



All Jersey Entp. LLC
1930 Selene Ave
South Plainfield, NJ 07080
Tel: 908-917-0194 Fax: 908-412-6527

Visual Property Inspection



21 Mare Haven Ct.
North Plainfield, NJ 08902

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection. All recommendations for repair are to be performed by licensed and insured professionals.

Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Acceptable	Functional with no obvious signs of defect.
Repair or Replace	Item should be either repaired or replaced prior to closing of title. (Noted In Red)
Not Present	Item not present or not found.
Informational	For informational purposes. This area will include components that need to be monitored, things that will require regular maintenance, and things that are recommended to be upgraded. (Noted In Blue)

General Information

Property Information

Property Address Sample Report
City North Plainfield State NJ Zip 08902

Client Information

Client Name Happy Home Buyer
Client Address 414 Lucy Ct.
City South Plainfield State NJ Zip 07080
Phone 908-555-1234 Fax

Inspection Company

Inspector Name Joe Arnold
Company Name All Jersey Entp. LLC
Company Address 1930 Selene Ave
City South Plainfield State NJ Zip 07080
Phone 908-917-0194 Fax 908-412-6527
E-Mail AllJerseyHomeInspections@yahoo.com
File Number 132
Amount Received \$475.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 7 yrs. Entrance Faces West
Inspection Date 05/17/2010
Start Time 11:00 am End Time 2:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70 degrees
Weather Clear Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached 3 car
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications New deck
Permits Obtained Unknown How Verified Check with local township for permits.

Lots and Grounds

It is always recommended that the grading on the property be periodically evaluated to ensure proper drainage of water away from the home.

Acceptable	Driveway: Asphalt
Acceptable	Walks: Concrete
Acceptable	Steps/Stoops: Concrete
Informational	Deck: Wood We were unable to view the underside of the deck. Our inspection only covers the visible portion.
Informational	Grading: Positive slope It is recommended to periodically evaluate the grading of the property to ensure that water is draining away from the home.
Acceptable	Swale: Adequate slope and depth for drainage

Exterior Surface and Components

With the exception of condominiums, townhomes, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: walkways, driveways, handrails, guardrails, retaining walls, carports, decks, building walls, fascia and trim, balconies, doors windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also we do not evaluate landscape components, such as trees shrubs, fountains, ponds, pottery fire pits, patio fans, heat lamps, and decorative or low voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be determined by a geological evaluation of the soil.

Whole house Exterior Surface

Acceptable	Type: EIFS stucco, Vinyl siding
Acceptable	Trim: Aluminum
Acceptable	Fascia: Wood
Acceptable	Soffits: Vinyl
Acceptable	Door Bell: Hard wired
Acceptable	Entry Doors: Metal
Repair or Replace	Windows: Vinyl double hung Some of the windows require caulk to ensure a proper weather seal.
Repair or Replace	Basement Windows: Vinyl slider The basement windows require caulk to ensure a proper weather seal.
Acceptable	Exterior Lighting: Surface mounted lamps front and rear Lighting was functional at the time of the inspection.
Acceptable	Exterior Electric Outlets: 120/240 volt GFCI protected
Acceptable	Hose Bibs: Gate The hose bibs should be shut off from the inside and then opened on the outside as part of a regular winter maintenance.
Acceptable	Gas Meter: Exterior surface mount at side of home

Exterior Surface and Components (Continued)

Acceptable

Main Gas Valve: Located at gas meter



Roof

There are many different types of roofs, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life every roof is only as good as its waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact the material on majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or occupants of a residence will generally have the most intimate knowledge of a roof and of its history. Therefore we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Whole House Roof Surface

Method of Inspection: We evaluated the roof and its components by walking on its surface.



Acceptable
Acceptable

Unable to Inspect: 50%

Material: Composition shingle. The roof shingles are designed for 15 to 20 years of useful life.

Type: Hip

Approximate Age: 7 yrs.

Roof (Continued)

Acceptable Flashing: Aluminum
Acceptable Valleys: Asphalt shingle
Acceptable Plumbing Vents: ABS
Acceptable Gutters: Aluminum Gutters will require cleaning periodically to ensure that they drain properly.
Acceptable Downspouts: Aluminum
Repair or Replace Leader/Extension: Aluminum The runoff drains need to be extended to at least 6 feet away from the foundation. This will help prevent water from pooling against the foundation.



on roof Chimney

Acceptable Chimney: Vinyl & frame covered metal flue
Acceptable Flue/Flue Cap: Metal, Unable to view due to caps

Garage/Carport

Combustible liquids should never be stored in an attached garage.

