



All Jersey Entp. LLC  
1930 Selene Ave  
South Plainfield, NJ 07080

# Visual Property Inspection



Sample Report



## 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 Piscataway State NJ Zip 08854

### Client Information

Client Name Happy Home Buyer  
Client Address  
City State Zip  
Phone 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 00144010  
Amount Received \$495.00

### Conditions

Others Present Buyer Property Occupied Occupied  
Estimated Age 14yrs. Entrance Faces North  
Inspection Date 07/31/2010  
Start Time 10am End Time 1:00pm  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 80 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 N/A  
Permits Obtained N/A



## 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  
Acceptable  
Informational

Driveway: Concrete  
Walks: Concrete  
Steps/Stoops: Brick, Concrete slab  
*We recommend adding handrails as a safety measure.*



Acceptable  
Repair or Replace  
Repair or Replace

Porch: Concrete  
Grading: Negative slope Grading has negative slope and water is pooling against the foundation. Fill dirt needs to be added to ensure that water drains away from the home.  
Vegetation: Shrubs Shrubs, trees and plant life should always be kept trimmed back to one foot away from the home to reduce the risk of having them become intrusive to the structure of the home itself. Shrubs need to be trimmed back.



Repair or Replace

Window Wells: Not covered The window wells were not covered and require a cover as a safety precaution.



## 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

Repair or Replace Type: Brick veneer, Vinyl siding, Stucco **The stucco at the east side of the home is cracked and requires repair.**



Acceptable Trim: Wood, Aluminum, Vinyl  
Acceptable Fascia: Wood  
Acceptable Soffits: Vinyl  
Acceptable Door Bell: Hard wired  
Repair or Replace Entry Doors: Wood **The front door has water damage and is beginning to rot. The door requires stain and water sealing.**





## Exterior Surface and Components (Continued)

Repair or Replace Windows: Vinyl casement the basement window on the east side of the house has rotted trim and the trim requires replacement.



Acceptable  
Informational

Window Screens: Vinyl mesh

Exterior Lighting: Surface mount, front entrance light The lighting at the entrance of the driveway was not functional at the time of the inspection. Further investigation is required.

Informational

Exterior Electric Outlets: 120/240 volt GFCI protected We tripped the GFCI switch at the exterior but we could not find the reset switch. Further investigation is required.

Informational

Hose Bibs: Gate Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

The hose bibs should be shut off from the inside and then opened on the outside as part of a regular winter maintenance.

The addition of frost free hose bibs would be a prudent upgrade.

Acceptable  
Acceptable

Gas Meter: Exterior surface mount at side of home

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.

### Main Roof Surface

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



Acceptable

**Unable to Inspect:** 50% The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Informational

**Material:** Composition shingle. [The typical life expectancy for a composition shingle roof is 15-25 yrs.](#)

Type: Hip

Approximate Age: 14 years

Acceptable

Flashing: Aluminum

Acceptable

Valleys: Composition Shingle

Informational

Skylights: Insulated glass [Evidence of past water leakage. This area should be monitored and repaired/replaced when necessary.](#)

Acceptable

Plumbing Vents: ABS



## Roof (Continued)

Informational

Gutters: Aluminum The gutter is damaged and may require repair.

Gutters will require cleaning periodically to ensure that they drain properly.



Repair or Replace

Downspouts: Aluminum The downspout needs to be reconnected to the underground piping.



Acceptable  
on roof Chimney  
Acceptable

Leader/Extension: Underground

Chimney: Brick chimney with a clay flue



## Roof (Continued)

Informational

Flue/Flue Cap: Clay [Recommend](#)  
[adding rain/snow cap.](#)



Acceptable

Chimney Flashing: Aluminum

## 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  
Acceptable Service Doors: Fire rated  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Acceptable Floor/Foundation: Poured concrete  
Acceptable Electrical: 120/240 volt  
Acceptable Windows: Vinyl casement

## 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 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.





## Electrical (Continued)

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 and rod in ground

### Basement Electric Panel

Acceptable Manufacturer: General Electric

Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 100 Amps

Acceptable Breakers: There are no visible deficiencies with the circuit breakers.

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### Basement Electric Panel

Acceptable Manufacturer: General Electric

Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 150 Amps

Acceptable Breakers: There are no visible deficiencies with the circuit breakers.

