Confidential Home Inspection Report

123 Main St
Tinton Falls, New Jersey 07724

Prepared Exclusively For:
Sample for the Website

Inspection Date:
Thursday, February 16, 2023

Prepared By:
Cole DeAngelis from Home Run Inspection Services

Thursday, February 16, 2023
Sample for the Website
123 Main St
Tinton Falls, New Jersey 07724

Dear Sample for the Website,

We have enclosed the report for the property inspection we conducted for you on Thursday, February 16, 2023 at:

123 Main St
Tinton Falls, New Jersey 07724

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Cole DeAngelis, Inspector
NJ Home Inspector License 24GI00233400

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of title.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF TITLE. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

Square Footage
Unknown

Year Built
1963

Bedrooms
3

Bathrooms
1.5

Temperature
80

Weather
Sunny

In Attendance
4: The Buyer and their spouse were present at the time of the inspection.

5: The Buyer's agent was present at the time of the inspection.

6: The Seller's agent was present at the time of inspection.

Home Type
7: Single Family

Occupancy
8: The home was fully furnished at the time of the inspection. The presence of the owner's personal belongings limited the inspector's ability to access and visually inspect portions of the home.

Utilities
9: The home's basic utility services were on at the time of the inspection.

Exterior/Site/Ground

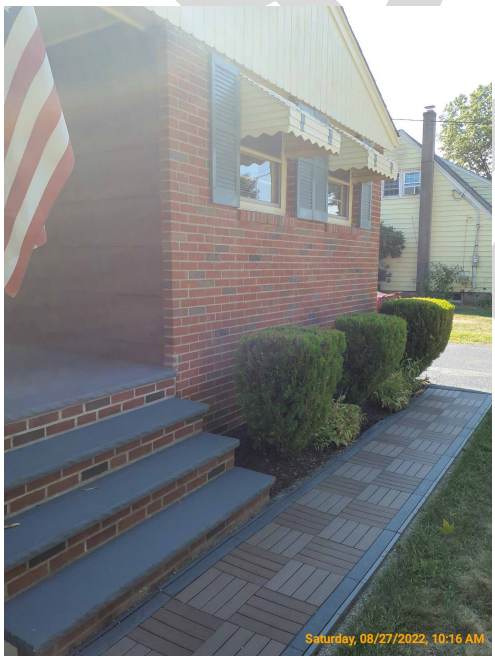
Basic Information

10: Driveway: Asphalt

11: Walkways: Engineered wood-like material

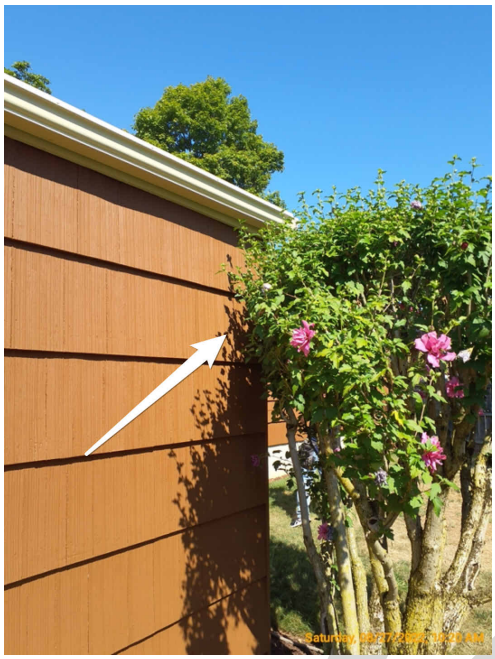
12: Primary exterior wall covering: Wood shingle siding, painted

13: Secondary exterior wall covering: Brick veneer



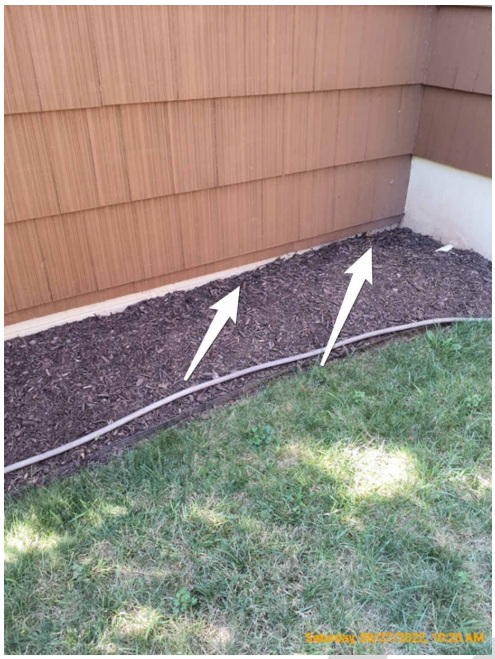
Vegetation

14: We recommend the vegetation on the property be maintained to prevent overgrowth and encroachment onto and over the structure. When vegetation is in contact with or too close to a structure, pests and moisture can quickly enter. It also limits the ability of the structure to effectively dry after rain. Structures that remain moist for prolonged amounts of time can have problems with rot, mold-like substances, and wood-destroying insects.



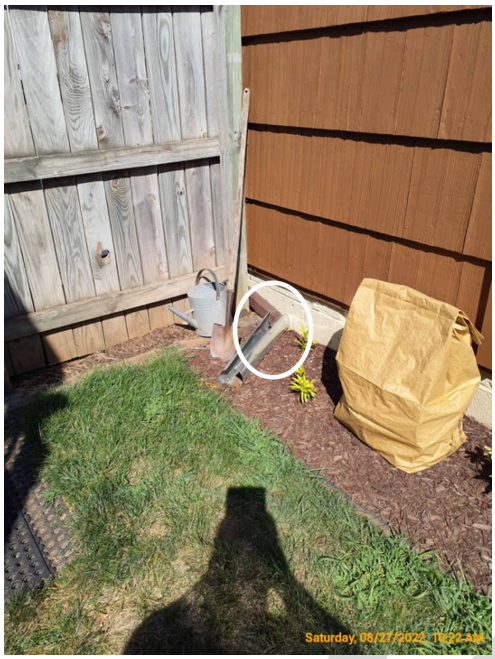
Wood Siding

15: There is potential earth-to-wood contact in one or more areas, which makes the siding vulnerable to deterioration. We recommend all earth-to-wood and near-earth-to-wood contacts be broken to prevent moisture or pest-related damage. It is recommended to have at least 8 inches of space between the wood siding and the earth to prevent moisture intrusion. This work should be performed by a qualified professional.



Downspouts

16: Runoff water from the roof appeared to discharge too close to the house in one or more areas. We recommend the downspouts discharge at least six feet away from the structure to prevent puddling, pooling, and over-saturation of the soil. If water discharges within six of a foundation it can cause structural damage, it can lead to a wet basement, and other issues. This should be corrected to avoid potentially costly damages.

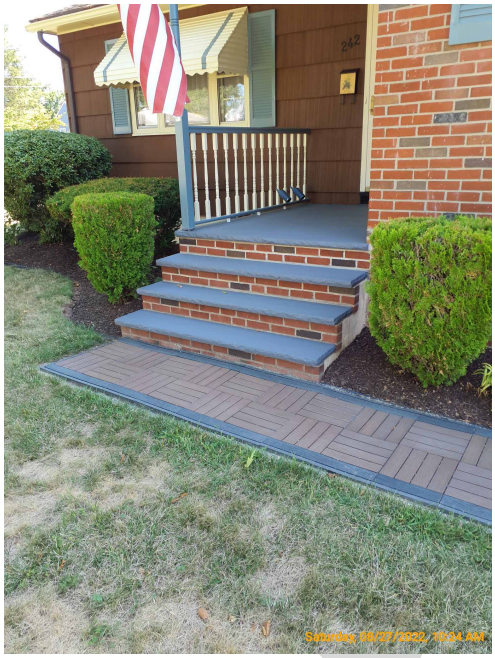


Grading

17: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

Railings

18: There are no hand railings at the front steps. As a safety measure, we recommend that railings be installed by a qualified professional. Without a sturdy railing to grasp in an emergency, a person could suffer bodily injury in the event of a fall or stumble.



Service Drop

19: The service drop appears to be properly installed and in good condition.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

Inspection Method
20: Our inspection of the roof was conducted from ground level using binoculars. Walking on the roof could be hazardous to the inspector and/or damaging to the surface materials. These comments are based on a limited visual inspection.

