



**123 Sample Street  
Sample Town, NJ 12345**

# Building Inspection Report

123 Sample Street Sample Town, NJ 12345

---

**Inspection Date/Time:**

04/04/2022

01:00pm

**Prepared For:**

John Doe



**Prepared By:**

Target Home Inspections LLC

234 E Homestead Ave

Haddon Township, NJ 080108

(856)768-7870

**Location Number:**

123456

**Inspector:**

Tim Viguers

Signed: \_\_\_\_\_

**New Jersey License Number:**

24GI00096100

Approximate age:	160
Weather:	Sunny 65 degrees
Structure Type:	Colonial
Occupied? <input type="checkbox"/>	Vacant? <input checked="" type="checkbox"/>

Bedrooms:	3
Bathrooms:	2.5
Foundation:	Basement & Crawl Space
Paid <input checked="" type="checkbox"/>	Payment Due <input type="checkbox"/>

© 2022 Target Home Inspections LLC

---

This confidential report is prepared exclusively for John Doe

© 2022 Target Home Inspections LLC

# Explanation of Terms

## EXPLANATION OF TERMS USED IN THIS REPORT

---

The report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration.

Below is an explanation of the terms used within this report:

**Action required:** denotes a system or component that is in need of immediate action or repair; to prevent further or future deterioration and/or damage. This would include any immediate safety concerns.

**Attention:** a system or component that is in need of maintenance, correction, or minor repair; now or in near future.

**N/A:** indicates a major system or component that was not included in the report. The system or component may not be accessible, not tested, not applicable, and/or not available.

## THE SCOPE OF THE INSPECTION

---

All components designated for inspection in the New Jersey State Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. These Standards of Practice have been included with this report for your reference.

It is the goal of the inspection to help a homebuyer make an educated buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated due to the non-invasive nature of this inspection. The services performed, the agreement, and the inspection report do not constitute a guarantee, warranty, or insurance policy of any kind. Nor do they substitute for any disclosure statement as may be required by law.

Please also refer to the pre-inspection contract for a further explanation of the scope of the inspection.

# Report Summary

## SUMMARY OF NECESSARY REPAIRS:

The inspection has identified various issues at the subject structure that either need maintenance or repair now, or in the near future.

**THE FOLLOWING ISSUES ARE CONSIDERED TO BE IN NEED OF IMMEDIATE ACTION OR REPAIR; TO PREVENT FURTHER OR FUTURE DETERIORATION AND/OR DAMAGE. THIS WOULD INCLUDE SAFETY CONCERNS.**

## ACTION REQUIRED:

### **Siding Condition:**

- **Action required:** There is some structure caulking that is in need of touch up repair along trim areas, windows and doors as a preventive measure in keeping rain water from penetrating behind the surface material.

### **Eaves/Soffits/Trim/Fascia:**

- **Action required:** There was a significant amount of wood rot noted to the window trim and sills around the structure. Repairs are necessary at this time to prevent further deterioration and possible moisture intrusion. There may be areas of hidden damage not visible due to the non-invasive nature of this inspection. Consideration should be given to wrapping exposed exterior wood with aluminum to reduce maintenance. Contact a qualified contractor to make a further evaluation and the necessary repairs.





**Site Drainage:**

- **Action required:** There are portions of the site grading, around the foundation perimeter, that are sloping excessively toward the structure. Corrections to the exterior site grading are necessary to prevent foundation water penetration. Grade pitch of 1" drop over 12" of run, sloping away from the structure, is most desired. Drains and downspouts extending 6' away from the house is optimum. Proper site drainage is a preventative maintenance measure to any foundation system. Consulting with a landscaping company may be considered for help with site grading.





**Roof Material Condition:**

- **Action required:** There are indications the roof system is currently leaking. Current leaking was discovered in the back left corner of the garage. The area tested wet at the time of the inspection. Repairs are necessary. Contacting a qualified roofing contractor for full evaluation and repairs is necessary.



**Chimney (s) and Vents/covers:**

- **Action required:** Capping off or discontinuing the abandon chimney is recommended to prevent possible moisture or animal intrusion. A further evaluation by a qualified chimney contractor is recommended prior to transfer of ownership.



**Gutters & Downspouts**

- **Action required:** There is debris build up in the gutters that should be removed. Debris can clog the gutters, down spouts, and/or drain system if not cleaned out. Cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system.



- **Action required:** In order to improve the site drainage, it is recommended to discharge the rain water 4'-6' away from the house wherever possible. Down spouts that empty along the foundation wall is the most common cause of deterioration to foundation systems.

**Flashing/Caulking:**

- **Action required:** Securing and sealing the rear sewer vent flashing is recommended to prevent possible moisture intrusion. A further evaluation by a qualified roofing contractor is recommended.



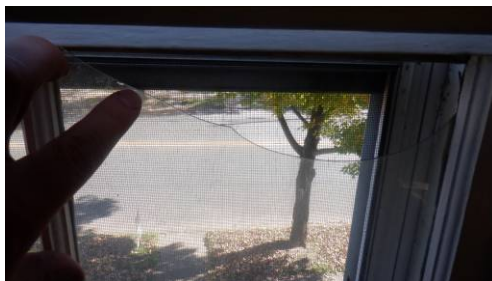
**Ventilation:**

- **Action required:** Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is 1/300th of the main floor. To help achieve this ratio, the inspector recommends pulling the insulation back from the eaves and installing rafter vents, to allow the air to flow through the soffit vents and into the attic. It should also be noted that a ridge vent was installed but the sheathing has not been properly cut. This defeats the purpose of the ridge vent. Contact a qualified contractor to make a further evaluation and the necessary modifications.



**Windows:**

- **Action required:** There is loose broken/missing glass at several of the windows that could result in an injury. Repairs are necessary for safety.



- **Action required:** A random test of the windows was done to see if they could be latched/locked and opened/closed. The test revealed that the majority of the older windows in the structure have broken balances. The windows will not stay in the desired position without a prop. Repairs are necessary as windows with broken balances are a potential safety hazard and eliminate an egress in the event of a fire.

