

Building Inspection Report

Building Address:

XXX Road
Town, State

Inspection Date:

Saturday, November 22, 2014

Prepared For:

John Doe

Prepared By:

South Jersey Home Inspection, LLC
1006 Mercer Ave
Voorhees, NJ 08043
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Report Number:

112220141

Inspector:

Keith Scherzinger, P.E., PMP

NJ Home Inspector License # 24GI00088000

Other Licenses Not pertinent to the inspection:

NJ Building Inspector License # 009705
NJ Professional Engineer License # 24GE04412400
NJ Sub Code Official License # 009705
NJ Construction Official License # 009705
NJ Radon Measurement # MET12482
NJ Termite/WDI Pesticide 7B # 51017B
NJ Oil Tank and Subsurface Evaluation # 456225

Report Overview

THE HOUSE IN PERSPECTIVE

This is a (approximately) 47+ year old house with a basement and garage. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.



CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Action:

P=Provide: Add or implement. A subset of Repair. Was probably required by construction codes when the home was built. May be required in order to receive a Certificate of Occupancy.

R=Repair or Replace: A system or component which is missing or which needs corrective action to assure proper and reliable function.

F=Further Evaluation Required: A system or component which requires expert analysis by a specialist.

I=Improve: Recommended but not a priority. Probably required by modern construction codes but may not have been required when the home was built.

M=Monitor: Suggests monitoring in order to determine if repairs are necessary.

Urgency:

I=Priority: Should be addressed immediately, preferably prior to settlement.

U=Unpredictable: Uncertain operability or condition.

R=Recommend: Suggested but not a priority; should be addressed but not required immediately.

D=Discretionary: Not immediately required; may be considered optional.

In the form:

Action-Urgency
(Photos below)

Repair Costs

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Low =	Less than \$100
Medium	Between \$100 and \$500
High =	Between \$500 and \$2500
Extreme =	More than \$2500

These cost estimates are “ball-park” estimates based upon the experience of the inspector. The buyer is encouraged to obtain actual quotations from at least two contractors to verify these cost estimates.

Although the inspector holds additional licenses the home inspection and report is a home inspection only according to NJAC 13:40-15.16.

All repairs should be performed by qualified professionals only. Adjacent/related parts of the repairable component should be inspected by the qualified professional when the repairs are made .

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice and/or NJ Standards of Practice NJAC 13:40-15.16 are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Note that the inspector cannot see through walls. Latent defects or issues that are not apparent at the time of the inspection cannot necessarily be discovered during the inspection and explained in this report. Also please note that this report is based upon the condition of the property at the time of the inspection. Carpeting, furniture, appliances and furnishings may be moved/altered after the inspection that can reveal defects that were not accessible during the inspection. Also there may be areas/rooms that were not accessible during the inspection. The areas that were not accessible during the inspection should be made accessible and inspected prior to closing.

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

Also, all notations to code-based dimensions, quantities, etc. are based on NJ UCC (Uniform Construction Code) requirements. However, current NJ UCC code requirements may not have been active when the building was constructed. **The inspection is not a code or engineering inspection.** The report will attempt to document general issues that may be related to Certificate of Occupancy requirements which may vary according to local Ordinances. However since these requirements may vary by town and local Ordinances according to their implementation of the New Jersey Housing Maintenance Code(s) such as those of NJAC 5:10 and NJAC 5:28.

You are advised to seek two or more professional opinions and repair estimates on all issues/defects described in this report with a category of Repair/Replace/Further Evaluation Required or provide prior to the sale/closing of the property. It is recommended that the professional(s) making the repairs inspect the property component that they are addressing fully in order to discover and repair defects that may not have been accessible during the inspection. It is recommended that all such repairs be performed and documented prior to the sale/closing of the property.

The inspection assumes that renovations, installations, improvements, repairs were performed via the proper UCC permit process.

Please also refer to the pre-inspection contract (<http://southjerseyhomeinspection.com/SJHI%20Contract%20rev%20bill.pdf>) for a detailed explanation of the scope of this inspection.

WEATHER CONDITIONS

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Weather conditions of 25 degrees F. and dry at the time of the inspection.

RECENT WEATHER CONDITIONS

Dry weather has been experienced in the days leading up to the inspection.

PLEASE TELL OTHERS ABOUT YOUR INSPECTION EXPERIENCE WITH US AT:

Angie's List: www.angieslist.com (Company ID: 7512088)

STRUCTURE

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

- 1) Repair-Recommend. Cost=Uncertain.

There is evidence of termite activity in the garage, basement and exterior. Additional and/or latent/hidden termite damage can be expected. There is evidence of termite treatment injection holes on the exterior block walls. A termite treatment or transfer of warranty is recommended. It is recommended to replace the damaged wood to maintain structural integrity.



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2) Repair-Recommend. Cost=Low.

The joist in the garage has been compromised/cut. It should be reinforced/replaced with a joist with a similar depth to the original to prevent localized sag/collapse.



3) Monitor-Recommend.

On the main floor (kitchen area, etc.) ceramic tile and a center island with granite countertops were installed. It is uncertain if the original floor structure design accounted for this weight. If not floor sag and tile cracking, etc. may occur. The buyer may want to consider having the floor structure evaluated by a structural engineer to ensure that it is properly designed for such weight.



Foundation Type			Floor Construction		Exterior Wall Construction
<input type="checkbox"/> Poured Concrete			<input checked="" type="checkbox"/> Joists		<input type="checkbox"/> Masonry
<input checked="" type="checkbox"/> Masonry Block			<input type="checkbox"/> Trusses		<input checked="" type="checkbox"/> Wood Frame
<input type="checkbox"/> Masonry Brick			<input type="checkbox"/> Concrete		<input type="checkbox"/> Wood Frame, Brick Veneer
<input type="checkbox"/> Stone			<input type="checkbox"/> Not Visible		<input type="checkbox"/> Log
			<input type="checkbox"/> Engineered I Joists		<input type="checkbox"/> Post and Beam
			Configuration		
			<input checked="" type="checkbox"/> Basement		Roof and Ceiling Frame
			<input type="checkbox"/> Crawl Space		<input checked="" type="checkbox"/> Rafters/Roof Joists
			<input type="checkbox"/> Slab-on-Grade		<input type="checkbox"/> Trusses
					<input type="checkbox"/> Not Visible
Restricted/Limited Access Areas	Inspected From Access Hatch Only	Entered but Access was limited	No Access	Finished/Concealed/Clutter/Insulation Covering Walls/Insulation Covering rim Joists	Other Limitations: <u>Garage walls blocked by clutter</u>
Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Knee Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Attic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, lengths/distances, adequacy, or integrity are not part of a home inspection.

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

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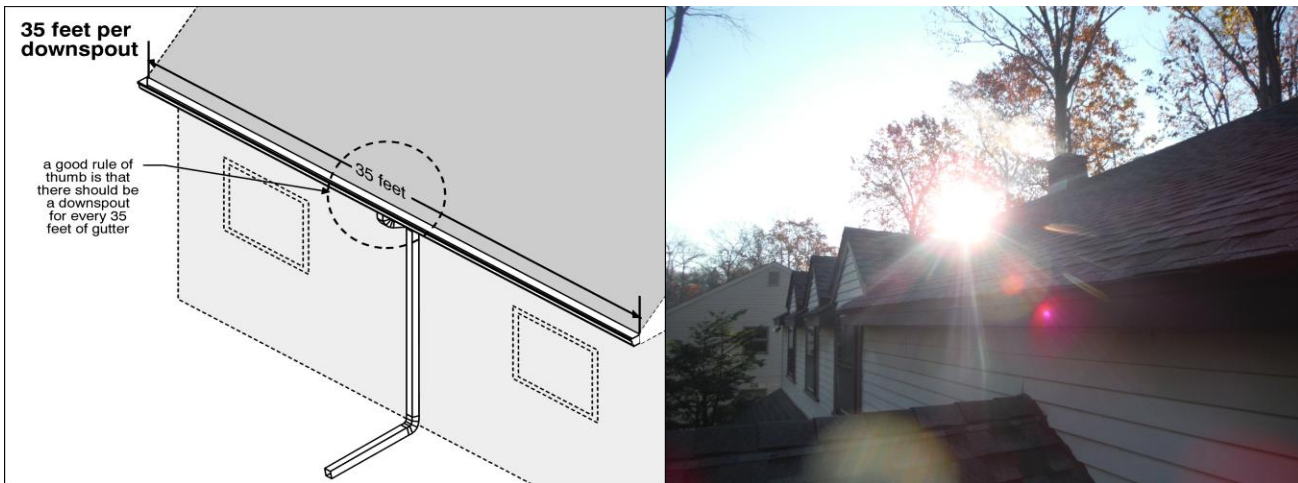
ROOFING

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

- 4) Provide-Recommend. Cost=Medium.

The front upper roof does not have a gutter. The gutter should be added to the upper roof in order to properly protect the lower/ front roof from deterioration.



- 5) Repair-Recommend. Cost=Medium.

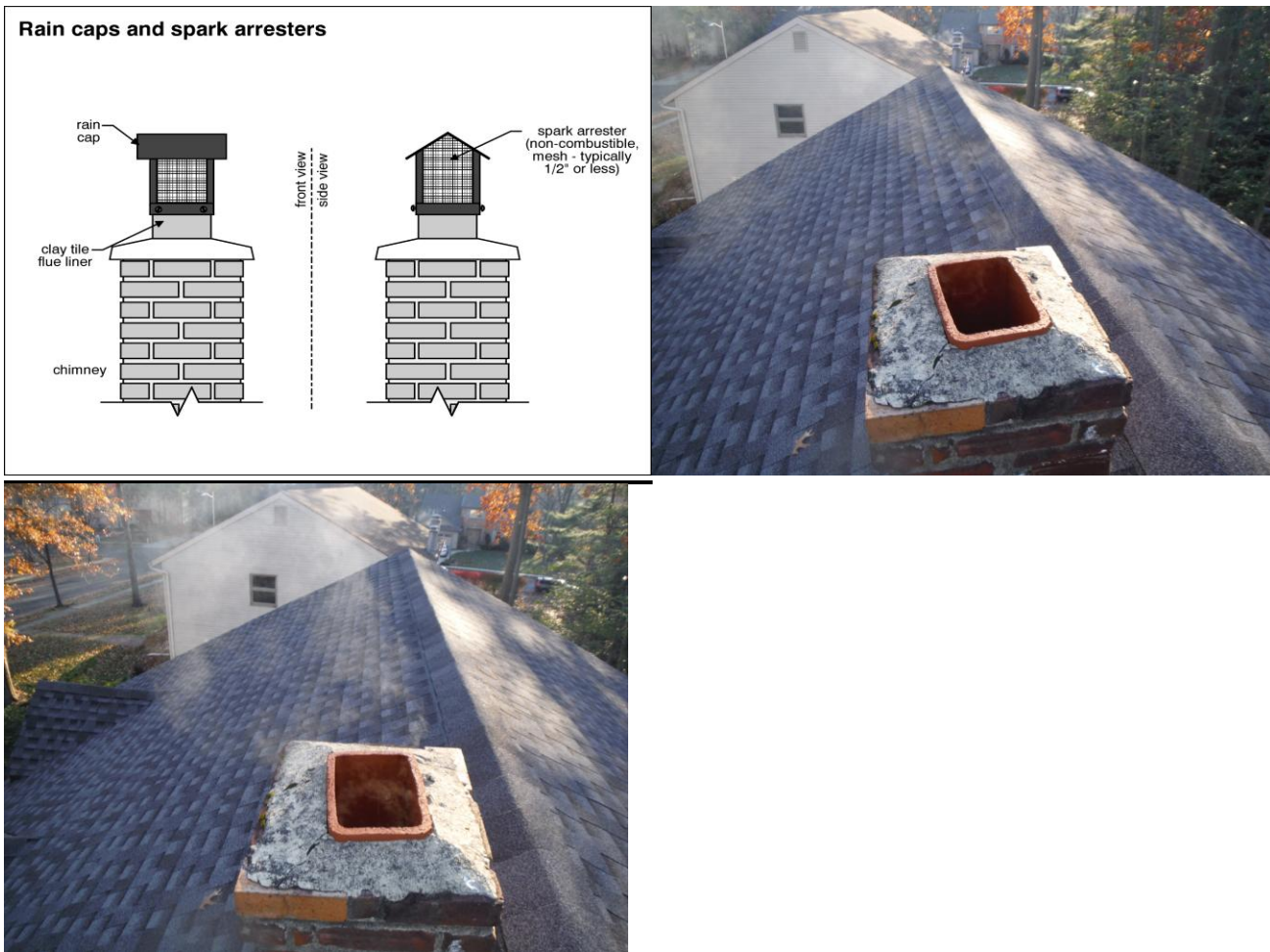
The center chimney crown/cap/wash is deteriorated. It should be repaired or replaced in order to properly protect the chimney structure from deterioration due to moisture penetration.