Attached Garage

Type of Structure: Attached Car Spaces: 3
Acceptable Garage Doors: Insulated aluminum
Acceptable Door Operation: Mechanized
Informational Service Doors: Fire rated We recommend adding a self closing mechanism to the garage access door, as a fire safety precaution.
Acceptable Ceiling: Gypsum board
Acceptable Walls: gypsum board
Acceptable Floor/Foundation: Poured concrete
Acceptable Electrical: 120/240 volt The lights were functional. The outlets that were tested are functional.
Acceptable Windows: Vinyl double hung

Electrical

There are a wide variety of electrical systems with even a wider variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if supply meets the demand. However, in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore it is essential that any recommendations that we make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However we typically recommend upgrading outlets to have ground fault protection, which is relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's or ground fault circuit

Electrical (Continued)

interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002.

Service Size Amps: 200 Volts: 120/240 volt

Acceptable

Service: Aluminum

Acceptable

120 VAC Branch Circuits: Copper

Acceptable

240 VAC Branch Circuits: Copper

Acceptable

Conductor Type: Romex

Acceptable

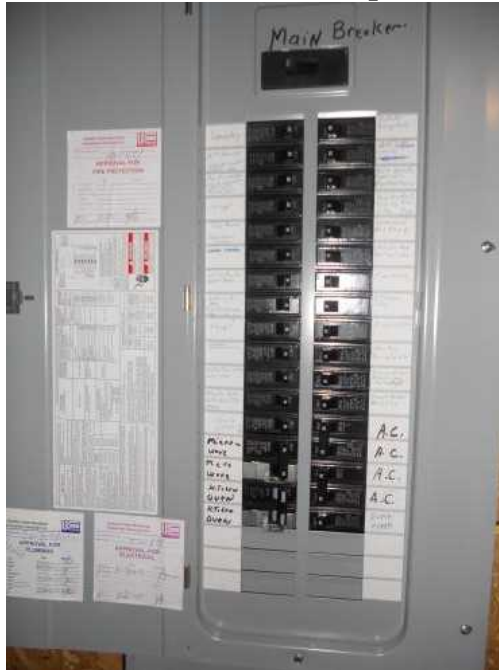
Ground: Plumbing ground

Basement Electric Panel

Maximum Capacity: 200 Amps

Acceptable

Main Breaker Size: 200 Amps



Structure

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

Acceptable Structure Type: Wood frame
Acceptable Foundation: Poured
Acceptable Beams: Solid wood
Acceptable Joists/Trusses: 2x12
Acceptable Piers/Posts: Poured piers and steel posts

Repair or Replace Stairs/Handrails: Wood stairs with wood handrails
The wood stair stringer in the garage is improperly fastened to the wall. The stairs needs be fastened to the wall more securely with joist hangers.



Acceptable Subfloor: Plywood

Attic

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

Main Attic

Method of Inspection: Direct access

Informational Unable to Inspect: 50% Some areas of the attic were inaccessible due to insulation, obstructions or unsafe footing. These areas were not inspected.

There was a dead bird noted in the attic. The bird should be removed and all openings to the outside should be sealed off.

Acceptable Roof Framing: 2x10 Rafter
Acceptable Sheathing: Strand board
Acceptable Ventilation: Ridge and soffit vents

Attic (Continued)

Repair or Replace **Insulation:** Batts **A section of the attic was missing insulation. Additional insulation is required in this area.**



Repair or Replace **Wiring/Lighting:** 120 volt lighting circuit **Junction box has exposed live wires. A junction box cover is required.**



Acceptable **Bathroom Fan Venting:** Electric fan Vents through the roof.

Basement

Basements are naturally prone to water penetration. We can only report on the condition of the basement at the time of the inspection, however we make every attempt to look for signs of water penetration. Some basements which have never leaked before can begin to leak over time, which is why it is important to ensure that rain water is properly draining away from the home. If the basement has a sump pump it is recommended to have a battery back-up in case of a power outage.

Main Basement

Acceptable
Acceptable
Acceptable
Acceptable

Unable to Inspect: 25%

Floor: Poured concrete

Windows: Vinyl slider

Electrical: 120/240 volt The lighting was functional at the time of the inspection.