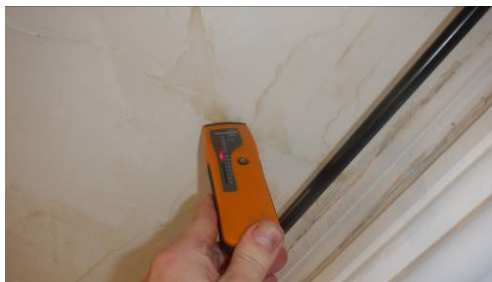


### Walls, Ceilings, and Floors:

- **Action required:** Some of the upper plaster walls/ceilings were damaged and in need of repair to prevent further cracking and damage. There was significant cracking in the upper right rear plaster walls. This may be an indication of structural defects. Contact a licensed structural engineer to make a further evaluation and any necessary repairs to ensure proper structural support.



- **Action required:** Current moisture intrusion was noted on the master bathroom ceiling above the front window. This may be due to rotted trim of poor/failing flashing around the dormer. A further evaluation by a qualified contractor is recommended.





- **Action required:** There were moisture stains evident on the living room ceiling, kitchen ceiling, and rear lower close ceiling that tested dry at the time of the inspection. The exact origins could not be confirmed. A further evaluation by a qualified contractor is recommended.



- **Action required:** The floors throughout the structure were deflecting. This appears to be due to sagging floor joists as well as poor or improper support in the basement. This condition is common in a structure of this age. However, a further evaluation by a licensed structural engineer is recommended.

**Kitchen Area:**

- **Action required:** The oven was not working at the time of the inspection. Repair/replacement appears to be necessary. A further evaluation by a qualified contractor is recommended.



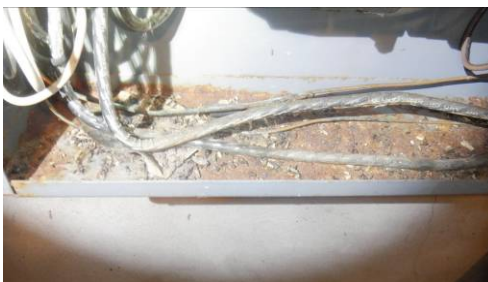
**Service / Entrance**

- **Action required:** The putty around the service line where it enters the meter was deteriorated. Repairs are necessary to prevent possible moisture intrusion in the panel. Contact the utility supplier or a licensed electrician for final determination.

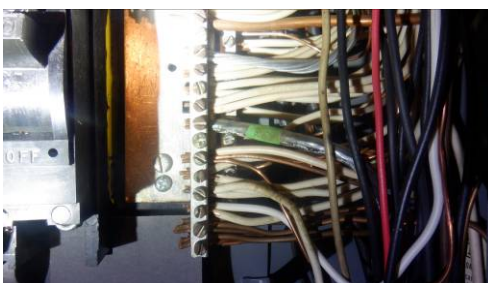


**Main Panel**

- **Action required:** The panel cover was removed and it appears that water has penetrated the panel at some time in the past and as a result oxidation is present at the main lugs and other connections. Rust and mouse dropping was also noted in the base of the panel. The inspector recommends a licensed electrician further evaluate the electrical panel and make recommendations for proper repairs, if needed.



- **Action required:** The inspector discovered one or more neutral wires connected to the same screw in the panel. All neutral and ground wires must be under separate screws according to today's standards. Contacting a licensed electrician is necessary for corrections.



**Auxiliary Panel(s)**

- **Action required:** One of the sub-panels in the garage contained buss fuses. This is not a recommended arrangement according to today's standards. Installing breakers is recommended. Contact a licensed electrician to make a further evaluation and the necessary modifications.



**Plugs, Switches, Junction boxes:**

- **Action required:** There are exposed splices/wire connections and extension cord splices to light fixtures in the basement. This may pose a fire hazard. Contact a licensed electrician to make a further evaluation and the necessary repairs.



- **Action required:** The rear exterior receptacle was not showing power at the time of the inspection. A further evaluation by a licensed electrician is recommended.



#### G.F.C.I Outlets:

- **Action required:** The majority of the bathroom and kitchen outlets have been GFCI protected as a preventive safety upgrade. Current electrical requirements require that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock (bathroom, exterior and kitchen outlets). The age of the structure may predate the adoption of this requirement. Consideration should be given to installing GFCI protection to the right of the MASTER BATHROOM SINK where there is a higher potential for electrical shock. A further evaluation by a licensed electrician is recommended.



#### Exhaust Flues and Vents:

- **Action required:** Properly securing the 2<sup>nd</sup> zone heating system exhaust flue with hangers is necessary for safety. Contact a qualified HVAC technician to make a further evaluation and the necessary modifications.

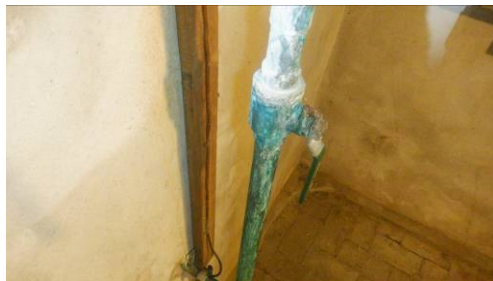


#### Evidence of Plumbing Leaks:

- **Action required:** An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified visible leak (s) that require repair at this time. The water was left running for approximately 10 minutes and the toilets were flushed at least 4 times at the time of the inspection. The inspector discovered current leaking at the right side master bathroom sink drain connection, right side master bathroom sink supply connection, the lower bathroom shower diverters, the lower bathroom sink drain connection, the kitchen sink diverter supply connections, The wet bar supply connections, the main copper supply connections in the basement, and several copper supply lines in the basement. In addition, the lower bathroom sink was dripping continuously in the OFF position. Repairs are recommended to prevent further deterioration and subsequent damage. Contact a licensed plumber to make a FULL technically exhaustive evaluation and the necessary repairs prior to transfer of ownership.









**Visible Basement Floor Structure:**

- **Action required:** There was visible deflection evident in the basement main beam and several of the floor joists. The main beam has been improperly notched and a significant amount of powder post beetle damage was noted. The deflection appeared to be carried to the floors above. The beam/joists appear to be in need of additional support. Contacting an individual qualified in structural repair or a licensed structural engineer is recommended for further evaluation and recommendations for repairs.



