and Ceiling**

### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

# **Bedrooms**

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but 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.

## **1st Bedroom**

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Location**

#### *Informational Conditions*

The 1st bedroom is located on the second floor front left.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## 2nd Bedroom

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Dual-Glazed Windows

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Location

#### *Informational Conditions*

The 2nd bedroom is located on the second floor front right.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## 3rd Bedroom

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Doors

#### *Poor Condition*

The door striker plate needs to be adjusted for the striker pin to engage. The door will not stay closed. It is recommended a qualified contractor further evaluate and make any necessary fixes.

### Dual-Glazed Windows

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Lights

#### *Functional Components and Conditions*

The light is functional.

### Location

#### *Informational Conditions*

The 3rd bedroom is located on the second floor rear right.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### Walls & Ceiling

#### *Informational Conditions*

The ceiling and walls are in acceptable condition.

## Master Bedroom

### Closets

#### *Poor Condition*

The (small) closet door needs to be shaved or trimmed to close easily. It is recommended a qualified contractor further evaluate and make any necessary fixes.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Dual-Glazed Windows

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Location

#### *Informational Conditions*

Master bedroom is located on the second floor rear left.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not 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.

## Master Bathroom

### Cabinets

#### *Poor Condition*

The cabinet hardware needs maintenance service, such as that to the hinges. The doors are loose. It is recommended a qualified contractor further evaluate and make any necessary fixes.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Dual-Glazed Windows

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### Exhaust Fan

#### *Functional Components and Conditions*

The exhaust fan is functional.



## **Flooring**

### *Informational Conditions*

The floor has no significant defects.

## **Hydro-Spa**

### *Functional Components and Conditions*

The hydro-spa is functional and GFCI protected but should be flushed with a cleanser if not used frequently. A good cleaner is plain old vinegar.

## **Lights**

### *Functional Components and Conditions*

The lights are functional.

## **Location and Size**

### *Informational Conditions*

The master bathroom is a full and is located off the master bedroom.

## **Outlets**

### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## **Sink Faucet Valves & Connectors Trap & Drain**

### *Functional Components and Conditions*

The sinks and their components are functional.

## **Stall Shower**

### *Functional Components and Conditions*

The stall shower is functional.

## **Toilet & Bidet**

### *Functional Components and Conditions*

The toilet and bidet are functional.

## **Trap and Drain**

### *Functional Components and Conditions*

The traps and drains are functional.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Main Hallway Bathroom**

### **Cabinets**

#### *Functional Components and Conditions*

The cabinet is in acceptable condition.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Location and Size**

#### *Informational Conditions*

The hallway bathroom is a full and is located off the second floor hallway.

## **Outlets**

### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## **Sink Countertop**

### *Functional Components and Conditions*

The sink countertop is functional.

## **Sink Faucet Valves & Connectors Trap & Drain**

### *Functional Components and Conditions*

The sink and its components are functional.

## **Toilet & Bidet**

### *Functional Components and Conditions*

The toilet is functional.

## **Trap and Drain**

### *Functional Components and Conditions*

The trap and drain are functional.

## **Tub-Shower**

### *Functional Components and Conditions*

The tub/shower is functional.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Powder Room**

### **Cabinets**

#### *Functional Components and Conditions*

The cabinet is in acceptable condition.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The light is functional.

### **Location and Size**

#### *Informational Conditions*

The powder room is a half bath, located on the first floor.

### **Outlets**

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Trap and Drain**

#### *Functional Components and Conditions*

The trap and drain are functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Kitchen**

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, 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 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.

## **Kitchen**

### **Cabinets**

#### *Informational Conditions*

The cabinets have typical, cosmetic damage, or that which is commensurate with their age and use.

#### *Poor Condition*

One or more cabinets need service to work well, such as replacing or adjusting hinges etc. It is recommended a qualified contractor further evaluate and make any necessary fixes.

The cabinets are secured by sheet rock screws. These screws are not made to hold the weight of cabinets.

These screws are identified by the Philips head and black color. It is recommended a qualified contractor replace these screws with the appropriate cabinet screws.

### **Exhaust Fan or Downdraft**

#### *Functional Components and Conditions*

The exhaust fan or downdraft is functional over the stove.

### **Flooring**

#### *Functional Components and Conditions*

The floor is in acceptable condition and has no significant defects.

### **Gas Range**

#### *Poor Condition*

One of the burners is not functional. It is recommended a qualified appliance technician further evaluate and make any necessary fixes.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The counter top outlets that were tested are functional and include ground-fault protection.

### **Sink & Countertop**

#### *Functional Components and Conditions*

The countertop is functional.

### **Walls & Ceiling**

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

## **Kitchen Island**

### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.

### **Dishwasher**

#### *Functional Components and Conditions*

The dishwasher is functional.

### **Faucet**

#### *Functional Components and Conditions*

The sink faucet is functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

### **Sink & Countertop**

#### *Functional Components and Conditions*

The countertop is functional.

### **Trap and Drain**

#### *Functional Components and Conditions*

The trap and drain are functional.