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6) Provide-Recommend. Cost=Medium.

A rain cap should be added to the center chimney liner to protect the liner, chimney and firebox from moisture damage.



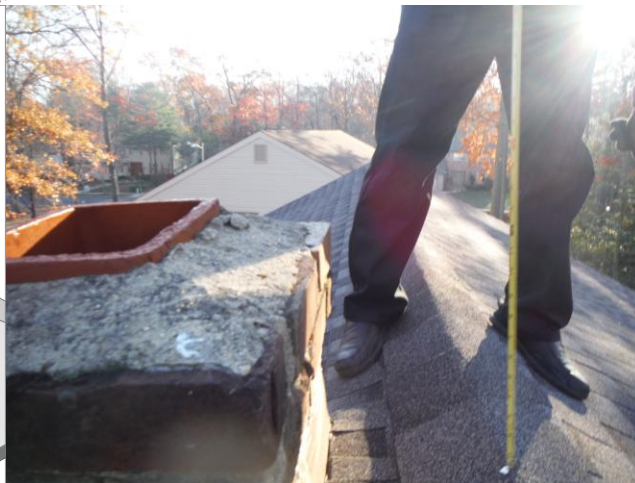
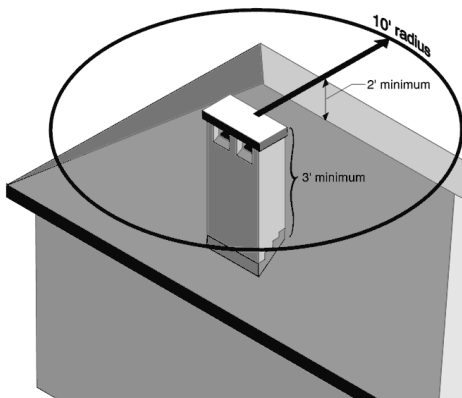
7) Further Investigation Required-Recommend.

It appears that the center chimney liner (clay) has obstructions (brick/mortar) below the top liner sections. A chimney specialist should determine if the liner is acceptable or requires repairs in order to protect the chimney structure and to prevent dangerous combustion products into living areas. A NFPA Level 2 flue inspection is recommended.

8) Improve-Recommend. Cost=Medium.

The center chimney should extend 2'+ higher than the roof within a 10' radius from it in order to prevent back drafting and poor draft performance. It does not. Consider having the liner extended to the proper height in order to increase draft performance and to prevent dangerous back-drafting.

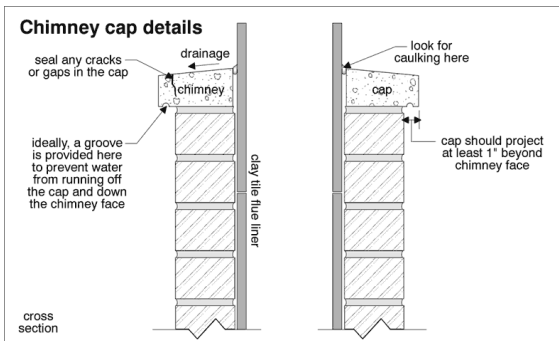
Proper chimney height





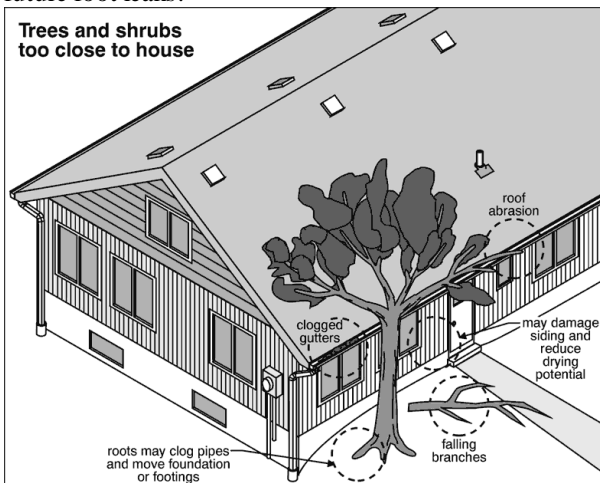
9) Repair-Recommend. Cost=Medium.

The right chimney crown/cap/wash is deteriorated. It should be repaired or replaced in order to properly protect the chimney structure from deterioration due to moisture penetration.



10) Monitor-Recommend.

It appears the front/left roof was damaged and reinforced – probably from tree damage. The areas should be monitored for future foot leaks.



	Asphalt/ Fiberglass	EPDM	Slate	Concrete/ Clay	Asbestos Cement	Metal	Corrugated Plastic	Built Up	Roll Roofing/ Mineral Surface	Modified Bitumen	PVC/EPDM
Main Slope	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Second	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Third	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Second	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dormer(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bay(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch(es)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHIMNEY(S):	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood Over Metal	<input type="checkbox"/> Stucco Over Metal	<input type="checkbox"/> Masonry Over Metal	<input type="checkbox"/> Cement Asbestos	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Mutual	<input type="checkbox"/> Partially Removed	<input type="checkbox"/> Abandoned	<input type="checkbox"/> None	
ROOF INSPECTION BY:	<input type="checkbox"/> Binoculars	<input type="checkbox"/> Ladder at Edge	<input checked="" type="checkbox"/> Walking On	<input type="checkbox"/> Drone							
INSPECTION LIMITED BY:	<input type="checkbox"/> Snow/Ice/Wet	<input type="checkbox"/> Height	<input type="checkbox"/> No Access	<input type="checkbox"/> Fragile	<input type="checkbox"/> Slope	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Gravel	<input type="checkbox"/> Trees	<input type="checkbox"/> Another Building		

LIMITATIONS OF ROOFING INSPECTION

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.

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EXTERIOR

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

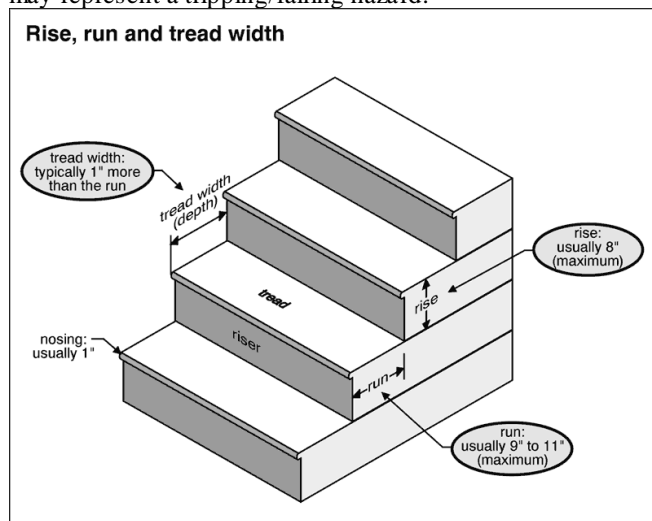
11) Repair-Recommend. Cost=Low/Medium.

The front sidewalk has a potential tripping hazard as the sidewalk has a lifted/settled section. To prevent tripping hazards the walk should be made level.



12) Improve-Recommend. Cost=Medium.

The height of the front exterior step exceeds the maximum allowable by modern building codes. It should be reduced as it may represent a tripping/falling hazard.



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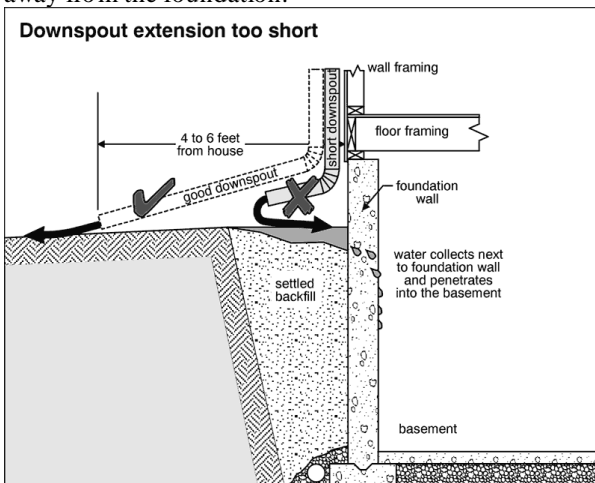
13) Repair-Recommend. Cost=Low/Medium.

The front sidewalk has a potential tripping hazard as the sidewalk has a lifted/settled section. To prevent tripping hazards the walk should be made level.



14) Improve-Recommend: Cost=Low.

ALL downspouts should be extended 4-6' away from the foundation in order to properly divert damaging roof water runoff away from the foundation.



15) Repair-Recommend. Cost=Low/Medium.

The rear/left window flashing/trim/weather-stripping is incomplete. Wood is exposed.. It should be properly repaired to prevent continued damage from moisture, etc.



16) Repair-Recommend. Cost=Low.

The rear/left siding on the exterior is loose. It should be properly repaired to prevent the allowance of damaging moisture entry to the wall envelope.



17) Further Investigation Required-Recommend.

The siding on the rear/left is of a different color than the original siding. It should be inquired from the seller as to why this discrepancy exists to ensure no structural anomalies could explain the different siding.



18) Repair-Recommend. Cost=Medium.

The rear exterior steps are not level which are tripping hazards. This was probably caused by ground settlement. The source of the ground settlement should be rectified and they should be made level.



19) Repair-Recommend. Cost=Low.