- **Action required:** There have been several temporary screw jack columns added in the basement that are not on any footings and are sitting on top of the floor slab, which is not designed to hold the weight. Footings are necessary to properly support the weight from above. In addition, the plates were not properly secured to girders with bolts. Furthermore, these columns are for temporary use not permanent use. It should also be noted that the columns were not properly installing at the end barring which is causing additional sagging. Contact a licensed structural engineer to make a further evaluation and the necessary repairs to ensure proper structural support.



**Evidence of Insects:**

- **Action required:** The inspector discovered excessive powder post beetle and termite damage/activity in the basement. A full wood destroying insect infestation inspection is recommended to determine the need for treatment and/or repair. There may be areas of hidden damage not visible due to the non-invasive nature of this inspection.

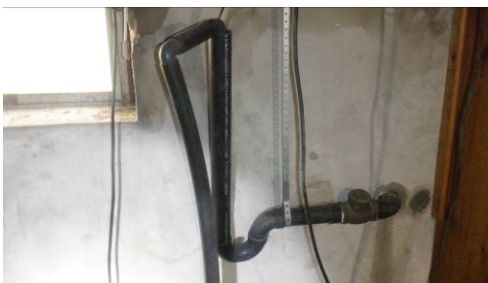






**Ductwork and Piping:**

- **Action required:** The sump pump is currently draining directly into the sewer line. This may not be acceptable according to local ordinances. Extending the sump pump drain to the exterior should be considered. Verifying this during the certificate of occupancy inspection is recommended.



**Basement Moisture:**

- **Action required:** There is evidence of minor present moisture penetration through the basement foundation walls. This was confirmed with a moisture meter. Exterior grade corrections, downspout extensions, the use of dehumidifiers, and waterproof paint coatings at the interior walls are recommended to reduce the amount of water penetration. Consulting with a qualified waterproofing company should be considered prior to transfer of ownership.



**Crawl Space Area:**

- **Action required:** Crawl spaces should be properly vented to reduce moisture levels. There was currently moisture intrusion and possible development of mold in the crawl space at the time of the inspection. Action should be taken to create better ventilation or dehumidification for the crawl space area to reduce the excessive moisture levels. Cleaning the areas with possible development of mold is also recommended to prevent a possible allergic reaction. A further evaluation by a qualified contractor is recommended prior to transfer of ownership.





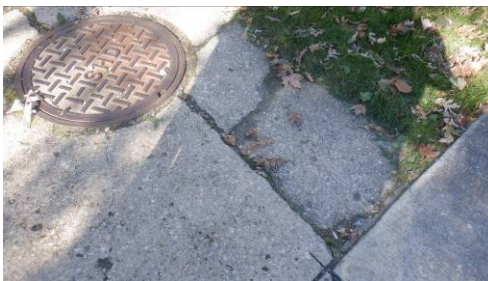


THE FOLLOWING ISSUES ARE IN NEED OF MAINTENANCE, CORRECTION, OR MINOR REPAIR; NOW OR IN THE NEAR FUTURE.

## ATTENTION:

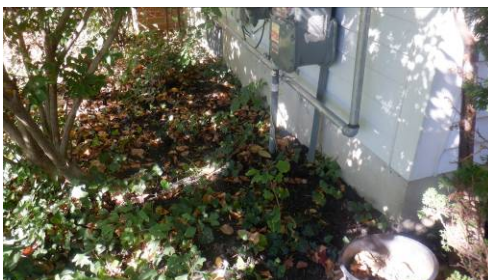
### Site Concrete and Paving:

- **Attention:** It will be necessary to seal the cracks in the walkways and driveway to prevent water from penetrating below the surface and causing further cracking.



### Window/Vent Wells:

- **Attention:** Adding window wells around the basement windows is recommended to provide better site grade and prevent water penetration through the basement windows.



### Windows:

- **Attention:** The single pane windows have glazing compound, used to hold the glass in place, that will be in need of replacing at some areas in the near future as a routine preventive maintenance item. Window glazing compound is inexpensive and can be applied with a putty knife.
- **Attention:** There are some tears or holes in one or more of the window screens. Repairs may be considered. In addition, one or more window screens are missing. Replacement or inquiry to the whereabouts is recommended.
- **Attention:** Some of the storm window frames are in need of weep holes to allow driven rain to exit the window sill area.
- **Attention:** A random test of the windows was done to see if they could be latched/locked and opened/closed. The inspection revealed one or more windows with missing or broken locks which should be replaced or repaired in order to provide security. This is only a random test and in no way a guarantee that all windows are functional. Most windows will need periodic adjustments.



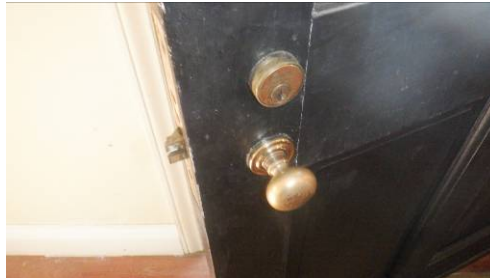
- **Attention:** The inspector was unable to get some of the older windows open. The windows appeared to be painted shut. Freeing up the windows may be considered in order to provide ventilation for the structure and allow proper egress in case of emergency.

**Doors:**

- **Attention:** The exterior storm doors are in need of minor fit adjustments. A further evaluation by qualified contractor is recommended.



- **Attention:** There was a key lock installed for the rear exterior door. This is not a recommended arrangement due to the difficulty of egress in the event of an emergency. Installing a standard dead bolt is recommended. Contact a qualified contractor to make a further evaluation and the necessary modifications.



**Encrustations:**

- **Attention:** Encrustations (visible build up of deposits) on the exterior of plumbing is an early indication of possible leaks developing or an indication of a past leak. This is most evident at the water supply shut-off valves and fittings. We recommend routine visual inspections of the shut-off valves, plumbing pipe connections, and under sink plumbing for signs of leaking and making repairs prior to a leak occurring as preventive maintenance.