## 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: Block  
Acceptable Beams: Steel I-Beam  
Acceptable Bearing Walls: Frame  
Acceptable Joists/Trusses: 2x10  
Acceptable Floor/Slab: Poured slab  
Acceptable Stairs/Handrails: Wood stairs with wood handrails  
Acceptable Subfloor: Metal, 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

Acceptable	Unable to Inspect: 70%
Acceptable	Roof Framing: 2x10 Rafter
Acceptable	Sheathing: Plywood
Acceptable	Ventilation: Roof and soffit vents, Thermostat controlled Power Vent
Acceptable	Insulation: Batts
Acceptable	Wiring/Lighting: 120 volt lighting circuit
Repair or Replace	Bathroom Fan Venting: Electric fan The bathroom fans improperly vent into the attic and need to be terminated to the outdoors.



## 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	Unable to Inspect: 50% The basement was partially finished and requires more work to be completed.
Acceptable	Floor: Poured concrete
Acceptable	Windows: Vinyl casement
Acceptable	Electrical: 120/240 volt GFCI protected
Acceptable	Ventilation: Windows
Acceptable	Sump Pump: Submerged



## Basement (Continued)

Repair or Replace **Moisture Location:** At the base of foundation wall **There is efflorescence on the basement walls, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.**



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:** Inoperative **The central air conditioning system that cools the upstairs of the home was inoperative and requires repair.**

Repair or Replace **Condensate Removal:** PVC **The Condensate line in the attic appears to be leaking and requires further evaluation.**



Repair or Replace **Exterior Unit:** Pad mounted **The condensing unit on the side of the home is not level and should be leveled to ensure proper operation.**



### Air Conditioning (Continued)

Acceptable	Visible Coil: Aluminum
Acceptable	Refrigerant Lines: Low pressure and high pressure
Acceptable	Electrical Disconnect: Fused
Acceptable	Exposed Ductwork: Insulated flex
Acceptable	Thermostats: Programmable

### Fireplace/Wood Stove

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

#### Family Room Fireplace

Acceptable	Fireplace Construction: Brick, Block
Type: Wood burning	
Acceptable	Smoke Chamber: Block
Acceptable	Flue: Tile
Acceptable	Damper: Metal
Acceptable	Hearth: Raised

#### Rear patio Fireplace

Acceptable	Fireplace Construction: Brick, Block
Type: Wood burning	
Repair or Replace	Smoke Chamber: Brick <b>The smoke chamber is missing bricks and requires repair.</b>



Acceptable	Flue: Tile
Acceptable	Hearth: Raised



## 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.

### Basement Heating System

Informational Heating System Operation: Functional at time of inspection [We recommend that the buyer obtain a maintenance contract from their fuel supplier.](#)

Type: Boiler system Capacity: Not listed  
Area Served: Whole house Approximate Age: 14 years

Fuel Type: Natural gas

Acceptable Heat Exchanger: 6 Burner

Unable to Inspect: 55%

Acceptable Distribution: copper piping

Acceptable Circulator: Pump

Repair or Replace Flue Pipe: Metal [Seal vent penetration into wall/chimney](#)



Acceptable

Thermostats: 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: Polyethylene  
Main Water Shutoff: Basement



Acceptable  
Acceptable

Water Lines: Copper  
Drain Pipes: ABS



## Plumbing (Continued)

Acceptable

Service Caps: Accessible



Acceptable

Vent Pipes: ABS

Acceptable

Gas Service Lines: Black pipe

Basement Water Heater

Repair or Replace

Water Heater Operation: Functional at time of inspection. The water is heated by the boiler and held in a hot water tank located in the basement.

The boiler connection appears to be leaking and requires further evaluation.