The weather hood for the dryer discharge should be repaired/replaced as at the flap is stuck open. The lint should be removed as it is a fire hazard. Left open the duct can become subject to insect/bird nesting.



20) Monitor-Recommend.

The impervious (driveway) grade slopes toward the home. It should slope down/away from the foundation to prevent water infiltration to the garage which can cause mold issues, wood rot and structural issues. It should drop 1" over the first 4 feet from the foundation. An external underground drainage system may be required if moisture is proven to enter the garage.



21) Provide-Recommend. Cost=Medium.

The rear garage door opener should be fitted with IR sensors along the door base opening so that the door will reverse if the IR beam is broken. Otherwise people and material can be harmed because the door will currently only reverse if the reverse sensor of the door opener is activated. Modern garage door openers would come with IR sensors as standard equipment. Openers installed since 1992 should have such sensors installed and operating as standard equipment.

22) Repair-Recommend. Cost=Low.

The front garage door opener should be repaired/adjusted so that it operates correctly and safely. The IR sensors did not work properly during the inspection and the sensors needed to be adjusted in order for functionality to resume. This is safety risk.



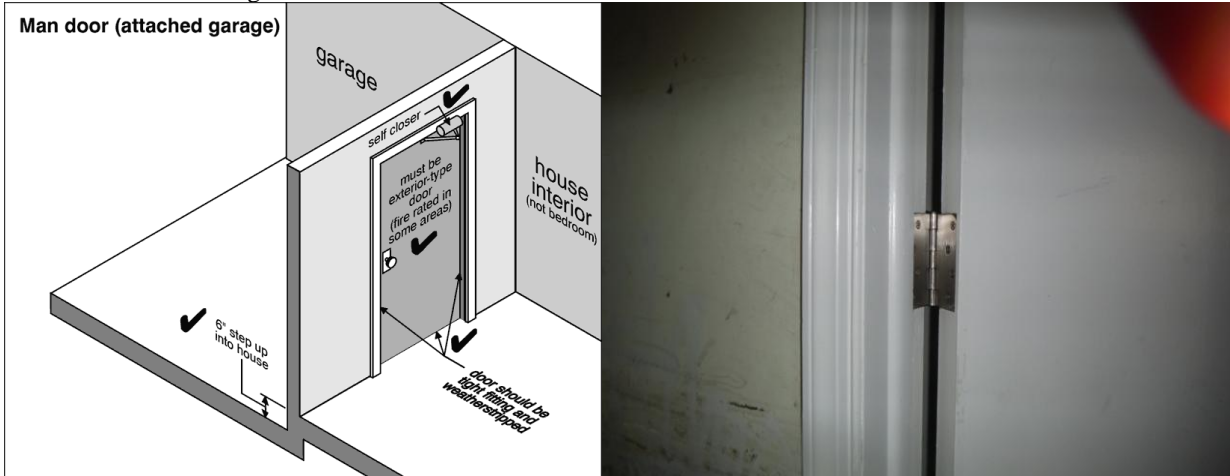
23) Repair-Recommend. Cost=Uncertain.

The right garage door could not be closed with the garage door opener. It may need to be adjusted. To ensure operability it should be repaired/maintained.



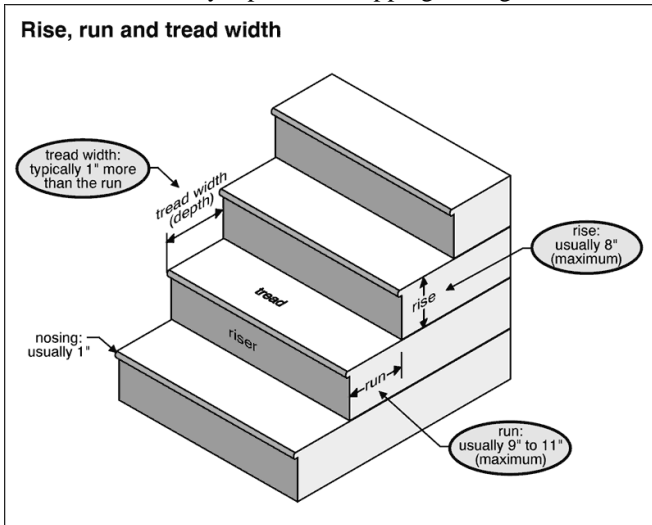
24) Provide-Recommend. Cost=Low.

A fire hinge should be installed on the garage man door so that the door closes automatically in order to keep dangerous automobile fumes and gases out of the home.

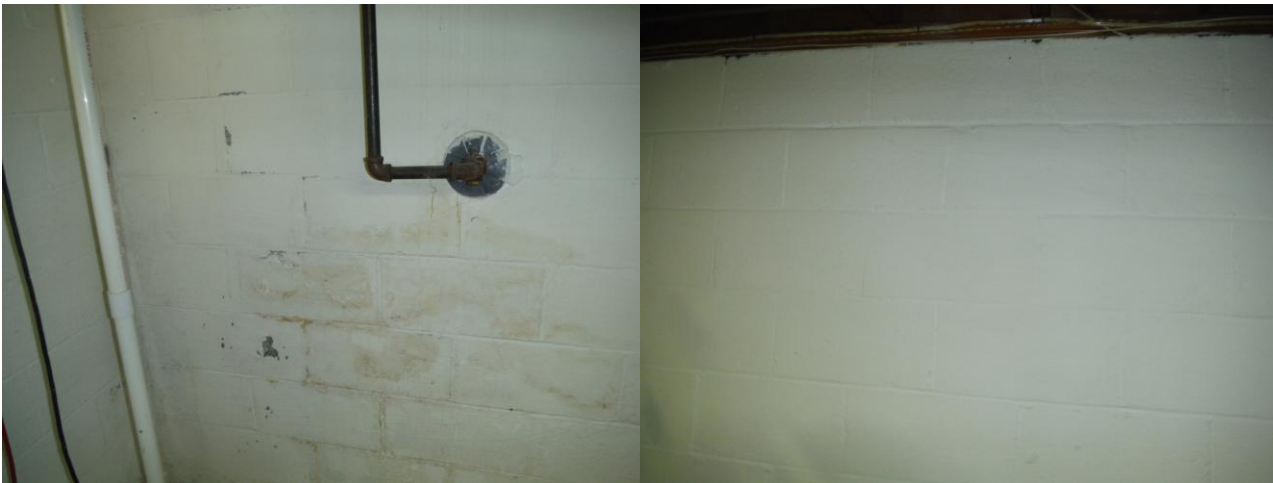


25) Repair-Recommend. Cost=Medium.

The height of the garage door riser exceeds the maximum allowable by modern building science recommendations. It should be reduced as it may represent a tripping/falling hazard.

26) Monitor-Recommend.

There is evidence of minor moisture intrusion to the basement as stains are present on some walls. Peeling paint is visible on the rear wall. Drylok is present on the exposed interior walls. This paint is often used to help prevent moisture intrusion through basement walls such as these. A sump pump is installed. The operation of the sump pump and interior drain system should be monitored for efficacy by the homeowner to prevent damaging moisture into the basement. If the basement does suffer from future water penetration a water proofing contractor should be hired to rectify the issue. This can be prohibitively expensive.





27) Replace-Recommend. Cost=Low.

The front exterior door has a keyed dead bolt lockset. Exterior doors should have turn-style locksets which can be operated quickly and do not rely upon using/finding a key in the event of an emergency (e.g. fire). The lockset should be replaced with a turn-style lockset.



GUTTERS AND DOWNSPOUTS:		WALL SURFACES:		RETAINING WALLS:
<input type="checkbox"/> Integral/Built-In, or		<input checked="" type="checkbox"/> Brick		<input type="checkbox"/> Wood
<input checked="" type="checkbox"/> Aluminum, or		<input type="checkbox"/> Stone		<input type="checkbox"/> Concrete
<input type="checkbox"/> Galvanized Steel, or		<input type="checkbox"/> Block		<input type="checkbox"/> Stone
<input type="checkbox"/> Plastic		<input type="checkbox"/> Stucco/EIFS (Synthetic Stucco)		<input type="checkbox"/> Masonry
		<input type="checkbox"/> Wood Siding		
		<input checked="" type="checkbox"/> Metal Siding		
<input type="checkbox"/> Discharge Below Grade		<input type="checkbox"/> Vinyl Siding		
<input checked="" type="checkbox"/> Discharge Above Grade		<input type="checkbox"/> Clay Shingles		FLASHING:
		<input type="checkbox"/> Asphalt Shingles		<input type="checkbox"/> Roll Roofing
LOT TOPOGRAPHY:		<input type="checkbox"/> Asbestos Cement Shingles		<input checked="" type="checkbox"/> Metal
<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Front <input type="checkbox"/> Rear		<input type="checkbox"/> HardBoard/Inner-Seal		<input type="checkbox"/> Other
<input type="checkbox"/> Toward House <input type="checkbox"/> Front <input type="checkbox"/> Rear		<input type="checkbox"/> Cement Fiber		Other Limitations:
<input type="checkbox"/> Away From House <input type="checkbox"/> Front <input type="checkbox"/> Rear		<input type="checkbox"/> Insulbrick Paper		
		<input type="checkbox"/> Artificial Stone		
LIMITATIONS:				

	Inspected and Not Working	Not Inspected	No Access/Concealed/None
Steps/Decks/Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Below Steps/Decks/Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LIMITATIONS OF EXTERIOR INSPECTION

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.
- Stucco and/or EIFS cannot be inspected for moisture intrusion where not readily accessible. Stucco/EIFS are commonly problematic with allowing moisture penetration to wall sheathing which can be very expensive to repair/replace.

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

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ELECTRICAL

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

28) Provide-Recommend. Cost=Low/Medium.

An outlet should be added to the rear exterior for convenience. Modern building science recommends exterior outlets on the front and rear exterior of the house. Otherwise extension cords are used which are fire/safety issues.



29) Provide-Recommend. Cost=Low/Medium.

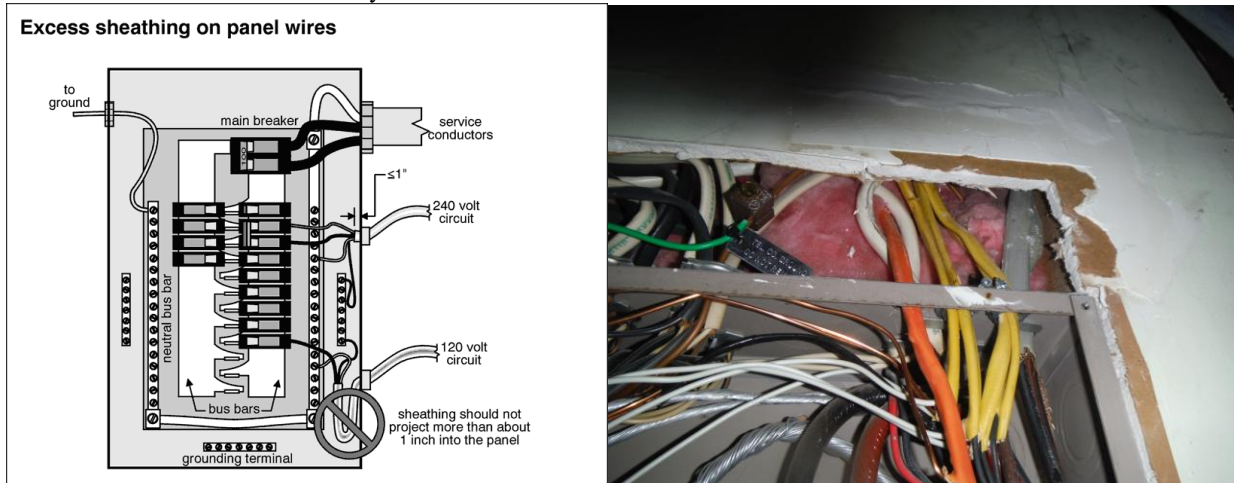
An outlet should be added to the front exterior for convenience. Modern building science recommends exterior outlets on the front and rear exterior of the house. Otherwise extension cords are used which are fire/safety issues.