**Waste Plumbing System:**

- **Attention:** The inspector recommends questioning the seller to determine the extent of the updates to the original sewer drain pipe from the house to the city sewer main. The sewer main line appears to be Cast Iron. Cast Iron piping typically has a serviceable life of 50 years and up. This inspection does not cover failure to sewer lines due to their inaccessibility to inspection. Periodic clearing of cast iron drain piping is often needed due to debris becoming stuck to the rough inside of the piping. Having the main sewer line from the house to the street professionally scoped with a camera is also strongly recommended as defects may exist.



**Crawl Space Insulation:**

- **Attention:** There is no insulation in the crawl space. Consideration should be given to installing insulation between the crawl space and the first floor to increase heating efficiency.

THE FOLLOWING MAJOR SYSTEMS OR COMPONENTS ARE NOT INCLUDED IN THIS INSPECTION REPORT. THE SYSTEMS OR COMPONENTS MAY NOT BE ACCESSIBLE, NOT TESTED, NOT AVAILABLE, OR NOT PRESENT.

N/A:



# Exterior

## DESCRIPTION OF EXTERIOR

---

- |                                     |                   |
|-------------------------------------|-------------------|
| <b>Flat Surface Material:</b>       | •Vinyl siding     |
| <b>Eaves, Soffits, And Fascias:</b> | •Capped           |
| <b>Exterior Doors:</b>              | •Main entry •Rear |
| <b>Window/Door Frames and Trim:</b> | •Wood             |

## EXTERIOR OBSERVATIONS

---

### RECOMMENDATIONS / OBSERVATIONS

#### Siding Condition:

- **Action required:** There is some structure caulking that is in need of touch up repair along trim areas, windows and doors as a preventive measure in keeping rain water from penetrating behind the surface material.

#### Eaves/Soffits/Trim/Fascia:

- **Action required:** There was a significant amount of wood rot noted to the window trim and sills around the structure. Repairs are necessary at this time to prevent further deterioration and possible moisture intrusion. There may be areas of hidden damage not visible due to the non-invasive nature of this inspection. Consideration should be given to wrapping exposed exterior wood with aluminum to reduce maintenance. Contact a qualified contractor to make a further evaluation and the necessary repairs.





**Site Concrete and Paving:**

- **Attention:** It will be necessary to seal the cracks in the walkways and driveway to prevent water from penetrating below the surface and causing further cracking.



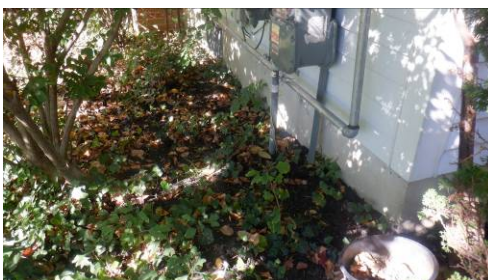
**Site Drainage:**

- **Action required:** There are portions of the site grading, around the foundation perimeter, that are sloping excessively toward the structure. Corrections to the exterior site grading are necessary to prevent foundation water penetration. Grade pitch of 1" drop over 12" of run, sloping away from the structure, is most desired. Drains and downspouts extending 6' away from the house is optimum. Proper site drainage is a preventative maintenance measure to any foundation system. Consulting with a landscaping company may be considered for help with site grading.



**Window/Vent Wells:**

- **Attention:** Adding window wells around the basement windows is recommended to provide better site grade and prevent water penetration through the basement windows.



---

**LIMITATIONS OF EXTERIOR INSPECTION**

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Utility Services

## DESCRIPTION OF UTILITY SERVICES

---

<b>Type of Fuel Service:</b>	•Natural gas
<b>Water Service:</b>	•Public
<b>Waste Service:</b>	•Public
<b>Fuel Storage Tank :</b>	•Unknown

## UTILITY SERVICES OBSERVATIONS

---

### General Comments:

- Purchasing an emergency shut-off tool for the gas meter is recommended. A crescent wrench or special shut-off tool can be purchased at your local hardware or home improvement center. The tool can be attached to the meter with a piece of string for easy accessibility. The gas utility provider recommends shutting the gas off at the meter in the event that a gas odor is identified in the structure. Once the gas has been turned off, the utility supplier should be contacted to inspect the house for leaks in the gas piping or appliances.
- The inspector was unable to verify the presence or absence of an underground heating oil storage tank on the property. There was no filler pipe opening, plumbing or vent piping used by an underground storage tank (UST) visible to the inspector that would verify a heating oil tank is buried on the property. Questioning the seller regarding any known underground oil tanks is recommended.



## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF UTILITY SERVICES INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Detached Garage

## DESCRIPTION OF DETACHED GARAGE

---

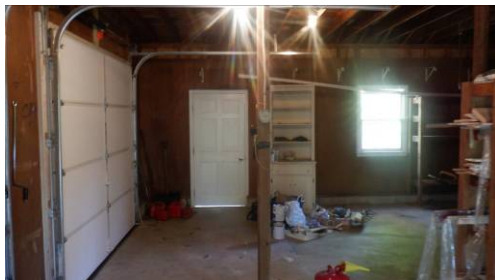
**Size:** •Two car  
**Opener (s)?** •No  
**Heated?** •No  
**Door Type:** •Metal

## DETACHED GARAGE OBSERVATIONS

---

**General Comments:**

- The amount of items stored in the garage limited a full visual inspection. A further evaluation at the final walk-through is strongly recommended as defects may exist.



## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF DETACHED GARAGE INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:



- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roof

## DESCRIPTION OF ROOF

---

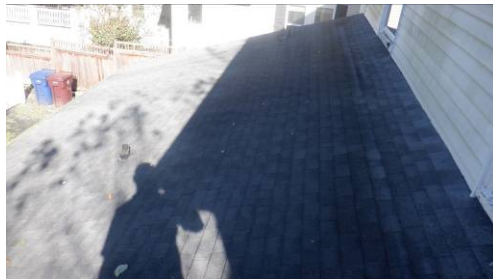
- |                              |                                  |
|------------------------------|----------------------------------|
| <b>Roof Covering:</b>        | •Asphalt composite shingles      |
| <b>Number of Layers:</b>     | •Multiple layers                 |
| <b>Method of Inspection:</b> | •Viewed from eave(s) with ladder |
| <b>Slope:</b>                | •Pitched                         |
| <b>Approximate Age:</b>      | •15+                             |

## ROOF OBSERVATIONS

---

**General Comments:**

- The typical life expectancy of this type of roof material is 15-20 years from the date of installation.