Basement (Continued)

Informational

Sump Pump: Submerged Recommend the addition of a back up battery to ensure continued operation during a power outage.



Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

Air conditioning can not be checked if outside temperature is below 65 degrees, or has been below 65degrees within 24 hours. Testing the system under these conditions could damage the condensing coil.

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

Central air conditioning AC System

Repair or Replace A/C System Operation: functional at time of inspection

The unit located in the attic is showing signs of leakage. A qualified contractor is required to further evaluate and estimate repairs.



Acceptable
Acceptable

Condensate Removal: PVC

Exterior Unit: Pad mounted The house is equipped with two air conditioners. The condensing units are located in the left rear yard. Thy are both 7 years old. Air conditioners are designed for a useful life of 10 to 15 years.

Manufacturer: Gibson

Model Number: JS3BA-048KA Serial Number: JSD030311814

Repair or Replace Refrigerant Lines: Low pressure and high pressure Sealant needs to be added to the refrigerant lines where they enter the house.

Acceptable

Exposed Ductwork: Metal, Insulated flex

Air Conditioning (Continued)

Informational Blower Fan/Filters: disposable filter [Air filters should be changed every 3 months to ensure proper operation.](#)
Acceptable Thermostats: Programmable, Multi-zone

Fireplace/Wood Stove

Our inspection of the fireplace is limited to the visible portion. Fireplaces should be further inspected by a specialist.

Family Room Fireplace

Type: Gas log

Acceptable

Flue: Metal The gas log was functional at time of inspection.

Heating System

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

Attic, Basement Heating System

Informational Heating System Operation: Functional at time of inspection [Could not determine the last service date for the heating/cooling system. Heating/cooling systems should be serviced annually. Have the system serviced to ensure proper operation.](#)

[Heat is provided by a two zone system consisting of a furnace located in the attic and another located in the basement. Both of the furnaces are 7 years old.](#)

[Forced hot air furnaces typically have a life expectancy of 18 years.](#)

Model Number: GLIRA 108C-16B Serial Number: GLA030915282

Type: Forced air Capacity: Not listed

Fuel Type: Natural gas

Unable to Inspect: 70%

Informational Blower Fan/Filter: disposable filter [Air filters should be changed every 3 months to ensure proper operation.](#)

Acceptable Distribution: Metal duct, Insulflex duct

Acceptable Flue Pipe: Metal

Not Present Humidifier:

Acceptable Thermostats: Programmable, Multi-zone

Plumbing

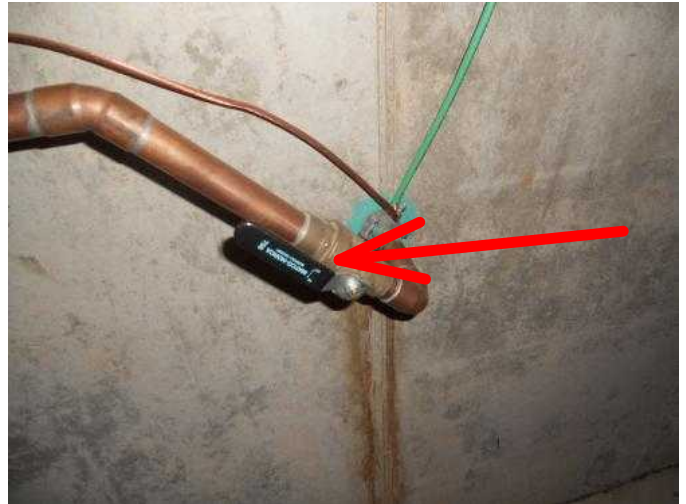
Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut off valves, drain and vent pipes, and water heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can reduce most of these minerals, but not once they are bonded with the pipes, for which there would be no other remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes are equally varied, and range from modern ABS ones [acrlonitrile butadiene styrene] to older ones made of cast iron, galvanized steel, clay, and even cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. older ones are subject to damage through decay and root movement, whereas the modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. however, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists

Acceptable
Acceptable

Service Line: Copper
Main Water Shutoff: Basement



Acceptable
Acceptable
Acceptable

Water Lines: Copper
Drain Pipes: ABS
Service Caps: Accessible



Acceptable
Acceptable

Vent Pipes: ABS
Gas Service Lines: Black pipe

Plumbing (Continued)

Basement Water Heater

Acceptable Water Heater Operation: Functional at time of inspection Hot water is provided by a 7 year old, 75 gallon water heater that is located in the basement.
Gas water heaters typically last 11-13 years.