Basic Information
21: Location: Covers whole building
22: Material: Asphalt composition shingle
23: Layers: Single layer
24: Connections and penetrations: Sealed with metal flashing
25: Roof slope: Medium
26: Roof drainage system: Gutters and downspouts

Ventilation
27: Roof and Attic ventilation is a very important factor in the longevity of your roof system. The ventilation is provided by Eave, Gable, and Ridge vents typically. However, it is not uncommon to find electronic-automatic and wind-driven fans as well. The type of ventilation a home has is not as important as actually having ventilation. A Roof and Attic require proper adequate ventilation, no matter how it is achieved.

28: The main vents of the roof system appeared to be Ridge and Gable vents. There did not appear to be Soffit vents. We recommend adding soffit vents in order to facilitate better air circulation and ventilation of the Roof and Attic space.

Surface

29: Portions of the surface granulation have deteriorated and there are areas of discoloration developing. These are signs of aging and the roof should be monitored to see if there is action warranted in the future to correct any problems. At the time of inspection, the roof covering did appear to be functioning even though there were signs of obvious aging.

Flashings: Overall

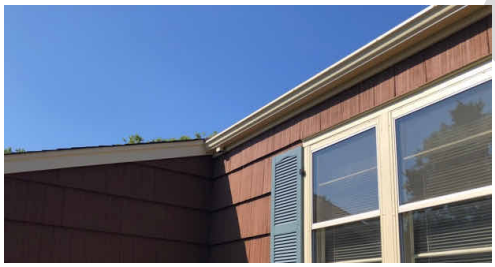
30: Metal flashing has been used to seal the connections and penetrations.

Plumbing Vents

31: One or more of the plumbing vents is shorter than required by present standards. Poorly vented drain/sewer lines will not be able to effectively move wastewater and solids out. In our opinion, adverse conditions such as overflowing drains, backed-up toilets, and similar plumbing issues may result from this configuration. We recommend a qualified professional be hired to update to modern building standards.

Gutters

32: Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.



Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

Inspection Limitation
33: It is impossible to inspect the entire foundation. The limited visibility caused by the surrounding earth and the structure on top may cause deficiencies to go unnoticed. The foundation is the most critical structural component of a home. It holds the entire structure up and if it fails, the entire home does as well. Since inspecting the entire foundation is not possible, our inspection is limited to the areas that were readily accessible. That being said, foundation maintenance is very important and generally consists of filling minor cracks, periodic visual inspections, and maintaining a consistent moisture level in the surrounding soil.

Basic Information
34: Foundation type: Basement

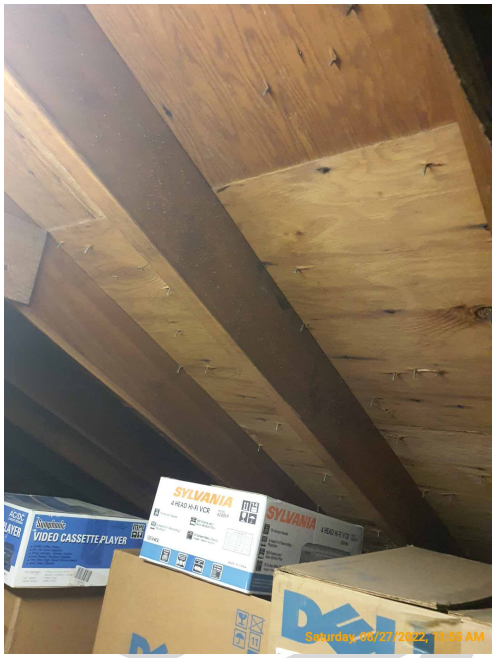
A basement is generally at least 7 feet high, sometimes higher in newer homes, and is the deepest of the three major foundation types. The basement area usually provides adequate room for storage and some of the home's equipment. Such as the furnace or boiler, hot water heater, main electrical panel, and laundry area.

35: Foundation material: Concrete block

Roof Structure Limited Access
36: There was limited access to the entire roof structure and the inspector was not able to inspect it entirely, this is disclaimed. Even though there may have been no visible defects or problems at the time of the inspection, there may be unknown hidden issues.

Roof Sheathing
37: The roof sheathing is the material directly supporting the roof covering.

38: The roof sheathing is plywood nailed solidly across the rafters.



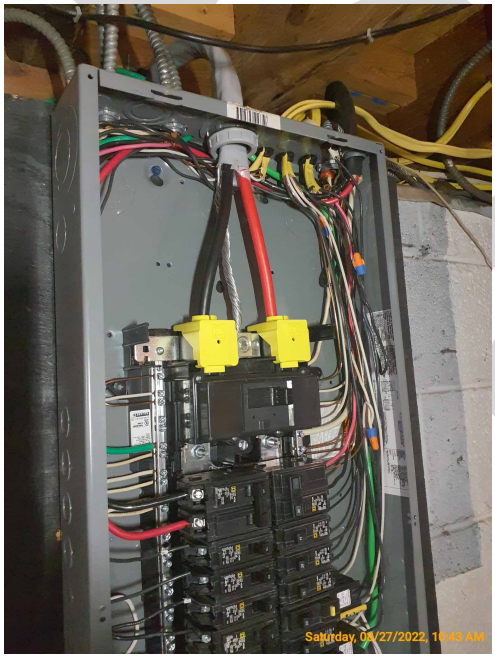
Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Panel Location
39: The main electric panel was located in the basement.

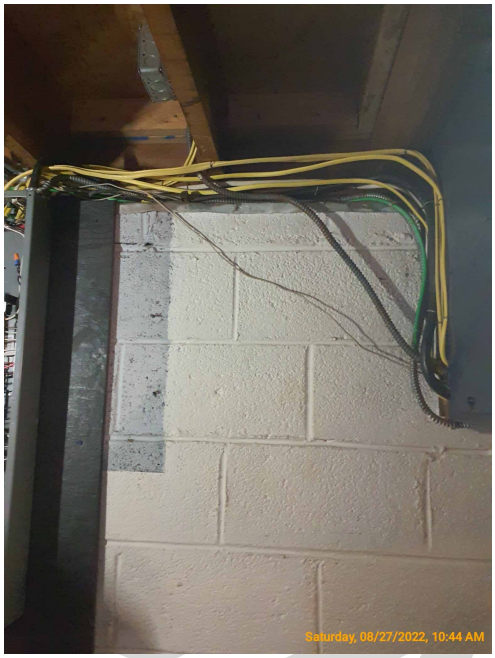
Panel Brand
40: The main electrical panel brand is Square D.

Basic Information
41: The Main Service entry material appeared to be Aluminum.



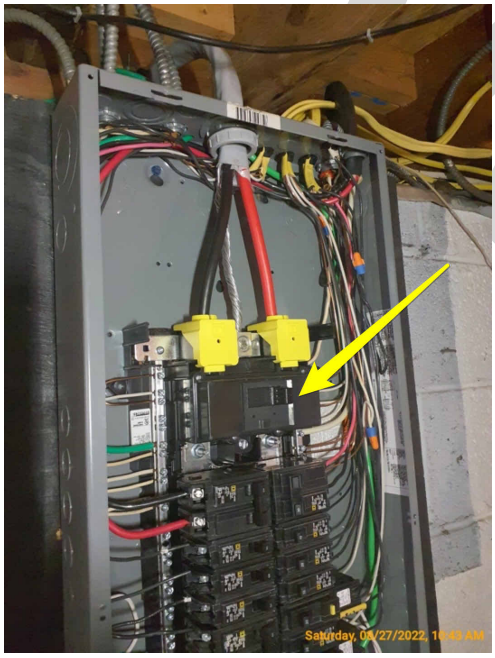
42: Capacity (available amperage): 150 amperes

43: Wiring method: Non-metallic sheathed cable or 'romex'



Main Disconnect

44: The main disconnect is incorporated into the electrical service panel.



Receptacles: Overall

45: One or more outlets were tested and observed to have their Hot/Neutral reversed. This is a common condition sometimes referred to as reverse polarity. This creates a shock and short hazard. While the outlet(s) may still be able to provide power to your electrical items, this can damage your home, appliances, and electrical devices and may cause serious bodily harm. We recommend that a qualified electrician check for correct polarity and identify and repair all receptacles as needed.