- Multiple roofing layers were noted. Only up to 2 layers of roofing material are allowing as per local ordinances, as well as to help prevent damage to the roof sub-structure from excessive weight. At time of re-surfacing, all roofing layers will need to be removed.



## RECOMMENDATIONS / OBSERVATIONS

### Roof Material Condition:

- **Action required:** There are indications the roof system is currently leaking. Current leaking was discovered in the back left corner of the garage. The area tested wet at the time of the inspection. Repairs are necessary. Contacting a qualified roofing contractor for full evaluation and repairs is necessary.



### Chimney (s) and Vents/covers:

- **Action required:** Capping off or discontinuing the abandon chimney is recommended to prevent possible moisture or animal intrusion. A further evaluation by a qualified chimney contractor is recommended prior to transfer of ownership.



### Gutters & Downspouts

- **Action required:** There is debris build up in the gutters that should be removed. Debris can clog the gutters, down spouts, and/or drain system if not cleaned out. Cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system.



- **Action required:** In order to improve the site drainage, it is recommended to discharge the rain water 4'-6' away from the house wherever possible. Down spouts that empty along the foundation wall is the most common cause of deterioration to foundation systems.

### Flashing/Caulking:

- **Action required:** Securing and sealing the rear sewer vent flashing is recommended to prevent possible moisture intrusion. A further evaluation by a qualified roofing contractor is recommended.



## LIMITATIONS OF ROOF INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.



- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Attic

## DESCRIPTION OF ATTIC

---

- |                             |                                |
|-----------------------------|--------------------------------|
| <b>Access Location (s):</b> | •Bedroom                       |
| <b>Attic Insulation:</b>    | •Fiberglass batt               |
| <b>Roof Ventilation:</b>    | •Ridge vent (s) •Gable vents   |
| <b>Ceiling Structure:</b>   | •Wood framing                  |
| <b>Roof Structure:</b>      | •Roof rafters                  |
| <b>Attic Evaluated By:</b>  | •Head and shoulder access only |

## ATTIC OBSERVATIONS

---

### General Comments:

- Consideration may be given to adding an attic fan to increase ventilation in the attic area and reduce high temperatures that could reduce the life expectancy of the roof surface material.
- There were areas of the attic that were inaccessible to the inspector due to reduced clearance and obstruction by structural members, notably at the eaves. These areas could not be inspected due to the reduced clearance.



## RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

### Ventilation:

- **Action required:** Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is 1/300th of the main floor. To help achieve this ratio, the inspector recommends pulling the insulation back from the eaves and installing rafter vents, to allow the air to flow through the soffit vents and into the attic. It should also be noted that a ridge vent was installed but the sheathing has not been properly cut. This defeats the purpose of the ridge vent. Contact a qualified contractor to make a further evaluation and the necessary modifications.

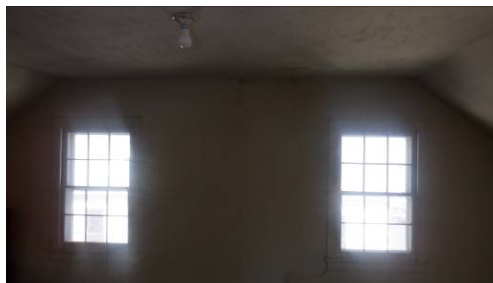


## LIMITATIONS OF ATTIC INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- There are finished ceilings and insulation on the underside of the roof in the attic that prevent inspection of the roof from the underside.



Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Structure

## DESCRIPTION OF INTERIOR STRUCTURE

---

Number of Bedrooms:	•3
Number of Bathrooms:	•2.5
Wall And Ceiling Materials:	•Plaster
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane with Storm Window

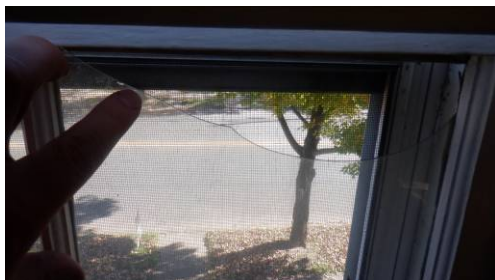
## INTERIOR STRUCTURE OBSERVATIONS

---

### RECOMMENDATIONS / OBSERVATIONS

#### Windows:

- **Attention:** The single pane windows have glazing compound, used to hold the glass in place, that will be in need of replacing at some areas in the near future as a routine preventive maintenance item. Window glazing compound is inexpensive and can be applied with a putty knife.
- **Action required:** There is loose broken/missing glass at several of the windows that could result in an injury. Repairs are necessary for safety.



- **Attention:** There are some tears or holes in one or more of the window screens. Repairs may be considered. In addition, one or more window screens are missing. Replacement or inquiry to the whereabouts is recommended.
- **Attention:** Some of the storm window frames are in need of weep holes to allow driven rain to exit the window sill area.



- **Action required:** A random test of the windows was done to see if they could be latched/locked and opened/closed. The test revealed that the majority of the older windows in the structure have broken balances. The windows will not stay in the desired position without a prop. Repairs are necessary as windows with broken balances are a potential safety hazard and eliminate an egress in the event of a fire.



- **Attention:** A random test of the windows was done to see if they could be latched/locked and opened/closed. The inspection revealed one or more windows with missing or broken locks which should be replaced or repaired in order to provide security. This is only a random test and in no way a guarantee that all windows are functional. Most windows will need periodic adjustments.



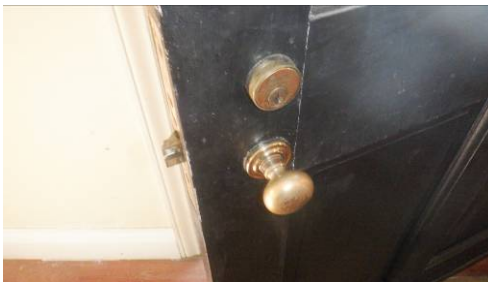
- **Attention:** The inspector was unable to get some of the older windows open. The windows appeared to be painted shut. Freeing up the windows may be considered in order to provide ventilation for the structure and allow proper egress in case of emergency.