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30) Repair-Recommend. Cost=Low.

In the main panel there are several distribution circuits that have excess sheathing remaining. This is considered an electrical deficiency because it can over-crowd the panel and may represent a fire pathway as the sheathing is combustible. This suggests that electrical work performed on these expansion circuits was done by a non-licensed, non-professional. These deficiencies should be corrected by a licensed electrician.

31) Provide-Recommend. Cost=Low.

The main panel in the garage is not properly marked. For convenience and servicing EVERY breaker should be identified in the panel.

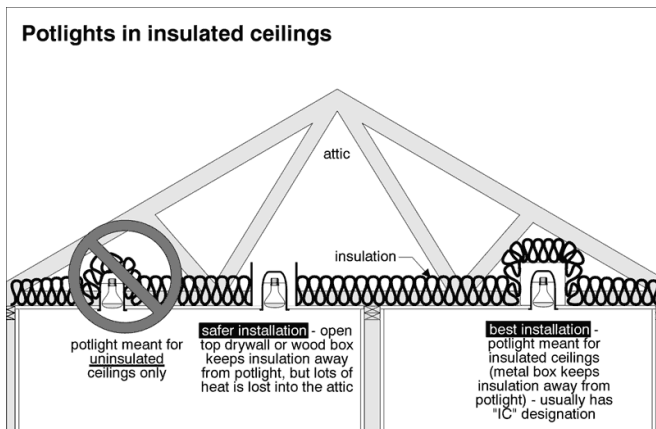


32) Further Investigation Required-Recommend.

In the main panel at least one breaker was unexpectedly making a buzzing sound during the inspection when multiple appliances were being operated. This may signify a defective breaker or an overloaded circuit which may signify an electric safety issue. An electrician should be hired to investigate the cause and solution for the noise from the breaker.

33) Repair-Priority. Cost=Low.

The pot lights in the attic are not rated for IC (insulation Contact) yet are in contact with combustible insulation. Therefore they represent a fire safety hazard. It should be ensured that the insulation is moved/separated away from the pot lights by 3"+.



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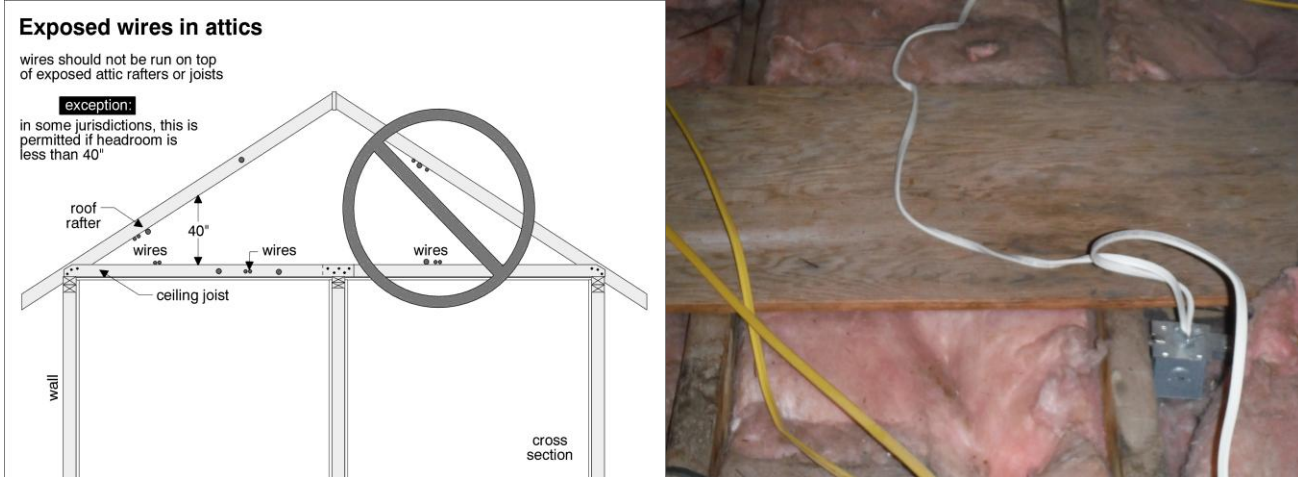
34) Repair-Recommend. Cost=Low/Medium.

There are several junction boxes in the attic that represent fire/safety issues. Several are loose/unfastened. An electrician should be hire to ensure that all junction boxes are properly secured and covered in the attic.



35) Monitor-Recommend.

There are multiple instances of wires installed in the attic that represent electrical/fire safety issues since they are laying on top of exposed joists/boards. Foot traffic and/or storage activities can damage/compromise these wires which can cause fires.

36) Repair-Recommend. Cost=Medium.

There are multiple instances of wires/connections installed in the attic that represent electrical/fire safety issues since they are improperly installed. There are several pot lights that have inappropriate wire connections. These deficiencies include exposed wires, lack of protective Romex connectors at pop-outs, etc. An electrician should be hired to rectify such deficiencies in the attic.



37) Repair-Recommend. Cost=Low/Medium.

There are multiple loose/unfastened wires in the attic that need to be properly fastened and protected as they represent an electrical/fire hazard in its current state. All wires should be fastened with a minimum distance of 4.5'. An electrician should be hired to repair all such deficiencies in the attic.

38) Repair-Recommend. Cost=Low.

The junction boxes in the attic need to have protective plates installed to protect against fires/shock/electrocution.



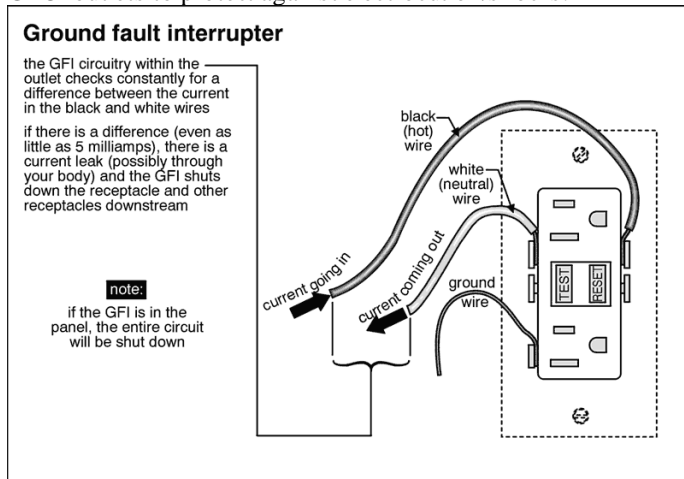
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39) Repair-Recommend. Cost=Medium.

There are multiple exposed splices and improperly installed/terminated wires in the attic (e.g. power gable vent) that represent electrical/fire safety issues. An electrician should be hired to properly correct the electrical deficiencies in the attic.

40) Replace-Recommend. Cost=Low.

The outlets in the unfinished basement should be replaced with GFCI outlets for electrical safety. All exterior, unfinished basement, crawl space outlets and outlets within 6' of a sink should be GFCI outlets or should be protected by upstream GFCI outlets to protect against electrocution/shocks.



41) Repair-Recommend. Cost=Medium.

There are several outlet/junction boxes in the basement (e.g. front/left) that represent fire/safety issues. Several are loose/unfastened. An electrician should be hire to ensure that all junction boxes, fixtures and splices are properly secured and covered in the basement.



42) Repair-Recommend. Cost=Low.

The junction boxes in the basement need to have protective plates installed to protect against fires/shock/electrocution.



43) Provide-Recommend. Cost=Low.

The junction box on the basement front/left has an open pop/knock-out that should be covered/sealed for electrical and fire safety.



44) Repair-Recommend. Cost=Medium.

There are multiple improperly terminated/connected wires (e.g. front/left ceiling) in the basement. All wire splices that are unsheathed or terminated need to be contained in a junction box for electrical and fire safety. An electrician should be hired to correct all such wiring deficiencies in the basement.



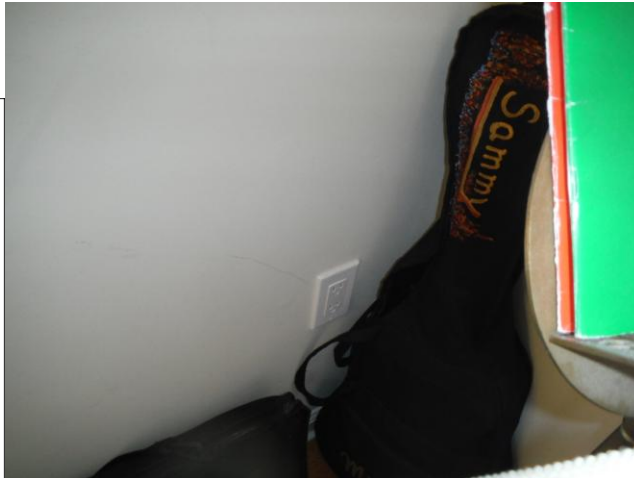
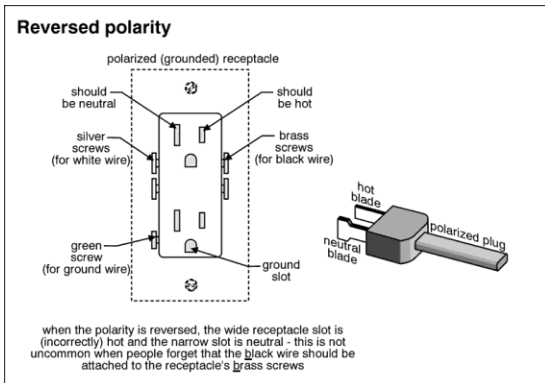
45) Replace-Recommend. Cost=Low.

The front/left rear wall outlet has an open ground and should be properly wired/repaired for electrical/fire safety.