Manufacturer: Bradford-White
Model Number: M17556BN12 Serial Number: 2K3760324
Type: Natural gas Capacity: 75 Gal.
Approximate Age: 7 yrs. Area Served: Whole house
Acceptable Flue Pipe: Metal
Acceptable TPRV and Drain Tube: Copper

Bathroom

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

All Bathrooms Bathroom

Acceptable Ceiling: Gypsum board and paint
Acceptable Walls: Gypsum board and paint
Acceptable Floor: Ceramic tile
Acceptable Doors: Solid wood
Informational Windows: Vinyl double hung There is a rip in the screen of one of the master bathroom windows.
Acceptable Electrical: 120/240 volt GFCI protected
Acceptable Counter/Cabinet: Solid Surface
Acceptable Sink/Basin: Molded single bowl
Repair or Replace Faucets/Traps: Drain The sink in the master bathroom is draining slowly and needs to be serviced to drain properly.
Repair or Replace Tub/Surround: Fiberglass tub and ceramic tile surround The stopper in the tub of the master bathroom is not functional. Requires repair/replacement. The tub also requires caulking.

The tub in the bathroom connected to the front bedroom is draining slowly and needs to be serviced. This tub also requires caulking.
Informational Shower/Surround: Ceramic tile The showers will require caulking periodically.
Acceptable Toilets: functional at time of inspection
Acceptable HVAC Source: Heating and Air Conditioning Registers
Acceptable Ventilation: Electric ventilation fan and window

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built in toasters, coffee-makers, can-openers, blenders, instant hot water dispensers, water purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Main Kitchen

Repair or Replace **Cooking Appliances:** Gas range **The front left burner was inoperative, and requires repair.**



Acceptable **Dishwasher:** Functional at time of inspection.
Acceptable **Sink:** Stainless Steel
Acceptable **Electrical:** 120/240 volt GFCI protected
Acceptable **Plumbing/Fixtures:** Functional at time of inspection.
Acceptable **Counter Tops:** Granite
Acceptable **Cabinets:** Wood
Acceptable **Ceiling:** Gypsum board and paint
Acceptable **Walls:** Gypsum board and paint
Acceptable **Floor:** Tile
Acceptable **Windows:** Vinyl double hung
Acceptable **HVAC Source:** Heating and Air Conditioning Registers

Bedroom

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets, and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

All Bedrooms Bedroom

Acceptable **Closet:** Large, Small, Walk In
Acceptable **Ceiling:** Gypsum board and paint
Acceptable **Walls:** Gypsum board and paint
Acceptable **Floor:** Carpet, Wood
Acceptable **Doors:** Solid wood
Repair or Replace **Windows:** Vinyl double hung **Some of the windows in the bedrooms throughout the house require caulking to ensure a proper weather seal.**
Repair or Replace **Electrical:** 120/240 volt **The back left bedroom has an outlet with hot and neutral wires reversed. Repair is required.**

Bedroom (Continued)

Acceptable HVAC Source: Heating and Air Conditioning Registers

Living Space

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

Whole House Living Space

Acceptable Closet: Large, Small
Acceptable Ceiling: Gypsum board and paint
Acceptable Walls: Gypsum board and paint
Acceptable Floor: Carpet, Wood
Acceptable Doors: Solid wood
Informational Windows: Vinyl double hung All windows tested were found to be operational at the time of the inspection.

There is a window in the formal living room with a torn screen.
Acceptable Electrical: 120/240 volt The lights were functional. The outlets that were tested are functional.

Laundry Room/Area

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

Main floor Laundry Room/Area

Acceptable Ceiling: Gypsum board and paint
Acceptable Walls: Gypsum board and paint
Acceptable Floor: Ceramic tile
Acceptable Doors: Solid wood
Acceptable Windows: Vinyl double hung
Acceptable Electrical: 120/240 volt The lights were functional. The outlets that were tested are functional.
Acceptable HVAC Source: Heating and Air Conditioning Registers
Informational Laundry Tub: Metal, PVC There was rust noted on the legs of the laundry tub.
Acceptable Laundry Tub Drain: PVC
Acceptable Washer Hose Bib: Gate valves
Informational Washer and Dryer Electrical: 120/240 volt Recommend upgrading outlets to the GFCI type.
Acceptable Dryer Vent: Metal flex

Laundry Room/Area (Continued)

Acceptable
Acceptable

Dryer Gas Line: Insulflex
Washer Drain: Drain pan to main drain system

Repair or Replace Summary

Exterior Surface and Components

Windows: Vinyl double hung Some of the windows require caulk to ensure a proper weather seal.