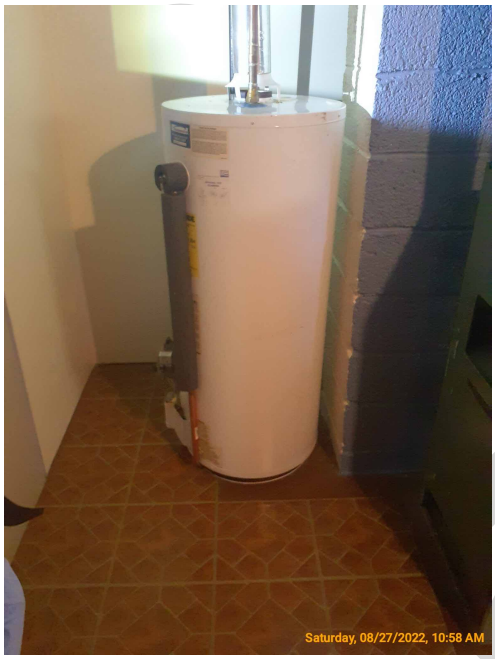
Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

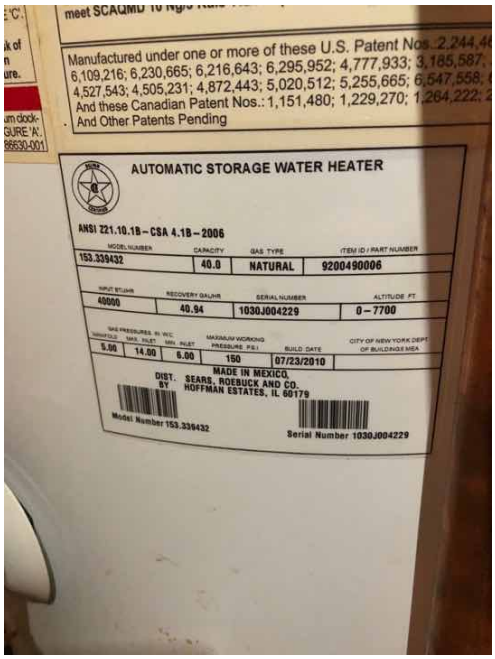
Basic Information

46: Location: In the basement

47: Manufacturer: Kenmore



48: Year of Manufacture: 2010

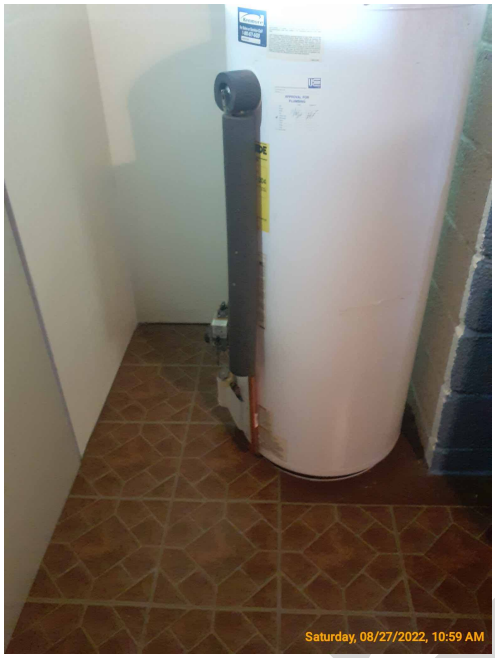


49: Energy source: Natural gas

50: Capacity: 40 gallons

T/P Release Valve

51: The water heater was equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. Although the device appeared to be in working condition with no adverse observations made, it is outside the scope of a home inspection to operate safety valves so it was not tested.



Gas Supply

52: The gas piping for the water heater appeared to include a local shut-off valve for use in an emergency or case of repair. It is outside the scope of a home inspection to operate safety valves so it was not tested.

Heat

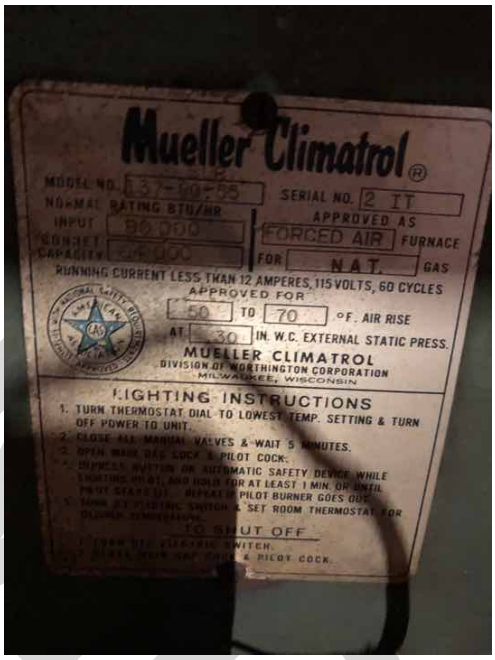
A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

Basic Information

53: Manufacturer: Mueller Climatrol

54: Age: We were unable to determine the exact age but the overall appearance of the unit leads us to believe that it may be near the end of its expected life and that it is over 20 years old.



55: Furnace location: Basement

56: Energy source: Natural gas

Gas Shutoff Valve

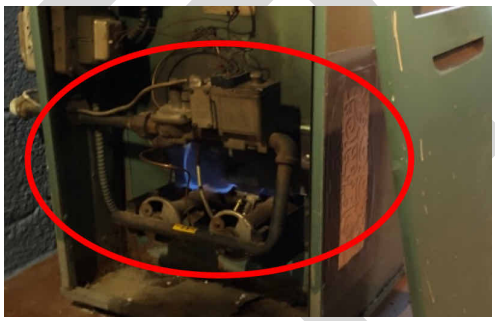
57: The gas piping appeared to have a shutoff valve. It is important to keep access available to this valve in case of emergency. It is outside the scope of a home inspection to test safety valves so it was not tested. However, periodical manipulation of the valve can help to prolong its useful life and help to ensure its proper operation in times of emergency. We recommend a qualified HVAC professional be hired to test the valve, and inspect the entire system, due to other issues identified and the overall age and appearance of the heating system. This will help to limit the chances of fire or other risks related to old or defective equipment being used.

Burners

58: The burners failed to ignite in a timely manner. This suggests low gas pressure, clogged burner ports, or insufficient pilot flame. We recommend the furnace be serviced, cleaned, and adjusted by a qualified professional.

59: The flames from the burners were witnessed to be "rolling out" into the cabinet and possibly back drafting. This needs to be fixed immediately as it is a life safety issue because combustion gases are entering the living space. We do not recommend using the furnace until it has been thoroughly examined by a qualified HVAC professional. Operation of the unit in its current condition may lead to bodily injury or death.

Scorched Cabinet Interior



Air Filters

60: The air filter for the heating unit present during the inspection was a conventional, disposable filter measuring 16x20x1. This particular unit uses two air filters but special precautions should be taken when replacing it since the blower motor and some of its moving parts are also accessible within the air filter compartment. If someone were to come into contact with any moving motor parts while replacing one or both filters, some type of bodily injury would most likely result.

Blower/Motor

61: Dust and debris have built up on the blower and in the blower compartment. Having a dirty blower and blower compartment can shorten the lifespan of the blower motor and cause lower-than-expected air quality within the home. We recommend a qualified HVAC professional to service and clean this area.

Thermostat

62: The thermostat appeared to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

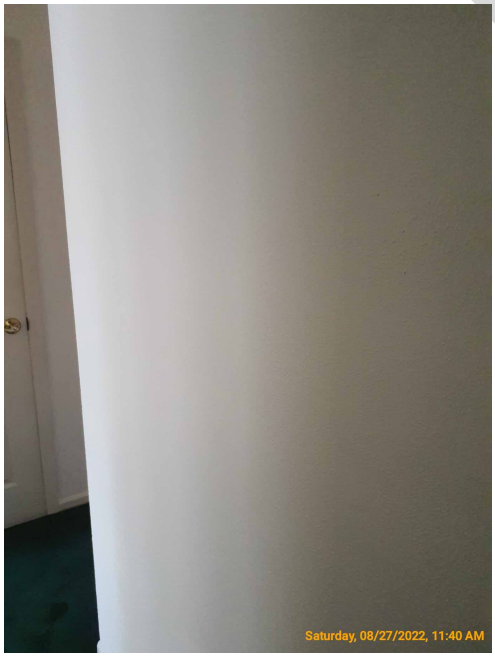
Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