**Doors:**

- **Attention:** The exterior storm doors are in need of minor fit adjustments. A further evaluation by qualified contractor is recommended.



- **Attention:** There was a key lock installed for the rear exterior door. This is not a recommended arrangement due to the difficulty of egress in the event of an emergency. Installing a standard dead bolt is recommended. Contact a qualified contractor to make a further evaluation and the necessary modifications.



**Walls, Ceilings, and Floors:**

- **Action required:** Some of the upper plaster walls/ceilings were damaged and in need of repair to prevent further cracking and damage. There was significant cracking in the upper right rear plaster walls. This may be an indication of structural defects. Contact a licensed structural engineer to make a further evaluation and any necessary repairs to ensure proper structural support.



- **Action required:** Current moisture intrusion was noted on the master bathroom ceiling above the front window. This may be due to rotted trim of poor/failing flashing around the dormer. A further evaluation by a qualified contractor is recommended.



- **Action required:** There were moisture stains evident on the living room ceiling, kitchen ceiling, and rear lower close ceiling that tested dry at the time of the inspection. The exact origins could not be confirmed. A further evaluation by a qualified contractor is recommended.



- **Action required:** The floors throughout the structure were deflecting. This appears to be due to sagging floor joists as well as poor or improper support in the basement. This condition is common in a structure of this age. However, a further evaluation by a licensed structural engineer is recommended.

**Bathroom (s):**

- **Attention:** The caulking along water exposed areas in the bathrooms will need attention to provide adequate protection. Water leaking through non-sealed areas can cause structural damage. Caulking around bathtub and shower fixtures, along the tub and the floor, and around sinks should be maintained periodically to continue protection.

**Bedroom (s):**

- **Attention:** One of the bedroom doors is difficult to close. This appears to be caused from poor installation and minor settlement over the door. Minor adjustments and planing the top of the door may be considered.

**Kitchen Area:**

- **Action required:** The oven was not working at the time of the inspection. Repair/replacement appears to be necessary. A further evaluation by a qualified contractor is recommended.



---

## **LIMITATIONS OF INTERIOR STRUCTURE INSPECTION**

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Electrical

## DESCRIPTION OF ELECTRICAL

---

<b>Main Electrical Services Size:</b>	•200 amps/240 volts
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Distribution Wiring:</b>	•Copper
<b>Location of Main and Sub-panel (s):</b>	•Basement •Garage
<b>Over-current Protection:</b>	•Breakers and Fuses
<b>Wiring Method:</b>	•Romex

## ELECTRICAL OBSERVATIONS

---

### General Comments:

- The breakers are labeled, which allows quick identification of service disconnects in the event of an emergency.
- The inspector has SPOT CHECKED the three-prong female 120 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist. It should be noted that the inspector could not check all the outlets due to furniture that could not be moved.
- The wiring (where visible) has been updated to Romex wiring. No visible knob & tube wiring was evident. Questioning the seller regarding past electrical upgrades is recommended. There may still be knob & tube wiring present but not visible to the inspector.



## RECOMMENDATIONS / OBSERVATIONS

### Service / Entrance

- **Action required:** The putty around the service line where it enters the meter was deteriorated. Repairs are necessary to prevent possible moisture intrusion in the panel. Contact the utility supplier or a licensed electrician for final determination.

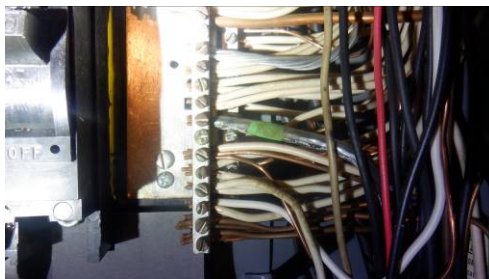


### Main Panel

- **Action required:** The panel cover was removed and it appears that water has penetrated the panel at some time in the past and as a result oxidation is present at the main lugs and other connections. Rust and mouse dropping was also noted in the base of the panel. The inspector recommends a licensed electrician further evaluate the electrical panel and make recommendations for proper repairs, if needed.



- **Action required:** The inspector discovered one or more neutral wires connected to the same screw in the panel. All neutral and ground wires must be under separate screws according to today's standards. Contacting a licensed electrician is necessary for corrections.



**Auxiliary Panel(s)**

- **Action required:** One of the sub-panels in the garage contained buss fuses. This is not a recommended arrangement according to today's standards. Installing breakers is recommended. Contact a licensed electrician to make a further evaluation and the necessary modifications.



**Plugs, Switches, Junction boxes:**

- **Action required:** There are exposed splices/wire connections and extension cord splices to light fixtures in the basement. This may pose a fire hazard. Contact a licensed electrician to make a further evaluation and the necessary repairs.



- **Action required:** The rear exterior receptacle was not showing power at the time of the inspection. A further evaluation by a licensed electrician is recommended.



**G.F.C.I Outlets:**

- **Action required:** The majority of the bathroom and kitchen outlets have been GFCI protected as a preventive safety upgrade. Current electrical requirements require that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock (bathroom, exterior and kitchen outlets). The age of the structure may predate the adoption of this requirement. Consideration should be given to installing GFCI protection to the right of the MASTER BATHROOM SINK where there is a higher potential for electrical shock. A further evaluation by a licensed electrician is recommended.



---

**LIMITATIONS OF ELECTRICAL INSPECTION**

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Heating

## DESCRIPTION OF HEATING

- |                                   |                        |
|-----------------------------------|------------------------|
| <b>System Type:</b>               | •Gas-fired •Forced air |
| <b>Location of Unit (s):</b>      | •Basement              |
| <b>Approximate Age:</b>           | •3                     |
| <b>Heat Distribution Methods:</b> | •Ductwork              |
| <b>Filter size:</b>               | •16x25                 |
| <b>Thermostat Locations:</b>      | •Living room           |
| <b>On/Off Test?:</b>              | •Yes                   |

## HEATING OBSERVATIONS

### General Comments:

- The heating system was identified to be in working order at the time of the inspection.
- The unit was replaced in the recent past. Requesting any warranty information is recommended.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace:

- **Attention:** The heating system was identified to be in working order at the time of the inspection. No service records were visible – questioning the seller regarding past service is recommended. A full technically exhaustive servicing is recommended for optimum efficiency. We recommend the heating and cooling systems be serviced on an annual basis.