Basement Windows: Vinyl slider The basement windows require caulk to ensure a proper weather seal.

Roof

Leader/Extension: Aluminum The runoff drains need to be extended to at least 6 feet away from the foundation. This will help prevent water from pooling against the foundation.

Structure

Stairs/Handrails: Wood stairs with wood handrails The wood stair stringer in the garage is improperly fastened to the wall. The stairs needs be fastened to the wall more securely with joist hangers.

Attic

Main Attic Insulation: Batts A section of the attic was missing insulation. Additional insulation is required in this area.

Main Attic Wiring/Lighting: 120 volt lighting circuit Junction box has exposed live wires. A junction box cover is required.

Air Conditioning

Central air conditioning AC System A/C System Operation: functional at time of inspection

The unit located in the attic is showing signs of leakage. A qualified contractor is required to further evaluate and estimate repairs.

Central air conditioning AC System Refrigerant Lines: Low pressure and high pressure Sealant needs to be added to the refrigerant lines where they enter the house.

Bathroom

All Bathrooms Bathroom Faucets/Traps: Drain The sink in the master bathroom is draining slowly and needs to be serviced to drain properly.

All Bathrooms Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround The stopper in the tub of the master bathroom is not functional. Requires repair/replacement. The tub also requires caulking.

The tub in the bathroom connected to the front bedroom is draining slowly and needs to be serviced. This tub also requires caulking.

Kitchen

Main Kitchen Cooking Appliances: Gas range The front left burner was inoperative, and requires repair.

Bedroom

All Bedrooms Bedroom Windows: Vinyl double hung Some of the windows in the bedrooms throughout the house require caulking to ensure a proper weather seal.

All Bedrooms Bedroom Electrical: 120/240 volt The back left bedroom has an outlet with hot and neutral wires reversed. Repair is required.

Informational Summary

Lots and Grounds

Deck: Wood We were unable to view the underside of the deck. Our inspection only covers the visible portion.

Grading: Positive slope It is recommended to periodically evaluate the grading of the property to ensure that water is draining away from the home.

Garage/Carport

Attached Garage Service Doors: Fire rated We recommend adding a self closing mechanism to the garage access door, as a fire safety precaution.

Attic

Main Attic Unable to Inspect: 50% Some areas of the attic were inaccessible due to insulation, obstructions or unsafe footing. These areas were not inspected.

There was a dead bird noted in the attic. The bird should be removed and all openings to the outside should be sealed off.

Basement

Main Basement Sump Pump: Submerged Recommend the addition of a back up battery to ensure continued operation during a power outage.

Air Conditioning

Blower Fan/Filters: disposable filter Air filters should be changed every 3 months to ensure proper operation.

Heating System

Attic, Basement Heating System Heating System Operation: Functional at time of inspection Could not determine the last service date for the heating/cooling system. Heating/cooling systems should be serviced annually. Have the system serviced to ensure proper operation.

Heat is provided by a two zone system consisting of a furnace located in the attic and another located in the basement. Both of the furnaces are 7 years old. Forced hot air furnaces typically have a life expectancy of 18 years.

Attic, Basement Heating System Blower Fan/Filter: disposable filter Air filters should be changed every 3 months to ensure proper operation.

Bathroom

All Bathrooms Bathroom Windows: Vinyl double hung There is a rip in the screen of one of the master bathroom windows.

All Bathrooms Bathroom Shower/Surround: Ceramic tile The showers will require caulking periodically.

Living Space

Whole House Living Space Windows: Vinyl double hung All windows tested were found to be operational at the time of the inspection.

There is a window in the formal living room with a torn screen.

Laundry Room/Area

Main floor Laundry Room/Area Laundry Tub: Metal, PVC There was rust noted on the legs of the laundry tub.

Main floor Laundry Room/Area Washer and Dryer Electrical: 120/240 volt Recommend upgrading outlets to the GFCI type.