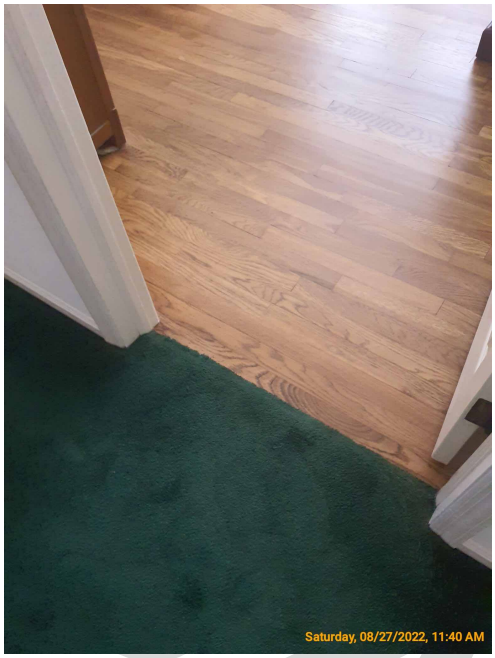
Basic Information

63: Finished ceiling material: Plaster

64: Finished wall material: Drywall



65: Finished floor material: Carpet and wood



Windows

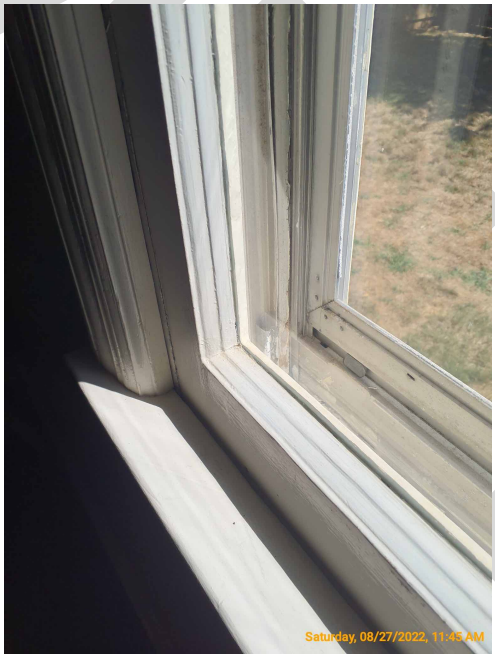
66: During the home inspection, the inspector attempted to observe and inspect a representative number of windows. Most of the windows observed and/or inspected were single-glazed. However, there may have been other windows with different variations of glazing present during the inspection. Since it is impossible to inspect every window, the Standards of Practice only require a representative number to be inspected.

- Single-glazed windows are usually found in older homes and are designed with just one pane of glass. Due to their lack of "insulation" design, there is essentially no sound dampening and they allow the temperature inside the home to fluctuate with the outside weather. Some homeowners budget to replace single-glazed windows in an attempt to lower their energy costs and increase comfort.

- Double-glazed windows are common in modern construction and for replacement projects. Even though they are more expensive than single-glazed windows, having two panes of glass allows there to be room for an "insulating" agent between the layers. This insulating agent can sometimes be the inert gas Argon. The insulating agent and space between the layers help dampen outside noises while keeping the temperature of your home more consistent throughout the year.

- Triple-glazed windows are more technologically advanced but are also more expensive when compared to single- and double-glazed windows. Triple-glazed windows are like double-glazed windows with an additional layer. This extra layer makes room for another insulating agent, usually inert Argon gas, to be added in between. Having the extra layer provides slightly better sound dampening while providing more protection against harsh weather and temperatures. Typically, triple-glazed windows are reserved for use in extreme climates.

**We highly recommend consulting the appropriate qualified professional(s) before starting any project(s). Replacing any windows in a home can be a large financial investment and the limited scope of this home inspection and the resulting report should not be solely relied upon when making such a decision.

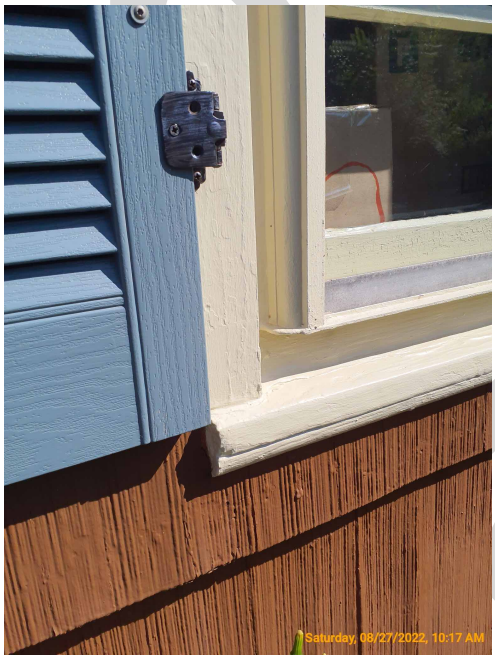


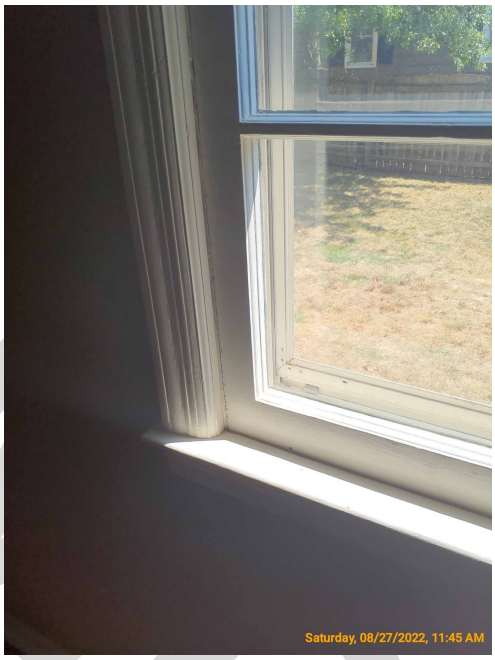
67: The primary type of window found during the inspection was Single-hung. It is typical for a home to have more than one type of window. That being said, it is expected that not all window types were identified during the inspection.

- Single-hung is the most common and it allows the lower sash to open up and down.
- Double-hung has an operable lower and upper sash to allow for better airflow.
- Casement usually operates with a crank that allows it to open from the side.
- Horizontal Slider uses two sashes that horizontally slide past each other.
- Awning opens outward from the bottom.
- Hopper opens inward from the top.
- Fixed is not operable, typically used for added light.
- Jalousie has slats operated from the inside, popular in coastal areas.

68: The main type of window frame material observed at the time of the inspection was Wood. Since only a representative number of windows were inspected, you should expect to find others.

- Wood has been used for hundreds of years and when maintained properly, is thought to be just as durable and long-lasting as other materials but is usually more expensive.
- Vinyl/PVC is considered the most popular due to its affordability, versatility, and energy efficiency but is known to be not as strong as other available materials.
- Metal is known to be durable, long-lasting, and low maintenance but not as energy efficient as other available materials.
- Fiberglass is becoming more popular because of its longevity, resistance to weather, and simple maintenance but is known to be more costly than other available options.
- Wood/plastic composite offers the best characteristics of strength, durability, and low maintenance but is usually accompanied by the largest price tag.





Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

Attic Insulation

69: Due to access being limited by a floor covering, the insulation was only spot-checked. Having proper insulation allows the home to better maintain a comfortable environment in an energy-efficient manner. A lack of insulation usually results in higher energy bills.

70: The attic had fiberglass batt insulation that appeared aged but still in functional condition.

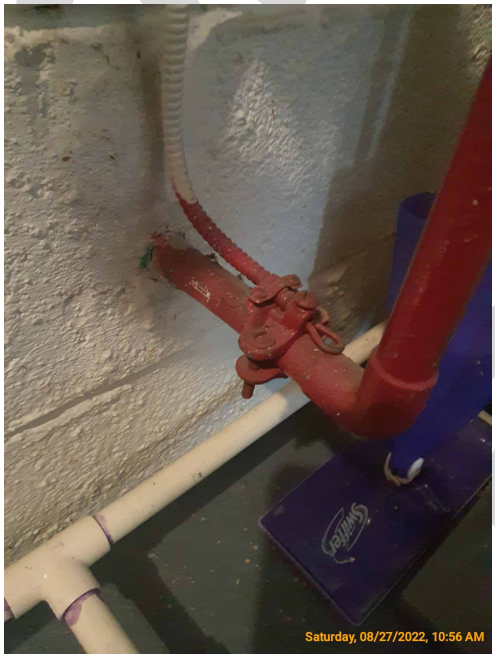
Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Basic Information