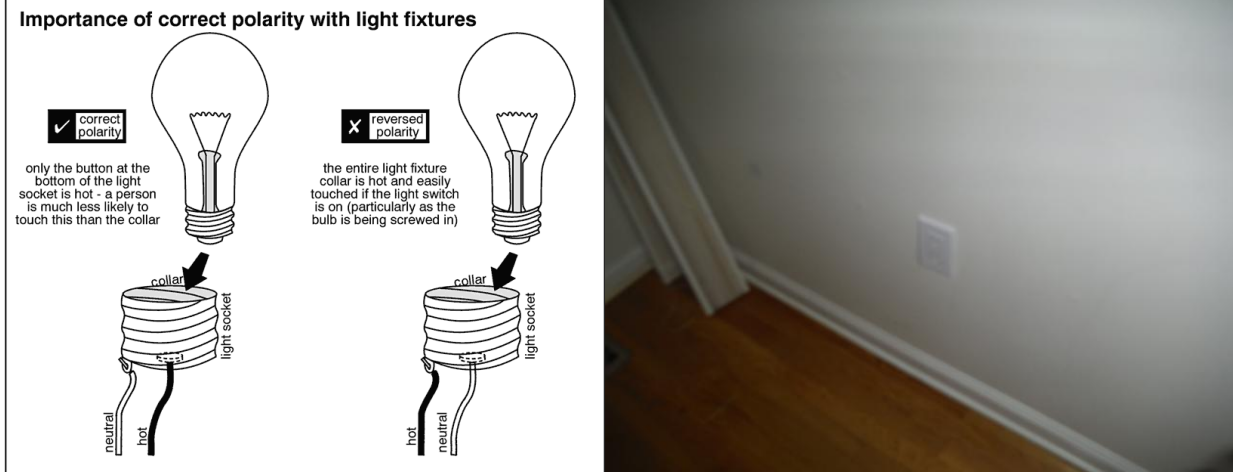
46) Repair-Recommend. Cost=Low.

The outlet on the front/left bedroom left wall has reversed polarity. It should be re-wired for electrical safety.



47) Repair-Recommend. Cost=Low.

The outlet on the front/right bedroom front wall has reversed polarity. It should be re-wired for electrical safety.



48) Repair-Recommend. Cost=Low.

The outlet on the front/right bedroom left wall has reversed polarity. It should be re-wired for electrical safety.



49) Repair-Recommend. Cost=Low.

The outlet in the dining room front wall (right) is not energized/functioning.



50) Repair-Recommend. Cost=Low.

The outlet on the dining room front (left) wall has reversed polarity. It should be re-wired for electrical safety.



51) Repair-Recommend. Cost=Low.

The outlet on the dining room left wall has reversed polarity. It should be re-wired for electrical safety.



UTILITY:		MAIN DISCONNECT/SERVICE BOX:		SYSTEM GROUNDING:	
<input type="checkbox"/> Service Drop, or		<input type="checkbox"/> Fuses, or		<input type="checkbox"/> Water Pipe	
<input checked="" type="checkbox"/> Service Lateral		<input checked="" type="checkbox"/> Breaker		<input checked="" type="checkbox"/> Ground Rod	
SERVICE ENTRANCE CABLE:		<input type="checkbox"/> No Main Disconnect<6 Throws		<input type="checkbox"/> Ufer/Other	
<input type="checkbox"/> Copper, or				<input checked="" type="checkbox"/> Not Visible	
<input checked="" type="checkbox"/> Aluminum		DISTRIBUTION PANEL:			
<input checked="" type="checkbox"/> SE Cable, or		<input type="checkbox"/> Fuses		DISTRIBUTION WIRE:	
<input checked="" type="checkbox"/> Conduit, or		<input type="checkbox"/> Bulldog/Pushmatic		<input type="checkbox"/> AC/Metallic sheathed/BX	
<input type="checkbox"/> Not Visible		<input checked="" type="checkbox"/> Breaker		<input checked="" type="checkbox"/> Copper NM	
<input type="checkbox"/> Service Cap, or				<input type="checkbox"/> Aluminum NM	
<input type="checkbox"/> Gooseneck		SUB PANELS:		<input type="checkbox"/> Copper Clad Aluminum	
		<input type="checkbox"/> Fuses		<input type="checkbox"/> Solder-dipped Copper	
SERVICE SIZE:		<input type="checkbox"/> Breakers		<input type="checkbox"/> Knob-And-Tube abandoned	
<input type="checkbox"/> 60 Amps		Location:		OUTLETS:	
<input type="checkbox"/> 100 Amps				<input checked="" type="checkbox"/> Grounded	
<input checked="" type="checkbox"/> 150 Amps				<input type="checkbox"/> Not Grounded	
<input type="checkbox"/> 200 Amps				<input type="checkbox"/> Upgraded	
<input type="checkbox"/> 400 Amps		Volts: <input checked="" type="checkbox"/> 120/240 <input type="checkbox"/> 120 <input type="checkbox"/> 3-phase		<input type="checkbox"/> Mixed	
Location of Main Disconnect: Garage					
LIMITATIONS:					
	Not Tested/Removed	Not Accessible	Not Visible		
Pool & lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fuse Blocks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Main Service /Combination Panel Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

LIMITATIONS OF ELECTRICAL INSPECTION

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.

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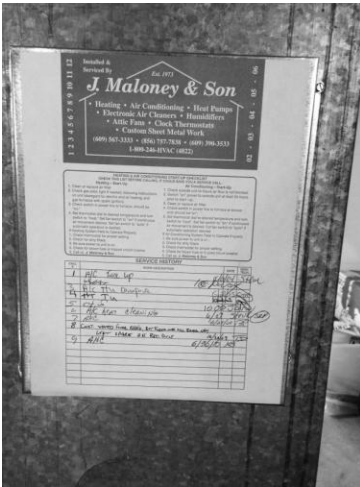
HEATING

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS :

52) Provide-Recommend. Cost=Medium/Uncertain.

There are no service records present that indicate the furnace has been serviced/calibrated since 2010. To ensure operability and efficiency the furnace should be serviced by a HVAC technician. While servicing testing should be performed to ensure that the heat exchanger is fully intact in order to prevent health issues and loss of efficiency, etc. The manufacturer of this furnace model recommends it should be serviced annually.



53) Repair-Recommend. Cost=Low.

The water heater vent connector joint at the chimney is improper. It should be sealed with refractory mortar to prevent the allowance of dangerous combustion gases into the home which can be a health safety hazard.



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FUEL:		CHIMNEY LINER:		EFFICIENCY:
<input checked="" type="checkbox"/> Gas Forced Air, or		<input type="checkbox"/> None		<input checked="" type="checkbox"/> Conventional
<input type="checkbox"/> Oil Forced Air, or		<input checked="" type="checkbox"/> Clay		<input type="checkbox"/> High
<input type="checkbox"/> Electricity, or		<input type="checkbox"/> Cement		
<input type="checkbox"/> Wood, or		<input type="checkbox"/> Metal		
<input type="checkbox"/> Combination		<input checked="" type="checkbox"/> Not Applicable, furnace		
<input type="checkbox"/> Oil-To-Gas Conversion		<input type="checkbox"/> Not Visible		CAPACITY:
<input type="checkbox"/> Electricity Radiant Heat				Input (K BTU/Hr): 88
<input type="checkbox"/> Hot Water Radiant heat		Make 1: Bryant		Output (K BTU/Hr): 71
<input type="checkbox"/> Gas Boiler		Model 1: 310AAV042090		
<input type="checkbox"/> Oil Boiler		Make 2:		Make 3:
		Model 2:		Model 3:

LIMITATIONS:	Inspected and Not Working	Not Inspected	No Access/Concealed/Not Visible/Off
Data Plate		<input type="checkbox"/>	<input type="checkbox"/>
System Off	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Exchangers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oil Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney Clean-Out	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney Liner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Safety Devices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulating Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Radiator/Zone Valves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Limitations:

LIMITATIONS OF HEATING INSPECTION

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.

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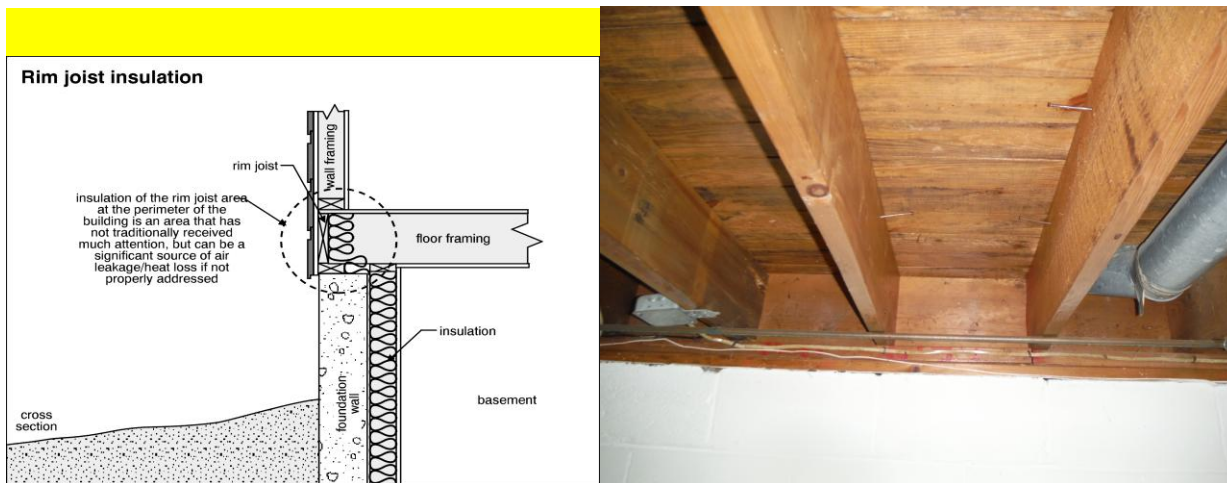
INSULATION/VENTILATION

INSULATION/VENTILATION OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

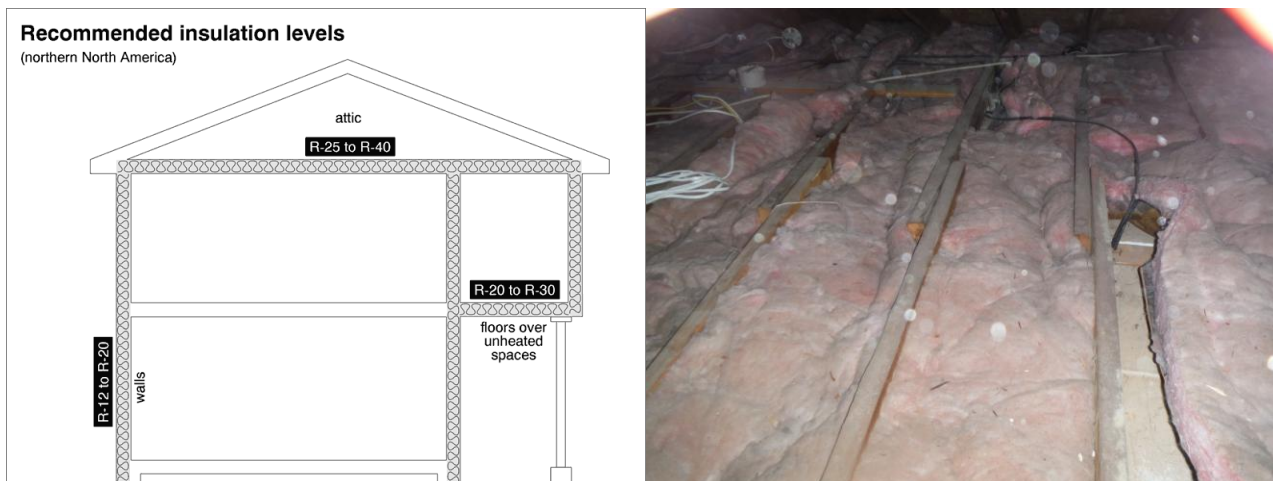
54) Provide-Recommend. Cost=Medium.