Approximate Age: 14 years Area Served: Whole house



## 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.

### Bathrooms Bathroom

Acceptable	Closet: Small
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Ceramic tile, Marble
Acceptable	Doors: Wood
Acceptable	Windows: Vinyl casement
Acceptable	Electrical: 120/240 volt GFCI protected
Acceptable	Counter/Cabinet: Composite and wood, Granite
Informational	Sink/Basin: Molded single bowl, Molded dual bowl <b>The sink in the master bath is rusting and the water lines appeared to have leaked in the past. These areas should be monitored and repaired/replaced as necessary.</b>
Repair or Replace	Faucets/Traps: Drain, Faucet <b>The diverter in the rear upstairs bathroom and the downstairs bathroom are not working properly and requires repair.</b>
Acceptable	Tub/Surround: Plastic surround, Plastic tub.
Informational	Shower/Surround: Ceramic tile <b>Mildew present in shower area. Mildew requires removal and shower requires new caulk.</b>
Acceptable	Spa Tub/Surround: Fiberglass tub and ceramic tile surround
Acceptable	Toilets: functional at time of inspection
Acceptable	HVAC Source: Hot water baseboard
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	<b>Cooking Appliances:</b> General Electric <b>The igniter for the burners was inoperative and requires repair.</b>
Repair or Replace	<b>Ventilator:</b> Range vent <b>The vent was inoperative and requires repair.</b>
Acceptable	<b>Dishwasher:</b> Functional at time of inspection.
Acceptable	<b>Sink:</b> Stainless Steel
Acceptable	<b>Electrical:</b> 120/240 volt GFCI protected
Acceptable	<b>Plumbing/Fixtures:</b> Functional at time of inspection.
Acceptable	<b>Counter Tops:</b> Granite
Acceptable	<b>Cabinets:</b> Wood
Acceptable	<b>Ceiling:</b> Drywall
Acceptable	<b>Walls:</b> Drywall
Acceptable	<b>Floor:</b> Marble
Acceptable	<b>Doors:</b> Wood
Acceptable	<b>Windows:</b> Vinyl casement
Acceptable	<b>HVAC Source:</b> Hot water baseboard

## 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.

### Bedrooms Bedroom

Repair or Replace	<b>Closet:</b> Large, Small <b>The closet door in the rear corner bedroom is not closing properly and requires repair.</b>
Repair or Replace	<b>Ceiling:</b> Drywall <b>The tape joint in the master bedroom was not installed properly and requires repair.</b>
Acceptable	<b>Walls:</b> Drywall
Acceptable	<b>Floor:</b> Carpet
Acceptable	<b>Doors:</b> Wood



## Bedroom (Continued)

Repair or Replace Windows: Vinyl casement Many of the windows throughout the house had missing hardware and require repair to work properly.



Repair or Replace Electrical: 120/240 volt The outlet in the middle rear bedroom has hot and neutral wires reversed and requires repair.

Acceptable HVAC Source: Hot water baseboard

## 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.

### Living Space Living Space

Acceptable Closet: Large, Small

Repair or Replace Ceiling: Drywall The ceiling in the living room is water damaged and requires repair.

Repair or Replace Walls: Drywall The wall in the foyer is unfinished and requires repair.

Acceptable Floor: Carpet, Marble

Acceptable Doors: Wood

Acceptable Windows: Vinyl casement



## Living Space (Continued)

Repair or Replace Electrical: 120/240 volt the outlet in the family room is loose and needs to be secured.



Acceptable

HVAC Source: Hot water baseboard

## 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: Drywall  
Acceptable Walls: Drywall, Ceramic tile  
Acceptable Floor: Ceramic tile  
Acceptable Doors: Wood  
Acceptable Electrical: 120/240 volt  
Acceptable HVAC Source: Hot water baseboard  
Acceptable Laundry Tub: PVC  
Acceptable Laundry Tub Drain: PVC



### Laundry Room/Area (Continued)

Repair or Replace Washer Hose Bib: Ball valves The rubber hoses have been known to burst, and must be replaced with the metal braided type.



Acceptable Washer and Dryer Electrical: 120/240 volt  
Repair or Replace Dryer Vent: Metal flex The metal vent line is crushed and requires replacement.



Acceptable Washer Drain: Drain pan to main drain system



## Repair or Replace Summary

### Lots and Grounds

1. Grading: Negative slope Grading has negative slope and water is pooling against the foundation. Fill dirt needs to be added to ensure that water drains away from the home.
2. Vegetation: Shrubs Shrubs, trees and plant life should always be kept trimmed back to one foot away from the home to reduce the risk of having them become intrusive to the structure of the home itself. Shrubs need to be trimmed back.
3. Window Wells: Not covered The window wells were not covered and require a cover as a safety precaution.

### Exterior Surface and Components

4. Whole house Exterior Surface Type: Brick veneer, Vinyl siding, Stucco The stucco at the east side of the home is cracked and requires repair.
5. Entry Doors: Wood The front door has water damage and is beginning to rot. The door requires stain and water sealing.
6. Windows: Vinyl casement the basement window on the east side of the house has rotted trim and the trim requires replacement.