71: Domestic water source: Public supply

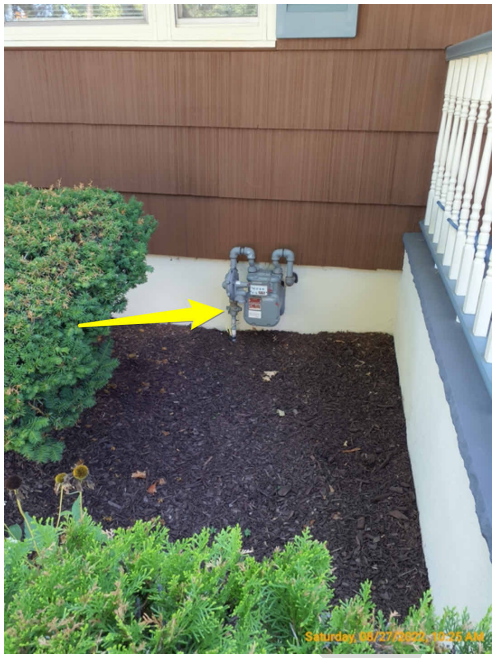
72: Main water line: Copper



73: Waste disposal: Municipal

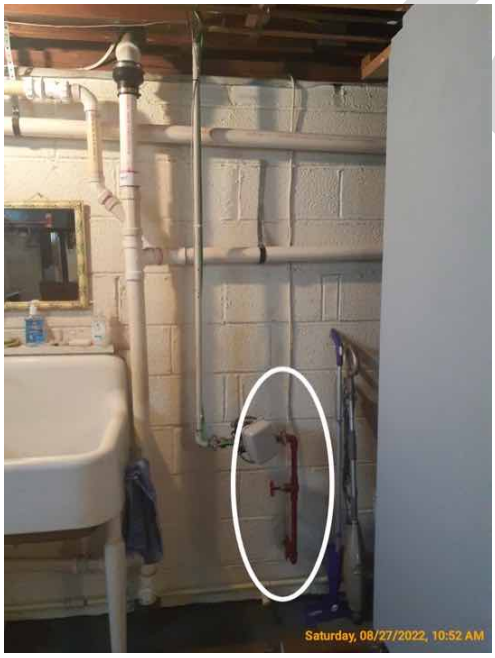
Gas Shutoff Location

74: The gas shut-off valve was located on the outside adjacent to the front steps. It is important that clear access to the valve is maintained at all times and that the valve is periodically manipulated. This will improve the likelihood that the valve is functional in time of an emergency.



Water Shutoff Location

75: The domestic water supply main shut-off valve is located in the basement.



Sewer Cleanout

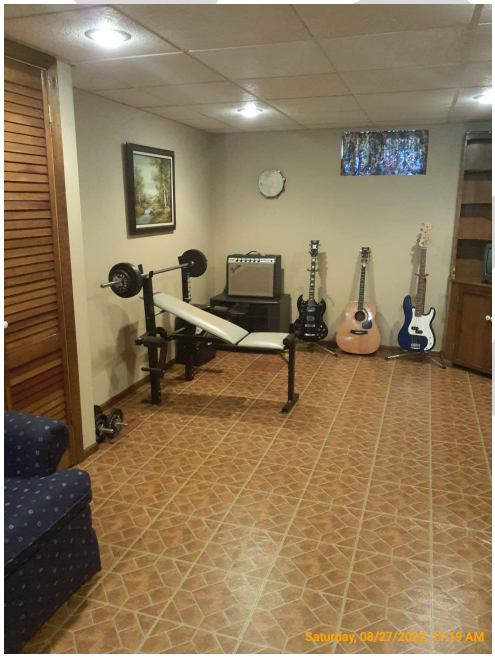
76: The sewer cleanout is located in the basement.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which the belong.

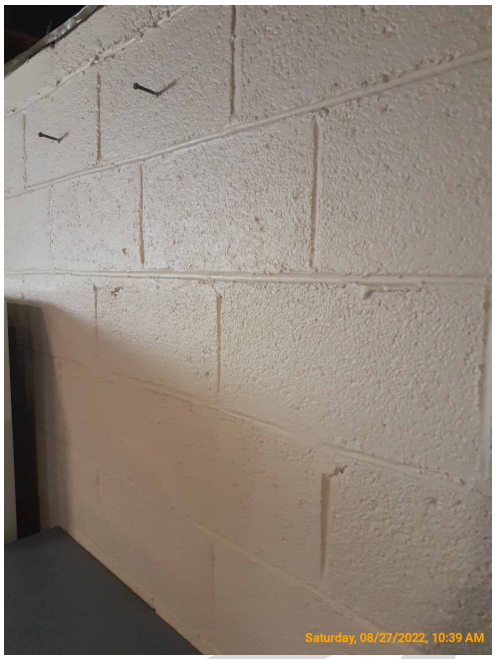
Inspection Limitation

77: The basement was at least partially finished. This limited the inspector's ability to visually inspect all or portions of the basement. Basements inevitably get wet to some degree during their existence but with the limitations present the inspector was unable to find signs of moisture presence. However, hidden evidence of current or previous moisture damage/presence may exist even though the inspector was unable to locate it during the time of the inspection. The basement, foundation, basement walls, floors, and other areas were not inspected and are therefore disclaimed. It is recommended to have all hidden areas further examined by a qualified professional.



Basic Information

78: Foundation material: Concrete block

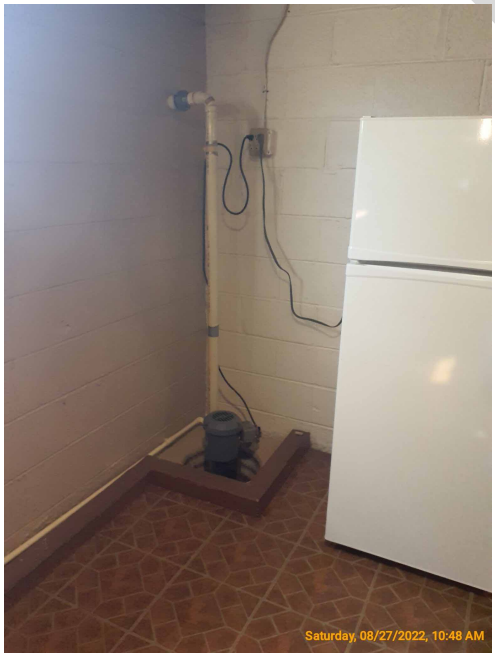


Moisture

79: The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

Sump Pump

80: A sump pump was observed at the time of the inspection and they are usually installed to remove occasional water from the sump. The pump was not tested under normal working conditions.



Wiring

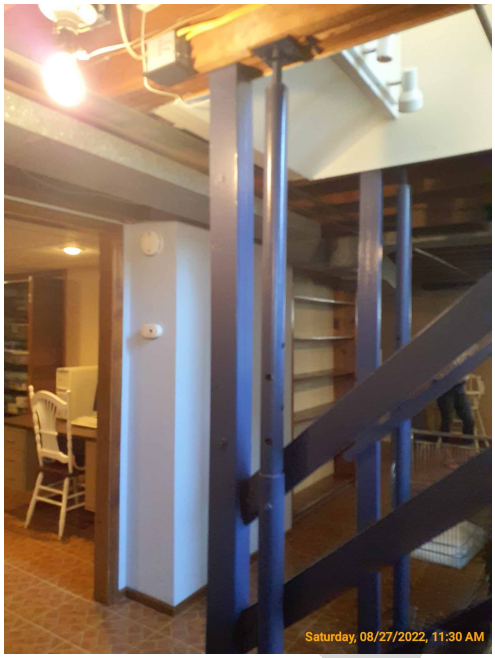
81: Improper wiring methods have been employed. Whenever wiring is within seven feet of the floor, it needs to be protected by a conduit or armored cable. We recommend all substandard wiring be removed and approved wiring be installed by a licensed electrician.

Stairs/Handrails/Railings

82: The stairs entering the basement were missing a sufficient, graspable handrail and or have an unconventionally designed handrail that is not easily held. This is a life safety issue because people expect there to be an easily held and grasped, sturdy handrail available during normal use and especially in a time of emergency. We recommend that handrails be installed by a qualified professional that meet modern building standards.

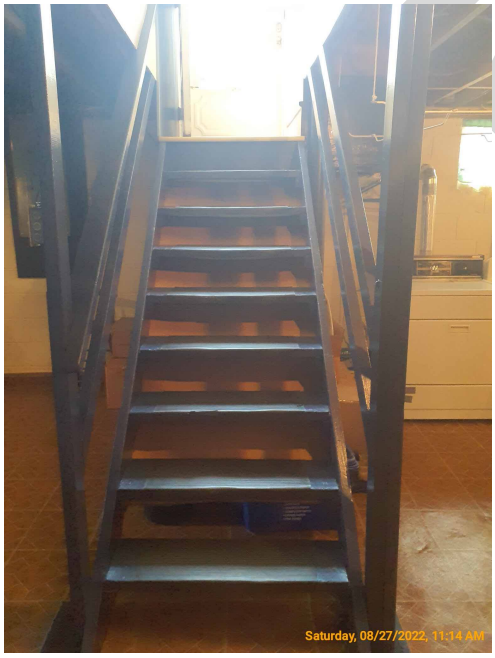
Posts

83: The floor system appeared to be supported by one more temporary post. These types of posts are not designed or intended to be used indefinitely. The posts should be replaced with permanent ones by a qualified professional.