It is recommended to add insulation to the basement rim joists where missing to increase heating/cooling efficiencies, etc.



55) Improve-Recommend. Cost=High.

The main attic is poorly insulated. There is insufficient insulation depth on the floor in this area. Insulation that provides R-30+ capacity should be provided in order to prevent conditioned air loss and the formation of ice dams which can cause roof and interior damage. Also, poor insulation levels in the attic can cause mold issues and wood rot in the attic area.



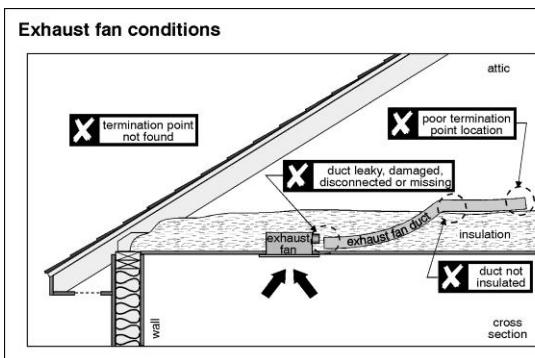
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56) Repair-Recommend. Cost=Low.

The insulation is not continuous in the attic. Several areas of missing/moved. Insulation that provides R-30+ capacity should be provided in order to prevent conditioned air loss and the formation of ice dams which can cause roof and interior damage. Also, poor insulation levels in the attic can cause mold issues and wood rot in the attic area.

57) Repair-Recommend. Cost=Low.

The bathroom ventilation fans discharge to the attic as it has become disconnected near the fan itself. This causes excess moisture to be added to the attic space which can cause mold and wood rot issues.



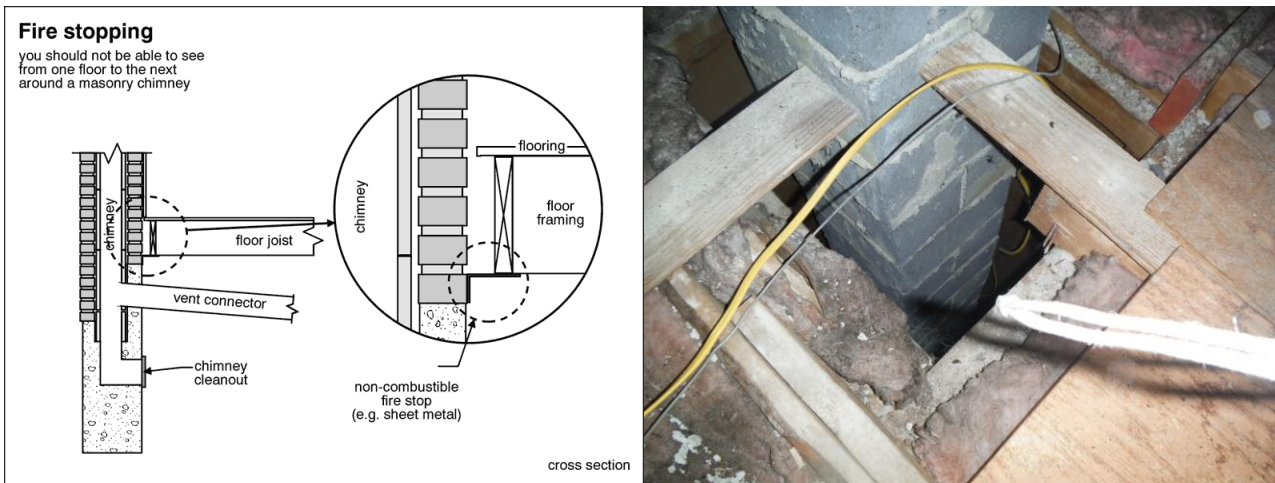
58) Improve-Recommend. Cost=Medium.

The bathroom fan discharges to the attic power vent area.. The discharge should be properly extended to the exterior to keep damaging moisture out of the attic.



59) Provide-Recommend. Cost=Low.

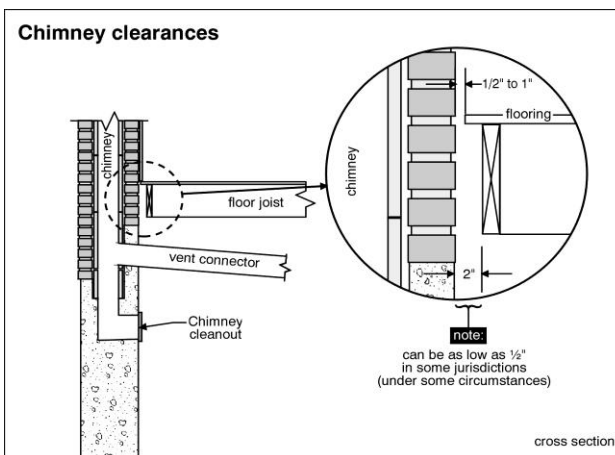
In the attic a fire stop should be installed around the masonry chimney so that a fire cannot spread between the home and the attic.





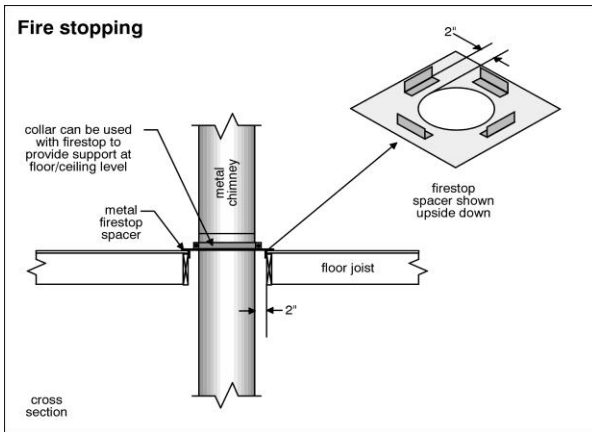
60) Monitor-Recommend.

In the attic a 2" gap (with metal fire shield/stop) should exist around the masonry chimney so that the combustible wood does not catch fire/burn/deteriorate in the event of a chimney fire.



61) Provide-Recommend. Cost=Low.

There are several openings in the basement ceiling that should be properly sealed to prevent the ability of fires to spread from the basement to the floor above.

62) Monitor-Recommend.

The rust stains on the roof sheathing (underside, around nails) suggests the attic is insufficiently ventilated and insulated. This can lead to a weakened roofing structure and mildew/mold. The attic should be periodically inspected to measure their efficacy. An anti-microbial treatment may become necessary.



63) Remove-Recommend. Cost=Medium.

Mildew/mold is visible on some areas of the basement ceiling. This may be a health risk to certain residents. The mildew/mold can be expected to return unless the ventilation/insulation is properly installed and sufficient. The homeowner may want to consider sealing the mildew or having it professionally cleaned/removed.

64) Further Investigation Required-Recommend. Cost = Medium/High.

It appears that the supply ducts in the basement may be covered with asbestos insulation where they penetrate the walls and are under the slab areas. This would not be uncommon and consistent with the age of the home. An off-site laboratory test would be required to confirm if the insulating materials asbestos based. However it is not known to be an issue as long as the asbestos material is not damaged, etc.



Existing (R-Value/Depth)	Main Attic	2 nd Attic	3 rd Attic	Main Flat	2 nd Flat	Cathedral	Knee Walls	Wood-Frame Walls	Wood-Frame Walls (Additional)	Masonry Walls	Masonry Walls	Basement Walls	Crawl Space Walls	Crawl Space (Floor above)	Floor Above Porch	Log Walls
Not Accessible/Visible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fiberglass	4"															
Mineral Wool																
Cellulose																
Vermiculite																
Wood Shavings																
Plastic/Foam Board																

Air/Vapor Barrier	Roof Ventilation	Crawl Space Ventilation
<input type="checkbox"/> Plastic/Polyethylene	<input type="checkbox"/> Ridge Vent	<input type="checkbox"/> Wall Vent(s)
<input checked="" type="checkbox"/> Kraft paper	<input type="checkbox"/> Roof Vent	<input type="checkbox"/> Into Basement
<input type="checkbox"/> Not Visible	<input checked="" type="checkbox"/> Gable Vent(s)	<input type="checkbox"/> None Found
<input type="checkbox"/> None Found	<input type="checkbox"/> Soffit Vent	<input type="checkbox"/> Other _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Turbine Vent	
	<input type="checkbox"/> None Found	
	<input checked="" type="checkbox"/> Power Ventilator	<input type="checkbox"/> Power Ventilator Not Tested (Temp < 60 deg F or not accessible)

Other Limitations:

LIMITATIONS OF INSULATION/VENTILATION INSPECTION

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. This includes identification or implications, if any, of any hazardous mold presence.
- Any estimates of insulation R values or depths are rough average values.

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

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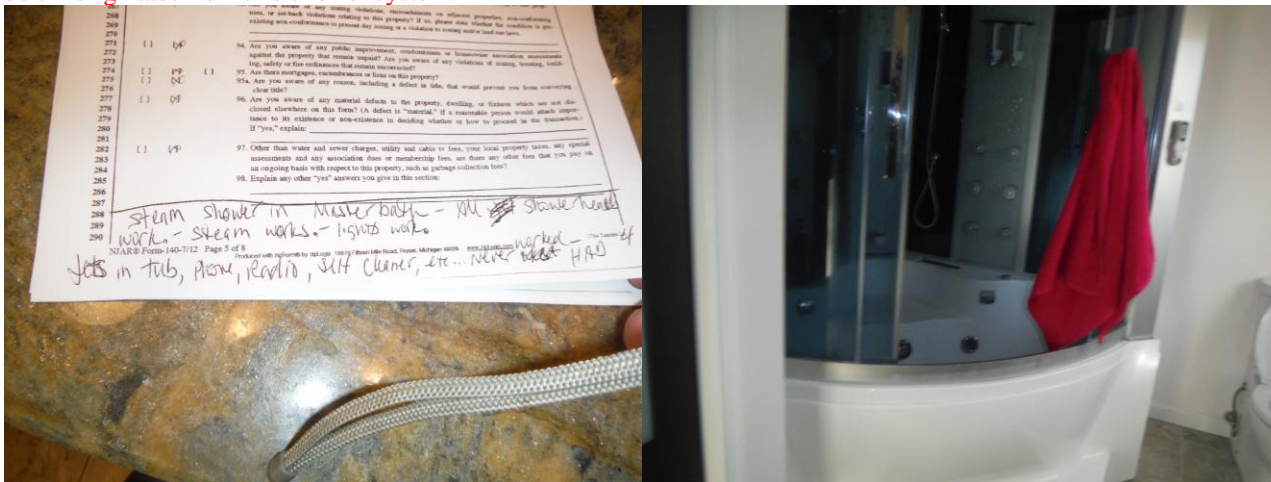
PLUMBING

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

65) Further Investigation Required-Priority. Cost=Uncertain.