### Roof

7. Downspouts: Aluminum The downspout needs to be reconnected to the underground piping.

### Attic

8. Main Attic Bathroom Fan Venting: Electric fan The bathroom fans improperly vent into the attic and need to be terminated to the outdoors.

### Basement

9. Main Basement Moisture Location: At the base of foundation wall There is efflorescence on the basement walls, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.

### Air Conditioning

10. Central air conditioning AC System A/C System Operation: Inoperative The central air conditioning system that cools the upstairs of the home was inoperative and requires repair.
11. Central air conditioning AC System Condensate Removal: PVC The Condensate line in the attic appears to be leaking and requires further evaluation.
12. Central air conditioning AC System Exterior Unit: Pad mounted The condensing unit on the side of the home is not level and should be leveled to ensure proper operation.

### Fireplace/Wood Stove

13. Rear patio Fireplace Smoke Chamber: Brick The smoke chamber is missing bricks and requires repair.

### Heating System

14. Basement Heating System Flue Pipe: Metal Seal vent penetration into wall/chimney



## Repair or Replace Summary (Continued)

### Plumbing

15. Basement Water Heater Water Heater Operation: Functional at time of inspection The water is heated by the boiler and held in a hot water tank located in the basement.  
The boiler connection appears to be leaking and requires further evaluation.

### Bathroom

16. Bathrooms Bathroom Faucets/Traps: Drain, Faucet The diverter in the rear upstairs bathroom and the downstairs bathroom are not working properly and requires repair.

### Kitchen

17. Main Kitchen Cooking Appliances: General Electric The igniter for the burners was inoperative and requires repair.  
18. Main Kitchen Ventilator: Range vent The vent was inoperative and requires repair.

### Bedroom

19. Bedrooms Bedroom Closet: Large, Small The closet door in the rear corner bedroom is not closing properly and requires repair.  
20. Bedrooms Bedroom Ceiling: Drywall The tape joint in the master bedroom was not installed properly and requires repair.  
21. Bedrooms Bedroom Windows: Vinyl casement Many of the windows throughout the house had missing hardware and require repair to work properly.  
22. Bedrooms Bedroom Electrical: 120/240 volt The outlet in the middle rear bedroom has hot and neutral wires reversed and requires repair.

### Living Space

23. Living Space Living Space Ceiling: Drywall The ceiling in the living room is water damaged and requires repair.  
24. Living Space Living Space Walls: Drywall The wall in the foyer is unfinished and requires repair.  
25. Living Space Living Space Electrical: 120/240 volt the outlet in the family room is loose and needs to be secured.

### Laundry Room/Area

26. Main floor Laundry Room/Area Washer Hose Bib: Ball valves The rubber hoses have been known to burst, and must be replaced with the metal braided type.  
27. Main floor Laundry Room/Area Dryer Vent: Metal flex The metal vent line is crushed and requires replacement.



## Informational Summary

### Lots and Grounds

1. Steps/Stoops: Brick, Concrete slab We recommend adding handrails as a safety measure.

### Exterior Surface and Components

2. Exterior Lighting: Surface mount, front entrance light The lighting at the entrance of the driveway was not functional at the time of the inspection. Further investigation is required.
3. Exterior Electric Outlets: 120/240 volt GFCI protected We tripped the GFCI switch at the exterior but we could not find the reset switch. Further investigation is required.
4. Hose Bibs: Gate Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

The hose bibs should be shut off from the inside and then opened on the outside as part of a regular winter maintenance.

The addition of frost free hose bibs would be a prudent upgrade.

### Roof

5. Main Roof Surface Material: Composition shingle. The typical life expectancy for a composition shingle roof is 15-25 yrs.
6. Skylights: Insulated glass Evidence of past water leakage. This area should be monitored and repaired/replaced when necessary.
7. Gutters: Aluminum The gutter is damaged and may require repair. Gutters will require cleaning periodically to ensure that they drain properly.
8. on roof Chimney Flue/Flue Cap: Clay Recommend adding rain/snow cap.

### Heating System

9. Basement Heating System Heating System Operation: Functional at time of inspection We recommend that the buyer obtain a maintenance contract from their fuel supplier.

### Bathroom

10. Bathrooms Bathroom Sink/Basin: Molded single bowl, Molded dual bowl The sink in the master bath is rusting and the water lines appeared to have leaked in the past. These areas should be monitored and repaired/replaced as necessary.
11. Bathrooms Bathroom Shower/Surround: Ceramic tile Mildew present in shower area. Mildew requires removal and shower requires new caulk.