Access

84: The basement is accessible from an interior stair.

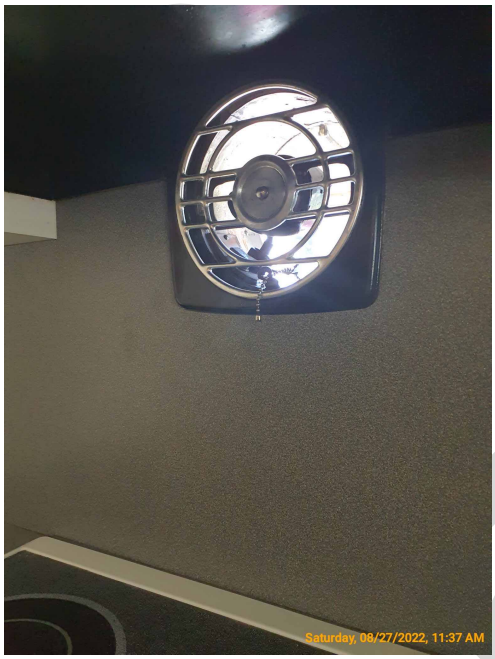


Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

Ventilation

85: The ventilation in the kitchen is provided by a fan mounted in an external wall. This appeared to be functioning at the time of inspection but it was dirty. We recommended cleaning so it remains efficient and to help prolong the useful life of the fan.



Basic Information

86: Energy: Electric appliances only

Dishwasher

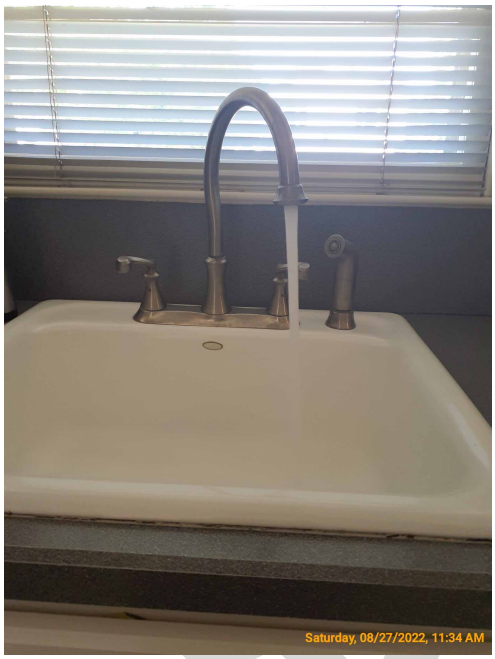
87: The dishwasher responded to normal user controls and was found in good condition.

Range

88: Manufacturer: GE

Sink

89: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



Drain Traps

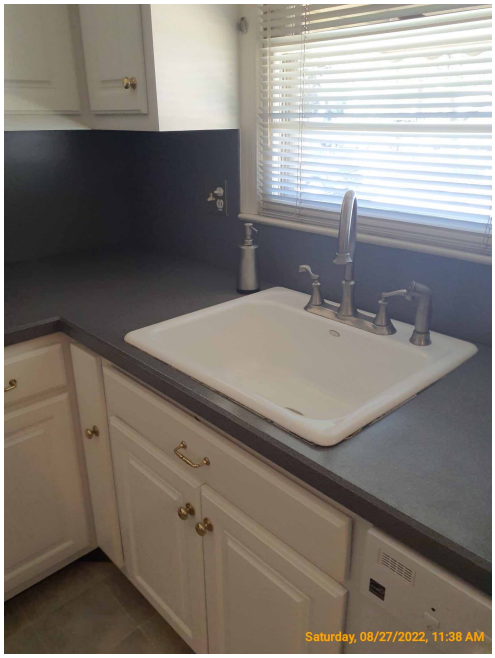
90: The drain trap was inaccessible due to storage of personal property.

91: There was an air vent found under the kitchen sink. Typically these are installed to help facilitate drainage but they fail over time and will allow sewer gases into the home. This can be, at a minimum, a nuisance and possibly lead to health problems. This should be fixed and we recommend a licensed plumber further evaluate and recommend replacement and repair options.

Receptacles

92: GFCI (ground fault circuit interrupter) protection is intended to provide an increased margin of safety. GFCI protection was observed at one or more of the outlets at the time of the inspection. We recommend testing these devices on a monthly basis to ensure they're operating properly.

Trips in basement.



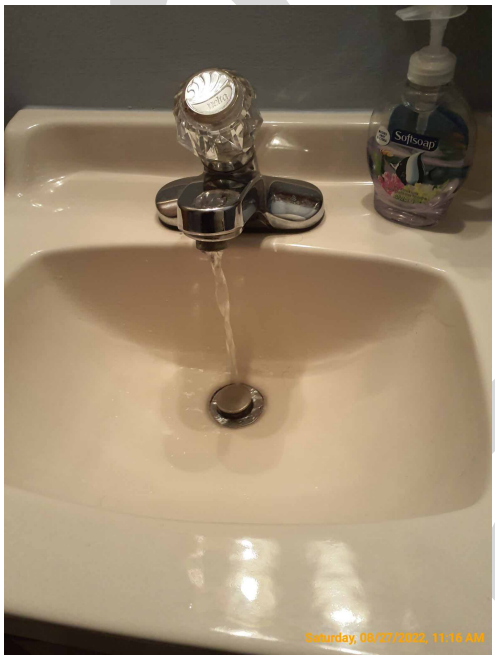
Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Basement

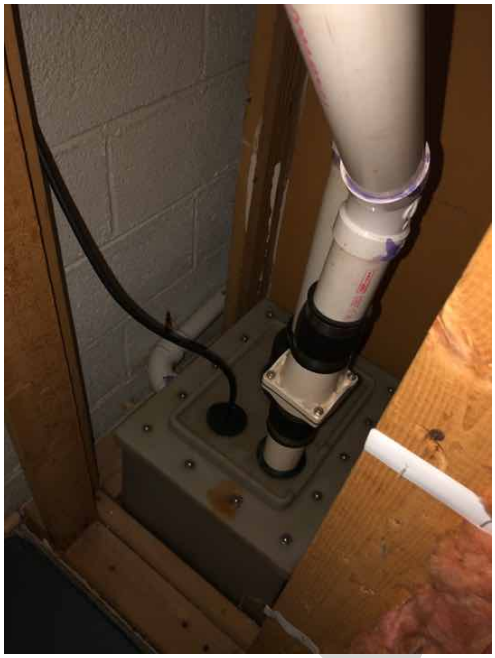
Sink

93: The sink was tested and appeared to function properly during the inspection. A properly functioning sink is a necessity for the proper hygiene of the inhabitants.



Toilet

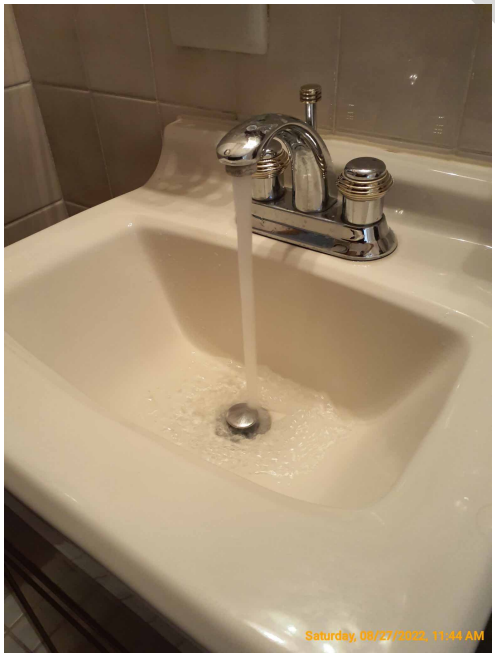
94: The toilet was flushed and appeared to be functioning properly. There was what is believed to be a sewage ejector pump installed in the downstairs bathroom and it appeared to function properly when used under normal circumstances.



Bathroom1

Sink

95: The sink was tested and appeared to function properly during the inspection. A properly functioning sink is a necessity for the proper hygiene of the inhabitants.



Shower

96: The shower was operated for the inspection and appeared to be in serviceable condition. However, the diverter used to switch the flow of water between the shower head and tub faucet was partially inoperative. This is a nuisance and can be repaired by a licensed plumber.