### **Valves & Connectors**

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## **1st Floor Hallway**

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The light is functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **2nd Floor Hallway**

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

### **Railing**

#### *Functional Components and Conditions*

The top stairs railing is functional.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Stairs**

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## **1st - 2nd Floor Stairs**

### **Handrails & Guardrails**

#### *Informational Conditions*

The installed handrails are in acceptable condition

### **Floor Treads & Risers**

#### *Informational Conditions*

The stairs treads and risers are in acceptable condition.

### **Lights**

#### *Functional Components and Conditions*

The light is functional.

### **Railing**

#### *Functional Components and Conditions*

The top railing is in acceptable condition.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling have no significant defects.

## Basement Stairs

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Handrails & Guardrails

#### *Informational Conditions*

Handrail is in acceptable condition.

### Floor Treads & Risers

#### *Informational Conditions*

Floor treads and risers are in acceptable condition.

### Lights

#### *Functional Components and Conditions*

The light is functional.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling have no significant defects.

## Garage Stairs

### Handrails & Guardrails

#### *Informational Conditions*

Handrail is in acceptable condition.

### Floor Treads & Risers

#### *Informational Conditions*

The treads and risers are in acceptable condition.

### Location

#### *Informational Conditions*

The stairs from garage to the living area.

## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## Laundry Room

### Dryer Vent

#### *Informational Conditions*

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

The dryer vent is a flexible type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

### Faucet

#### *Functional Components and Conditions*

The laundry sink faucet is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects, there is also a drain in the floor.

### **Gas Valve & Connector**

#### *Informational Conditions*

The gas valve and connector are functional.

### **Lights**

#### *Functional Components and Conditions*

The light is functional.

### **Location**

#### *Informational Conditions*

The laundry room is located in the finished basement.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional and included GFCI protection..

### **Sink**

#### *Functional Components and Conditions*

The laundry sink is functional, and does not need service at this time.

### **Trap & Drain**

#### *Functional Components and Conditions*

The trap and drain are functional under the sink.

### **Valves & Connectors**

#### *Functional Components and Conditions*

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Garage**

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## **Single-Car Garage**

### **Automatic Opener**

#### *Functional Components and Conditions*

The garage door opener, infra-red sensor and pressure sensor are functional.

### **Door**

#### *Functional Components and Conditions*

The garage exterior entry door is functional.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The window(s) that were unobstructed were checked, and found to be functional.

### **Entry Door Into the House**

#### *Needing Service Components and Conditions*

The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced. It is recommended a qualified contractor further evaluate and make any necessary fixes.

### **Firewall Separation**

#### *Functional Components and Conditions*

The visible firewall separating the garage from the residence appears to be functional.

### **Floor Slab**

#### *Functional Components and Conditions*

The visible slab floor (not covered by storage) is in acceptable condition. Small cracks are common and result as a consequence of the curing process, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

### **Garage Door & Hardware**

#### *Functional Components and Conditions*

The garage door hardware is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Location**

#### *Informational Conditions*

This is a built-in garage.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional, and include ground-fault protection.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are sheathed and in acceptable condition.

## **Attic**

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.

## **Primary Attic**

### **Attic Access Location**

#### *Informational Conditions*

The attic can be accessed through a hatch in the bedroom closet ceiling.

### **Batt Insulation**

#### *Informational Conditions*

The attic floor is insulated with approximately ten-inches of fiberglass, batt insulation which is acceptable. Eight to twelve inches is recommended and you may wish to add more if desired.



## **Electrical**

### *Informational Conditions*

The electrical components that are fully visible appear to be in acceptable condition.

## **Flooring**

### *Informational Conditions*

There is no attic flooring.

## **Framing**

### *Informational Conditions*

The visible portions of the conventionally (2" x 10") stacked roof framing is in acceptable condition, and would conform to the standards of the year in which they were installed.

## **Lights**

### *Functional Components and Conditions*

The light is functional.

## **Location**

### *Informational Conditions*

The primary attic is located over the living area of the dwelling.

## **Method of Evaluation**

### *Informational Conditions*

We evaluated the attic by direct access.

## **Outlets**

### *Needing Service Components and Conditions*

The switch box has a non-secured electrical line attached (on the air handler). This is a safety issue. It is recommended that a qualified electrician further evaluate and make any necessary fixes.



## **Plumbing Vents**

### *Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

## **Ventilation**

### *Informational Conditions*

Ventilation seems to be adequate provided by a combination of soffit vents, gable vents and ridge vents. Gable vents are installed on the sides of the house. These vents allow air to circulate in the attic but there is no guaranty that these vents will prevent water or snow from entering the attic.

## AFFILIATIONS AND CERTIFICATIONS

Radon Certification # \_\_MET12191\_\_  
Structural Pest Inspector License # \_\_50162B\_\_  
New Jersey Licensed Home Inspector # \_\_24GI00072200\_\_

Inspector: Joe Milovitz  
InterNACHI (National Association of Certified Home Inspectors) ID: NACHI06062187

## REPORT CONCLUSION

Your New Street, Your New City, New Jersey

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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**Inspection Address:** Your New Street, Your New City, New Jersey  
**Inspection Date/Time:** 4/28/2013 9:00 am to 12:30 pm

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