The master bathroom has a combined steam/shower system with multiple electronic accessories. The Seller's Disclosure indicated some of these functions do not operate. The inspector was unable many of these functions during the inspection. The buyer should consider having a specialized inspection performed by someone who is familiar with electronic steam/shower system to determine what is operable and what requires repairs, etc. It also appears the leak to the ceiling below originates from this shower system.



66) Monitor-Recommend:

The water pressure in the supply plumbing on several fixtures was low on the top floor during the inspection when multiple fixtures were operated. The homeowner should consider upgrading the diameter of the water pipes in the basement. Otherwise operability and comfort may be compromised regarding water usage within the home.



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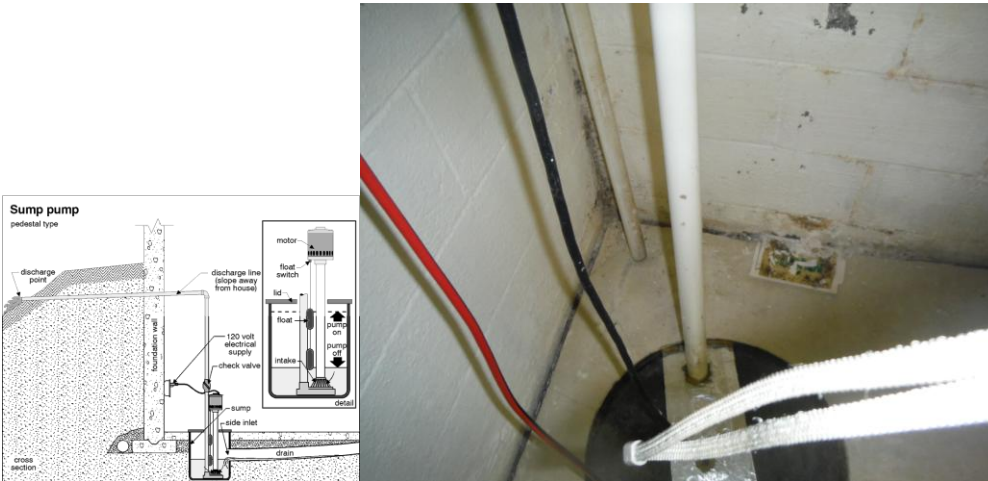
67) Repair-Priority. Cost=Uncertain.

When the water was run to the top bathroom a leak formed below this bathroom which was visible on the ceiling below. There were stains on the ceiling prior to the water being run to the bathroom. A licensed plumber should be hired to locate and repair the leak before the bathroom is used. Mildew/mold may be hidden on the non-visible wall surfaces, etc.



68) Provide-Recommend. Cost=Low.

The sump pump installed in the basement needs to have a check valve installed in the discharge line to prevent damaging and hazardous backflow.

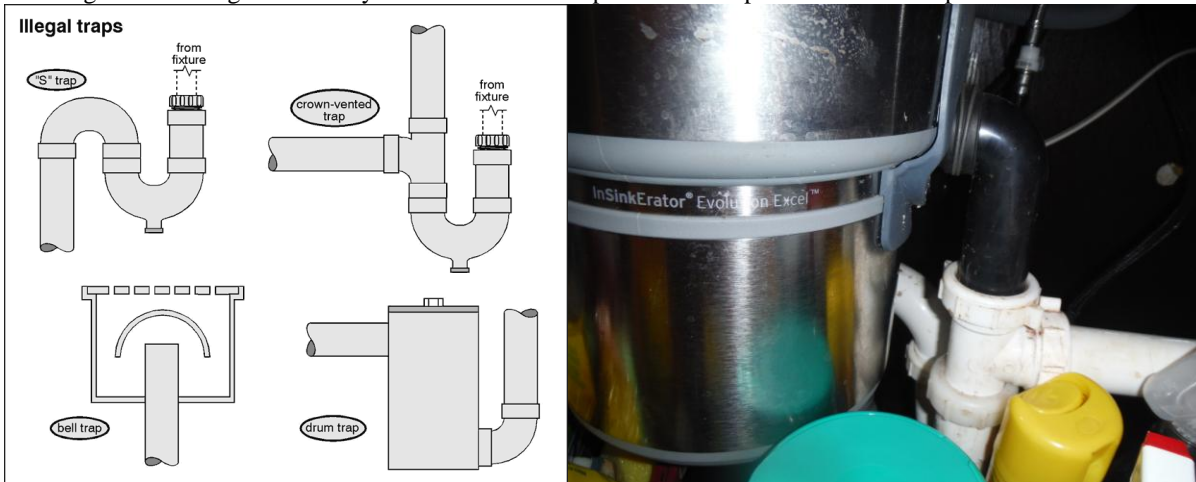


69) Replace-Recommend. Cost=Medium.

The laundry sink drain is composed of flexible pipe in the basement. The flex pipe should be replaced with hard-walled piping to prevent clogging. Also a trap needs to be installed to prevent dangerous sewer gases from entering the home. A licensed plumber should be hired to repair the laundry sink piping.

70) Replace-Recommend. Cost=Low.

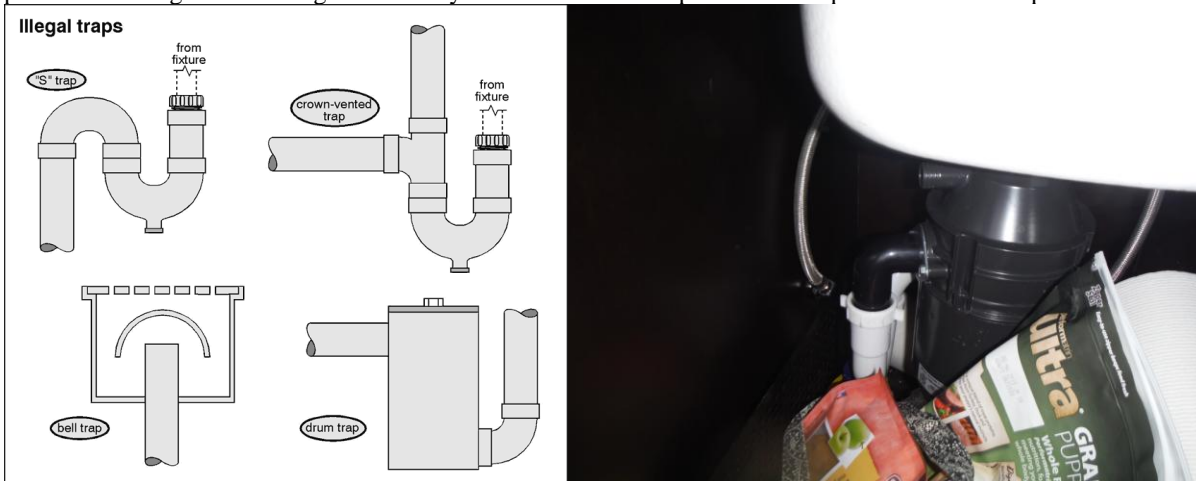
The kitchen sink drain trap should be replaced in order to allow proper drainage and to prevent dangerous sewer gases from entering the home. The S-trap which serves the sink can suffer from self-siphoning which leave the trap dry which permits the dangerous sewer gases to enter the home. The S-trap should be replaced with a P-trap.

71) Replace-Recommend. Cost=Medium.

The dishwasher drain is composed of flexible pipe in the basement. The flex pipe should be replaced with hard-walled piping to prevent clogging. Also a trap needs to be installed to prevent dangerous sewer gases from entering the home. A licensed plumber should be hired to repair the dishwasher piping.

72) Replace-Recommend. Cost=Low.

The kitchen island sink drain trap should be replaced in order to allow proper drainage and to prevent dangerous sewer gases from entering the home. The S-trap which serves the sink can suffer from self-siphoning which leave the trap dry which permits the dangerous sewer gases to enter the home. The S-trap should be replaced with a P-trap.



73) Repair-Discretionary. Cost=Low.

The hall bathroom sink stoppers are not functioning/missing. They should be repaired/replaced if the homeowners wish to use them.



74) Further Investigation Required-Recommend.

The trap below the powder room bathroom sink is an unusual type. The homeowner should consider consulting with a licensed plumber to ensure that it is a functional and approved model/type. Otherwise this may circumvent the proper function of the trap and allow dangerous sewer gases into the home.



75) Replace-Recommend. Cost=Low.

The trap below the laundry sink has a section of flexible piping is used which can impede drainage flows.



SERVICE PIPE INTO HOUSE:		WATER FLOW PRESSURE:		WASTE PIPING IN HOUSE:	
<input type="checkbox"/> Lead, or		<input checked="" type="checkbox"/> Functional		<input type="checkbox"/> Plastic	
<input checked="" type="checkbox"/> Copper		<input type="checkbox"/> Above Average		<input checked="" type="checkbox"/> Cast iron	
<input type="checkbox"/> Plastic		<input type="checkbox"/> Below Average		<input checked="" type="checkbox"/> Copper	
<input type="checkbox"/> Galvanized Steel, or				<input type="checkbox"/> Lead	
<input type="checkbox"/> Not Visible		WATER HEATER:		<input type="checkbox"/> Asbestos vent stack	
		<input type="checkbox"/> Combination System			
SUPPLY PIPING IN HOUSE:		<input type="checkbox"/> Induced Draft/Fan Assisted		OTHER SYSTEMS:	
<input type="checkbox"/> Galvanized Steel		<input type="checkbox"/> Tankless/Indirect/Instantaneous		<input type="checkbox"/> Solid Waste/Ejector Pump NC	
<input type="checkbox"/> Plastic		<input type="checkbox"/> Electric, or		<input checked="" type="checkbox"/> Sump Pump	
<input checked="" type="checkbox"/> Copper		<input checked="" type="checkbox"/> Gas, or		<input type="checkbox"/> Laundry Tub Pump	
<input type="checkbox"/> Brass		<input type="checkbox"/> Oil			
<input type="checkbox"/> Not Visible		<input type="checkbox"/> High Efficiency-Side Vented		Main Water Shut-off: Basement	
				Main Gas Shut-off: Basement	
		Tank Capacity (gal): 40			
LIMITATIONS:	Not Inspected	Not Visible/Off		<div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <u>Other Limitations:</u> </div>	
Water	<input type="checkbox"/>	<input type="checkbox"/>			
Gas	<input type="checkbox"/>	<input type="checkbox"/>			
Septic System	<input type="checkbox"/>	<input type="checkbox"/>			
Water Treatment Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Main Shut-off Valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Tub/Sink Overflows	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Fixtures Not Tested/Not in Service:	<input type="checkbox"/> Water Heater <input type="checkbox"/> Radon System <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Sprinkler System <input checked="" type="checkbox"/> Exterior Faucets Off <input type="checkbox"/> Pool/filter/heater <input type="checkbox"/> Sump Pump <input type="checkbox"/> Well <input type="checkbox"/> Fire Suppression System				

LIMITATIONS OF PLUMBING INSPECTION

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.
- Concealed (e.g. below ground) drain systems are not inspected.
- Clothes washing machine connections are not inspected.
- Floor drains, whether interior or exterior 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.
- If the home has a sump pump then a battery back-up system should be installed because a storm may cause power to the home to lose power which will render the sump pump inoperative which may lead to house basement flooding and catastrophic damage.