Receptacles

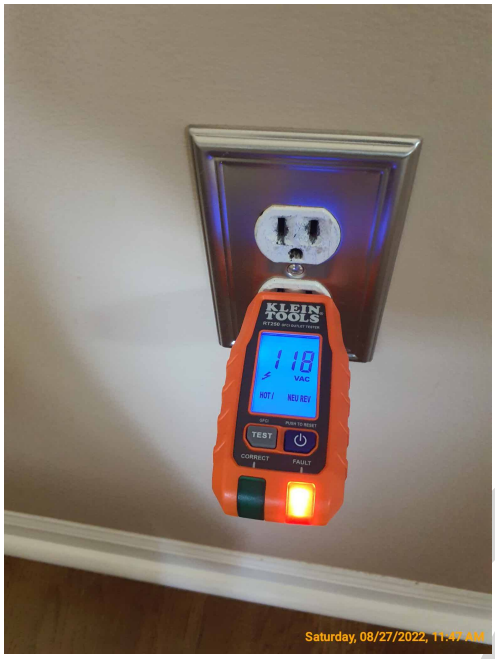
97: GFCI (ground fault circuit interrupter) protection is intended to provide an increased margin of safety. GFCI protection was observed at one or more of the outlets that were readily accessible in the bathroom area at the time of the inspection. We recommend testing these devices every month to ensure they're operating properly.

One or more of the outlets were considered to be "tired" and could present electric shock hazards. All tired outlets should be replaced by a licensed electrician.

Bedroom

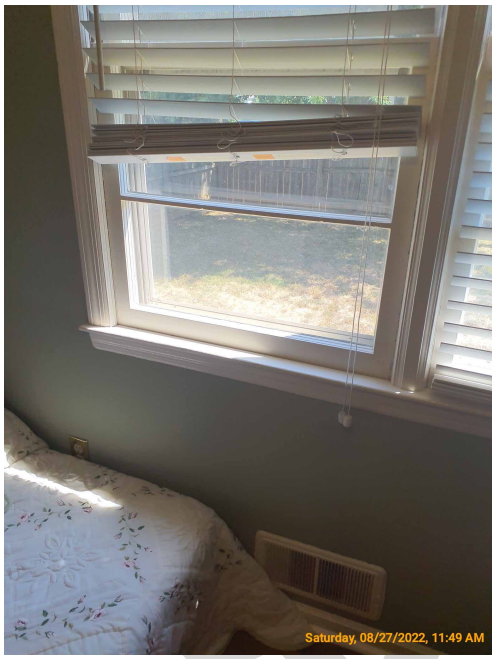
Receptacles

98: One or more outlets were tested and observed to have their Hot/Neutral reversed. This is a common condition sometimes referred to as reverse polarity. This creates a shock and short hazard. While the outlet(s) may still be able to provide power to your electrical items, this can damage your home, appliances, and electrical devices and may cause serious bodily harm. We recommend that a qualified electrician check for correct polarity and identify and repair all receptacles as needed.



Windows

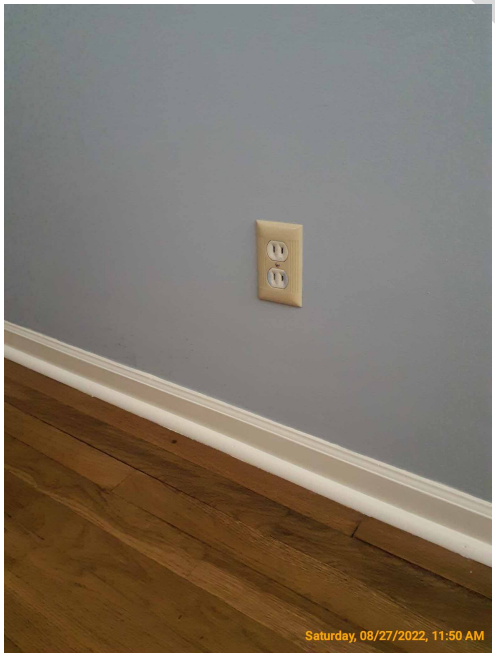
99: Windows are stuck or have been painted shut and cannot be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.



Master

Receptacles

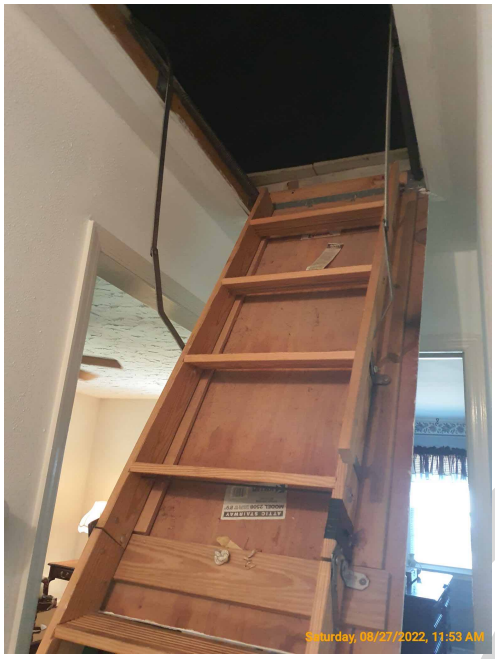
100: There was at least one older style, 2-prong, receptacle in the master bedroom. We recommend replacing it with a modern 3-prong plug. Without the third prong, there is an increased risk of shock and damage to electrical appliances if only two prongs are used.



Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

Access/Entry
101: The attic access was located in the hall.



Ventilation
102: Roof and Attic ventilation is a very important factor in the longevity of your roof system. The ventilation is provided by Eave, Gable, and Ridge vents typically. However, it is not uncommon to find electronic-automatic and wind-driven fans as well. The type of ventilation a home has is not as important as actually having enough ventilation. A Roof and Attic require proper adequate ventilation, no matter how it is achieved.

103: The attic is inadequately vented in the inspector's opinion. The temperature in the attic space can rise to a very high level on a hot day because of this. This can cause discomfort in the living area and shorten the life span of the roof. We recommend the installation of soffit vents by a qualified professional as an upgrade.

Sheathing
104: The roof sheathing is the material directly supporting the roof covering.

105: The roof sheathing is plywood nailed solidly across the rafters.

Laundry Area

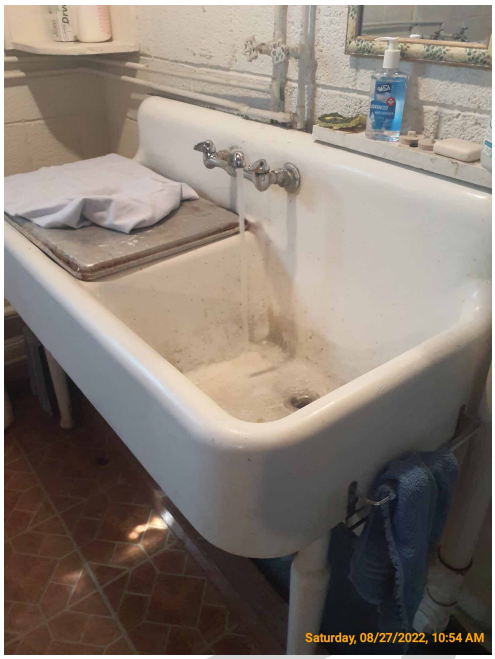
Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

Location
106: Located in basement.

Washer/Dryer
107: There was an electric dryer at the time of the inspection.

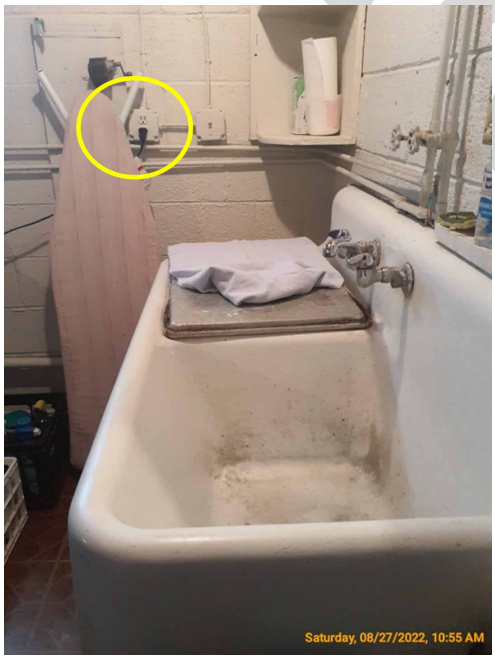
Dryer Vent
108: The dryer vent appeared to be properly installed and in serviceable condition. It is outside the scope of a home inspection to inspect the inside of a dryer vent. However, it is very important to maintain a clean dryer vent to avoid fire risks. During the inspection, portions of or all of the dryer vent were inaccessible and were not inspected and the vent in its entirety is therefore disclaimed. Inspecting the dryer vent regularly is recommended to ensure it is not crushed and is clear of any debris.