**Supply and Return Ductwork:**

- **Attention:** There appeared to be excessive dust and dirt build-up within the system's supply and return ductwork. Professional cleaning by a qualified company is recommended.

**LIMITATIONS OF HEATING INSPECTION**

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating 2

## DESCRIPTION OF HEATING 2

<b>System Type:</b>	•Gas-fired •Forced air
<b>Location of Unit (s):</b>	•Attic
<b>Approximate Age:</b>	•3
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Filter size:</b>	•16x25
<b>Thermostat Locations:</b>	•Master bedroom
<b>On/Off Test?:</b>	•Yes

## HEATING 2 OBSERVATIONS

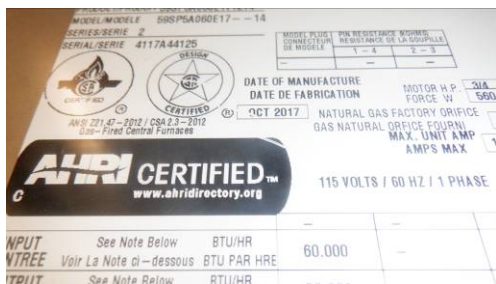
### General Comments:

- The second zone heating system was identified to be in working order at the time of the inspection.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace 2:

- **Attention:** The 2<sup>nd</sup> zone heating system was identified to be in working order at the time of the inspection. No service records were visible – questioning the seller regarding past service is recommended. A full technically exhaustive servicing is recommended for optimum efficiency. We recommend the heating and cooling systems be serviced on an annual basis.





**Exhaust Flues and Vents:**

- **Action required:** Properly securing the 2<sup>nd</sup> zone heating system exhaust flue with hangers is necessary for safety. Contact a qualified HVAC technician to make a further evaluation and the necessary modifications.



**LIMITATIONS OF HEATING 2 INSPECTION**

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Air Conditioning

## DESCRIPTION OF AIR CONDITIONING

<b>Energy Source:</b>	•Electric
<b>System Type:</b>	•Split-system central cooling system
<b>Size:</b>	•2 ton unit
<b>Approximate age:</b>	•3
<b>On/Off Test?:</b>	•Tested
<b>Supply Air Temperature:</b>	•53
<b>Return Air Temperature:</b>	•66

## AIR CONDITIONING OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Attention:** The air conditioning unit was tested and was establishing proper degree ranges (between 12-20 degrees) at the supply and return vents. A full technically exhaustive servicing prior to the next cooling season is recommended for optimum efficiency. We recommend the heating and cooling systems be serviced on an annual basis.



## LIMITATIONS OF AIR CONDITIONING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Air Conditioning 2

## DESCRIPTION OF AIR CONDITIONING 2

Energy Source:	•Electric
System Type:	•Split-system central cooling system
Size:	•2 ton unit
Approximate age:	•3
On/Off Test?:	•Tested
Supply Air Temperature:	•58
Return Air Temperature:	•72

## AIR CONDITIONING 2 OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning 2

- **Attention:** The 2<sup>nd</sup> zone air conditioning unit was tested and was establishing proper degree ranges (between 12-20 degrees) at the supply and return vents. A full technically exhaustive servicing prior to the next cooling season is recommended for optimum efficiency. We recommend the heating and cooling systems be serviced on an annual basis.



## LIMITATIONS OF AIR CONDITIONING 2 INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

---

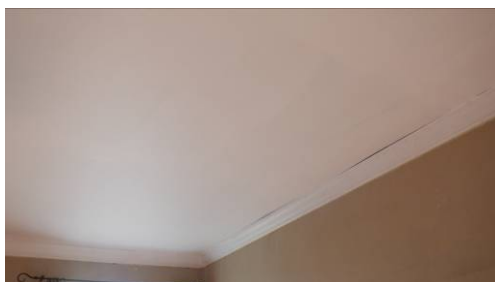
<b>Main Water Valve Location:</b>	•Basement
<b>Sewer Clean-out Location:</b>	•Basement
<b>Size Service to the Structure:</b>	•3/4"
<b>Interior Supply Piping:</b>	•Copper •Plastic
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Copper •Cast Iron •Steel
<b>Water Softening System:</b>	•None visible

## PLUMBING OBSERVATIONS

---

### General Comments:

- The water was left running for approximately 15 minutes and the toilets were flushed at least 4-5 times at the time of the inspection. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.
- Questioning the seller regarding any past leaks and repairs is recommended. Past leaks were noted under the upper hall bathroom but tested DRY at the time of the inspection.



- It is recommended to insulate the supply water pipes in the crawl space areas to prevent possible damage during cold weather.



### RECOMMENDATIONS / OBSERVATIONS

#### Evidence of Plumbing Leaks:

• **Action required:** An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified visible leak (s) that require repair at this time. The water was left running for approximately 10 minutes and the toilets were flushed at least 4 times at the time of the inspection. The inspector discovered current leaking at the right side master bathroom sink drain connection, right side master bathroom sink supply connection, the lower bathroom shower diverters, the lower bathroom sink drain connection, the kitchen sink diverter supply connections, The wet bar supply connections, the main copper supply connections in the basement, and several copper supply lines in the basement. In addition, the lower bathroom sink was dripping continuously in the OFF position. Repairs are recommended to prevent further deterioration and subsequent damage. Contact a licensed plumber to make a FULL technically exhaustive evaluation and the necessary repairs prior to transfer of ownership.







**Encrustations:**

- **Attention:** Encrustations (visible build up of deposits) on the exterior of plumbing is an early indication of possible leaks developing or an indication of a past leak. This is most evident at the water supply shut-off valves and fittings. We recommend routine visual inspections of the shut-off valves, plumbing pipe connections, and under sink plumbing for signs of leaking and making repairs prior to a leak occurring as preventive maintenance.