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

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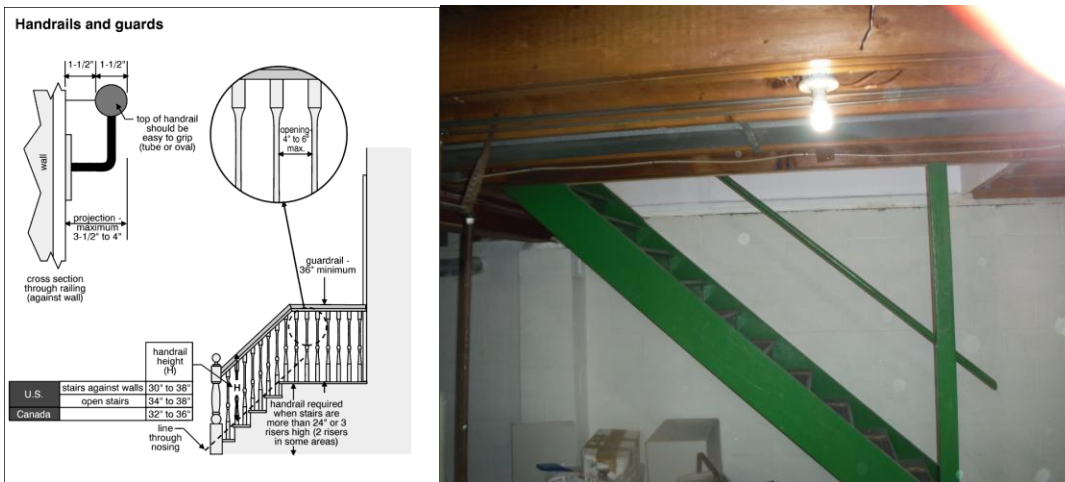
INTERIOR/APPLIANCES/FIREPLACES

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS :

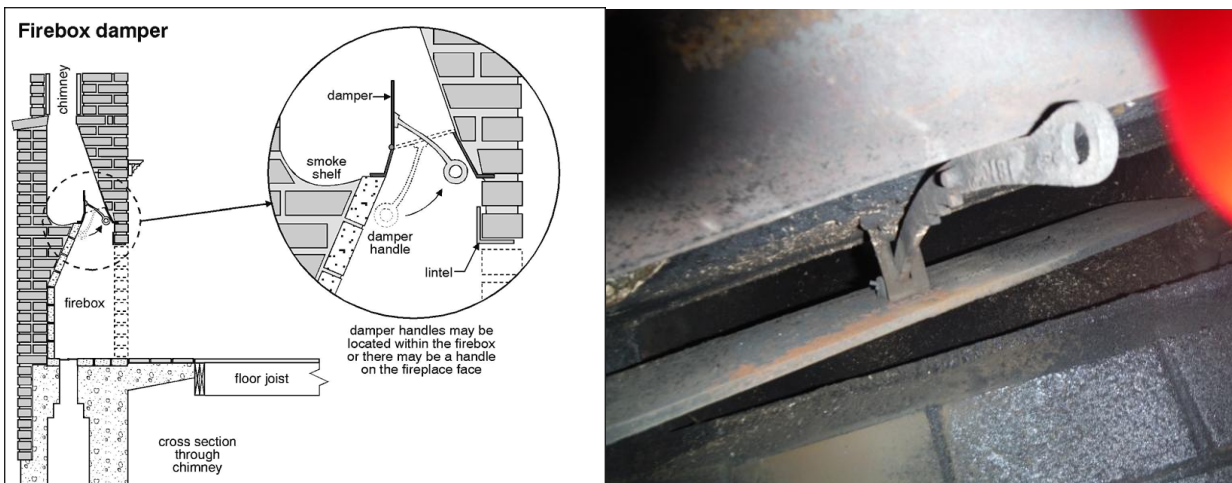
76) Replace-Recommend. Cost=Medium.

The basement stairway opening is a potential child/pet safety issue. A 4" ball should not be able to pass off/through the opening for child/pet safety. Spindles should be installed in this opening to prevent falls.



77) Repair-Recommend. Cost=Low.

The fireplace damper lever is broken. It should be repaired to keep exterior moisture and temperatures from inside the home.



78) Repair-Recommend. Cost=Low/Medium.

The powder room bathroom door is difficult to open/close (rubs) and should be adjusted for operability.



79) Repair-Recommend. Cost=Low/Medium.

The foyer closet door is difficult to open/close (rubs) and should be adjusted for operability.



MAJOR WALL FINISHES:			MAJOR CEILING FINISHES:		WINDOWS:
<input type="checkbox"/> Plaster			<input type="checkbox"/> Plaster		<input checked="" type="checkbox"/> Single/Double Hung
<input checked="" type="checkbox"/> Drywall			<input checked="" type="checkbox"/> Drywall		<input type="checkbox"/> Casement
<input type="checkbox"/> Paneling			<input type="checkbox"/> Acoustic Tile		<input type="checkbox"/> Sliders
<input type="checkbox"/> Brick/Stone			<input type="checkbox"/> Suspended Tile		<input type="checkbox"/> Awning
<input type="checkbox"/> Concrete/Concrete Block			<input type="checkbox"/> Metal		<input type="checkbox"/> Fixed
<input type="checkbox"/> Stucco/Texture/Stipple			<input type="checkbox"/> Stucco/textured/Stipple		<input type="checkbox"/> Skylights
FIREPLACES:			<input type="checkbox"/> Wood		<input type="checkbox"/> Solariums
<input checked="" type="checkbox"/> Masonry*					GLAZING:
<input type="checkbox"/> Zero Clearance			PARTY WALLS:		<input checked="" type="checkbox"/> Single
<input type="checkbox"/> Insert*			<input type="checkbox"/> Masonry		<input type="checkbox"/> Double
<input type="checkbox"/> Gas			<input type="checkbox"/> Wood Frame		<input type="checkbox"/> Triple
<input type="checkbox"/> Factory Built, Metal Chimney			<input type="checkbox"/> None in Attic		
<input type="checkbox"/> Wood/Metal chimney*			<input type="checkbox"/> Not Visible/Accessible		
<input type="checkbox"/> Non-Functional					
<input type="checkbox"/> Wood Stove*					
Evidence of Fireplace Backdraft: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N					
LIMITATIONS:	Inspected and Not Working	Not Inspected	Finished/Concealed/Off		<u>Other Limitations:</u> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
CO/Smoke Detectors Present (but not inspected due to requirement variances between municipalities)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Present but not tested	<input type="checkbox"/>		
Security Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Intercoms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Chimney Flues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Chimney Draw	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Stovetop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fixtures Not Tested/Not in Service:	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Hot Tub <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Refrigerator				

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LIMITATIONS OF INTERIOR AND APPLIANCES INSPECTION

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.
- The presence of lead paint is not inspected for. If the house was built before 1978 then there exists the possibility of lead paint.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- *If the home has a fireplace it should be thoroughly inspected and cleaned by a fireplace specialist in order to prevent damaging chimney fires. Only the accessible parts of the chimney are inspected. They may contain blockages, debris in the inaccessible/not visible areas that may constitute fire hazards. Fireplace and chimneys should be inspected and cleaned annually by a chimney/fireplace specialist.
- Mildew and fungi mold are common on most homes. There exists the possibility that mildew, mold and fungi can be located in inaccessible areas (e.g. behind drywall, etc.) This inspection does not include the identification of harmful mold.
- Smoke and Carbon Monoxide Detectors should be installed and maintained on each floor. Periodic testing is highly recommended.

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

As described in the pre-inspection agreement, this was a visual inspection only. Appliances were tested by operating them for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). Prior to the use of any clothes dryer, the clothes dryer vent connector and vent should be fully cleaned and thereafter every six months. The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls were 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 agreement for a detailed explanation of the scope of this inspection. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. However, it is recommended that carbon monoxide detectors be installed within the home for monitoring if not already in place. For more information, consult the Consumer Product Safety Commission (C.P.S.C.) at 1-800-638-2772.

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Cooling/Heat Pumps/Ducts

COOLING/HEAT PUMP OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

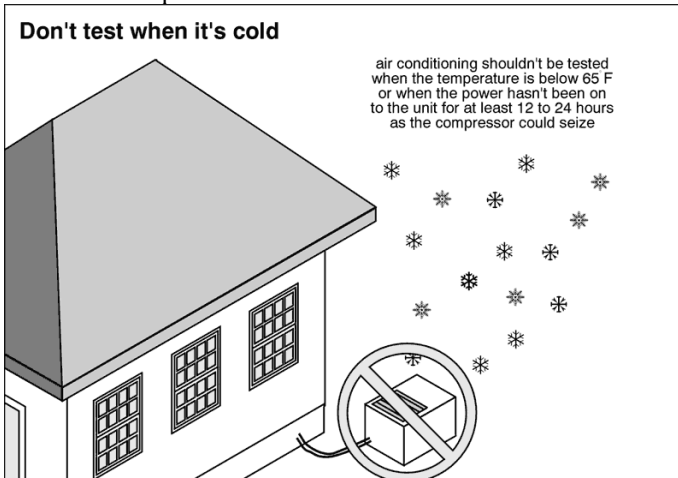
80) Replace-Recommend. Cost=Low.

The AC suction line insulation on the exterior (rear) is deteriorating and should be replaced in order to preserve cooling efficiency.



81) Further Investigation Required-Recommend.

The AC condenser unit could not be tested during the inspection due to temperature limitations. The unit is 16 years old. The recommendation is to have an AC technician service the AC system to ensure its operability when temperature allows. There are no records present on-site which indicate it has been serviced in the recent past.



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AIR CONDITIONING:		COOLING DRAW (RLA): 17.3	
<input checked="" type="checkbox"/> Air Cooled, or		COOLING CAPACITY (tons): 3	
<input type="checkbox"/> Water Cooled, or		OTHER SYSTEMS:	
<input type="checkbox"/> Independent System, or		<input type="checkbox"/> House Fan	
<input type="checkbox"/> Gas Chiller		<input type="checkbox"/> Evaporative Cooler One Speed	
HEAT PUMP:		Make 1: Goodman	
<input type="checkbox"/> Air Source		Model 1: CK36-11	
<input type="checkbox"/> Auxiliary Heat		Make 2:	
<input type="checkbox"/> Ground/Water Source		Model 2:	
<input type="checkbox"/> Independent Unit		Make 3:	
		Model 3:	
LIMITATIONS:	Not Inspected/ Prevented by Temp.	No Access/Concealed/Not Visible/Off	<u>Other Limitations:</u> AC not inspected due to temperature
Data Plate	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Coil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Outdoor Temp Prevented AC Test	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
House Fan	<input type="checkbox"/>	<input type="checkbox"/>	
Window AC Unit(s)	<input type="checkbox"/>	<input type="checkbox"/>	

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As described in the pre-inspection agreement, this was a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- If applicable, window mounted air conditioning units are not inspected.
- The cooling system adequacy is not determined. This is a complex formula based on windows, insulation levels and the size of the home.
- The uniformity of cool air distribution was not determined during a one-time inspection.
- The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F (compressor damage could occur).

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

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