### Waste Plumbing System:

- **Attention:** The inspector recommends questioning the seller to determine the extent of the updates to the original sewer drain pipe from the house to the city sewer main. The sewer main line appears to be Cast Iron. Cast Iron piping typically has a serviceable life of 50 years and up. This inspection does not cover failure to sewer lines due to their inaccessibility to inspection. Periodic clearing of cast iron drain piping is often needed due to debris becoming stuck to the rough inside of the piping. Having the main sewer line from the house to the street professionally scoped with a camera is also strongly recommended as defects may exist.



## LIMITATIONS OF PLUMBING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Water Heater

## DESCRIPTION OF WATER HEATER

<b>System Type:</b>	•Gas
<b>Size:</b>	•40 gallons
<b>Location:</b>	•Basement
<b>Approximate Age:</b>	•3

## WATER HEATER OBSERVATIONS

### General Comments:

- Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least two feet of clearance around the water heater is recommended. Water heaters should also be drained periodically and serviced at the same time as the heating system. This will enable a service technician to give an indication on when the unit should be planned for replacement.



## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF WATER HEATER INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Basement

## DESCRIPTION OF BASEMENT

---

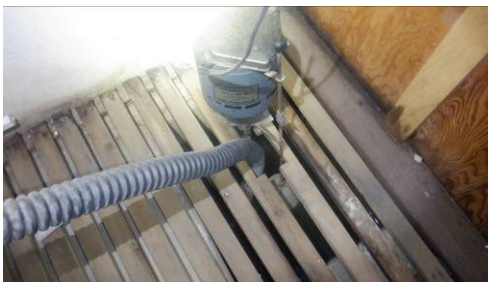
- |                                 |              |
|---------------------------------|--------------|
| <b>Access Location (s):</b>     | •Kitchen     |
| <b>Foundation Material:</b>     | •Stone       |
| <b>Living Area?</b>             | •No          |
| <b>Visible Floor Structure:</b> | •Wood joists |

## BASEMENT OBSERVATIONS

---

### General Comments:

- There is a sump pump installed in the basement that appeared functional. Periodic inspection of the basement area during the winter is advisable to identify if the sump pump is providing the intended service. In addition, inspecting the sump pump every year prior to the fall for proper operation is recommended. Installing a check valve is also strongly recommended.



- The amount of items stored in the basement and amount of finished area limited the visual inspection of the entire perimeter wall areas. There may be areas of defects not visible due to the non-invasive nature of this inspection. Contact the seller regarding any known defects.







## RECOMMENDATIONS / OBSERVATIONS

### Visible Basement Floor Structure:

- **Action required:** There was visible deflection evident in the basement main beam and several of the floor joists. The main beam has been improperly notched and a significant amount of powder post beetle damage was noted. The deflection appeared to be carried to the floors above. The beam/joists appear to be in need of additional support. Contacting an individual qualified in structural repair or a licensed structural engineer is recommended for further evaluation and recommendations for repairs.



- **Action required:** There have been several temporary screw jack columns added in the basement that are not on any footings and are sitting on top of the floor slab, which is not designed to hold the weight. Footings are necessary to properly support the weight from above. In addition, the plates were not properly secured to girders with bolts. Furthermore, these columns are for temporary use not permanent use. It should also be noted that the columns were not properly installing at the end barring which is causing additional sagging. Contact a licensed structural engineer to make a further evaluation and the necessary repairs to ensure proper structural support.





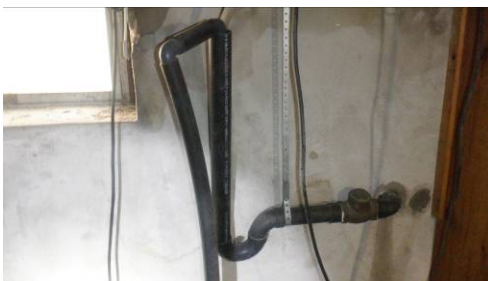
**Evidence of Insects:**

- **Action required:** The inspector discovered excessive powder post beetle and termite damage/activity in the basement. A full wood destroying insect infestation inspection is recommended to determine the need for treatment and/or repair. There may be areas of hidden damage not visible due to the non-invasive nature of this inspection.



### Ductwork and Piping:

- **Action required:** The sump pump is currently draining directly into the sewer line. This may not be acceptable according to local ordinances. Extending the sump pump drain to the exterior should be considered. Verifying this during the certificate of occupancy inspection is recommended.



### Basement Moisture:

- **Action required:** There is evidence of minor present moisture penetration through the basement foundation walls. This was confirmed with a moisture meter. Exterior grade corrections, downspout extensions, the use of dehumidifiers, and waterproof paint coatings at the interior walls are recommended to reduce the amount of water penetration. Consulting with a qualified waterproofing company should be considered prior to transfer of ownership.



## LIMITATIONS OF BASEMENT INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Crawl space(s)

## DESCRIPTION OF CRAWL SPACE(S)

---

**Access Location (s):** •Basement  
**Method of Inspection:** •Entrance  
**Foundation Material:** •Stone

## CRAWL SPACE(S) OBSERVATIONS

---

**General Comments:**

- The inspector would recommend questioning the seller to identify if they are aware of any excessive moisture condition in the crawlspace that has arisen in the past and may be ongoing. Monitoring this area during a heavy rainfall periods is recommended.



## RECOMMENDATIONS / OBSERVATIONS

**Crawl Space Area:**

- **Action required:** Crawl spaces should be properly vented to reduce moisture levels. There was currently moisture intrusion and possible development of mold in the crawl space at the time of the inspection. Action should be taken to create better ventilation or dehumidification for the crawl space area to reduce the excessive moisture levels. Cleaning the areas with possible development of mold is also recommended to prevent a possible allergic reaction. A further evaluation by a qualified contractor is recommended prior to transfer of ownership.





**Crawl Space Insulation:**

- **Attention:** There is no insulation in the crawl space. Consideration should be given to installing insulation between the crawl space and the first floor to increase heating efficiency.

**LIMITATIONS OF CRAWL SPACE(S) INSPECTION**

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.