Laundry Tub



Receptacles

110: There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

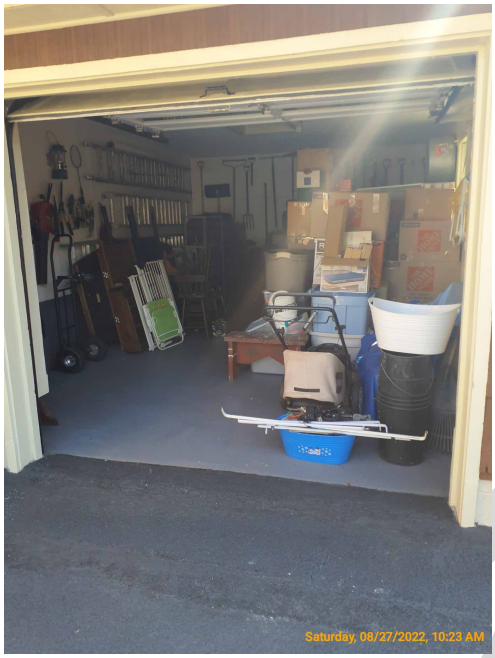


Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

Limitations

111: There were one or more areas of the garage which were occupied by personal belongings. This limited the inspectors ability to visually inspect some or all of the garage. It is recommended to have the area inspected once it is clear of all belongings and all areas are fully accessible for examination. This area is disclaimed.



Fire Separation

112: The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

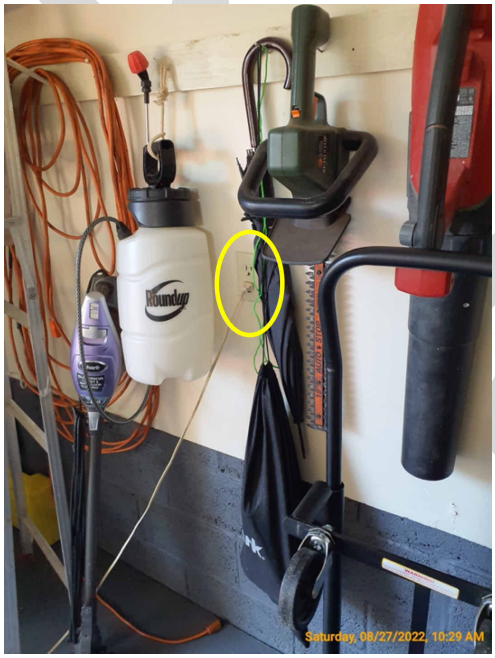
113: The fire separation wall between the garage and the living space is without problems where visible. However, portions of the wall could not be inspected and are therefore disclaimed. Once there is access, we recommend this wall be checked for any penetrations, and that it be patched if necessary.

Garage Doors

114: The garage door is a single roll up design.

Receptacles

115: There was no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle by a licensed electrician.



Roof

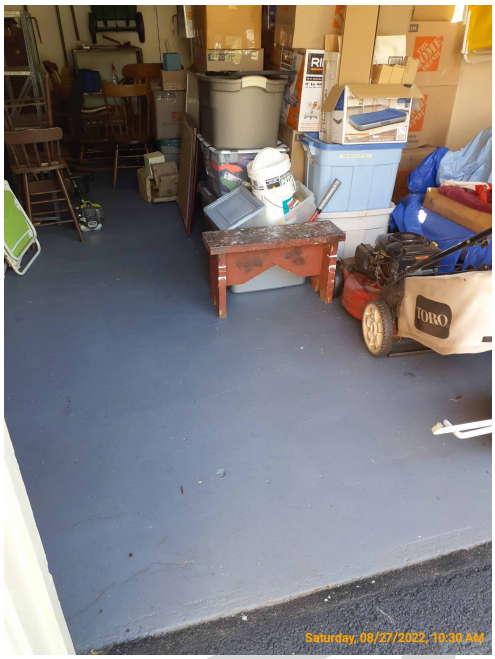
116: The roof structure was inspected from the access hatch. There was not a floor so the inspector could not enter the space due to safety concerns. It appeared that the roof structure consisted of wood framing and plywood sheathing. This seemed to match the construction of the home as well.

Walls

117: The walls are drywall.

Floor

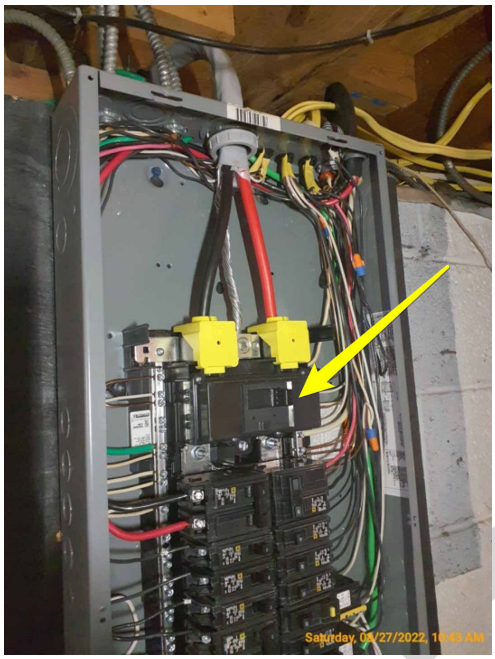
118: Where it was visible, the floor looked to be a concrete slab.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

Main Disconnect
Electrical System
1: The main disconnect is incorporated into the electrical service panel.

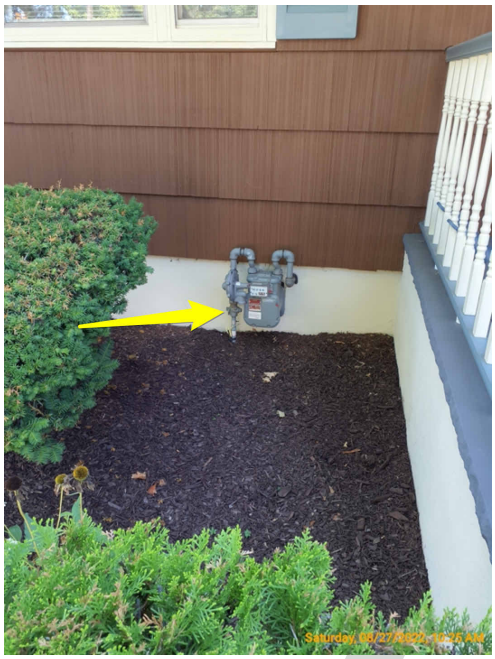


Gas Supply
Water Heater
2: The gas piping for the water heater appeared to include a local shut-off valve for use in an emergency or case of repair. It is outside the scope of a home inspection to operate safety valves so it was not tested.

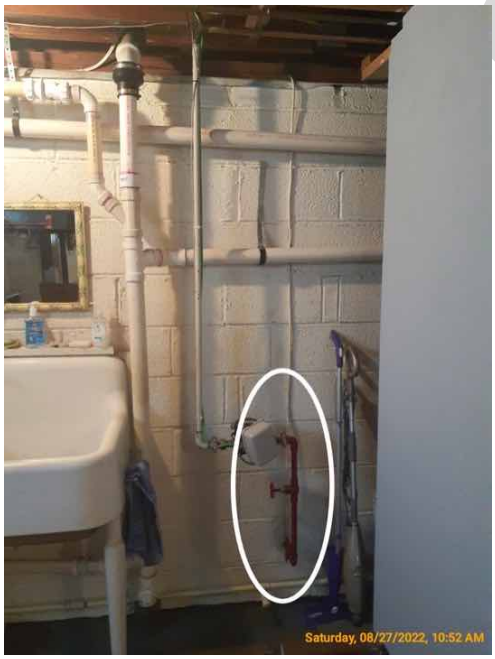
Forced Hot Air

Gas Shutoff Valve
Heat
3: The gas piping appeared to have a shutoff valve. It is important to keep access available to this valve in case of emergency. It is outside the scope of a home inspection to test safety valves so it was not tested. However, periodical manipulation of the valve can help to prolong its useful life and help to ensure its proper operation in times of emergency. We recommend a qualified HVAC professional be hired to test the valve, and inspect the entire system, due to other issues identified and the overall age and appearance of the heating system. This will help to limit the chances of fire or other risks related to old or defective equipment being used.

Gas Shutoff Location
Plumbing
4: The gas shut-off valve was located on the outside adjacent to the front steps. It is important that clear access to the valve is maintained at all times and that the valve is periodically manipulated. This will improve the likelihood that the valve is functional in time of an emergency.



Water Shutoff Location
Plumbing
5: The domestic water supply main shut-off valve is located in the basement.



Sewer Cleanout

Plumbing

6: The sewer cleanout is located in the basement.

Environmental Concerns

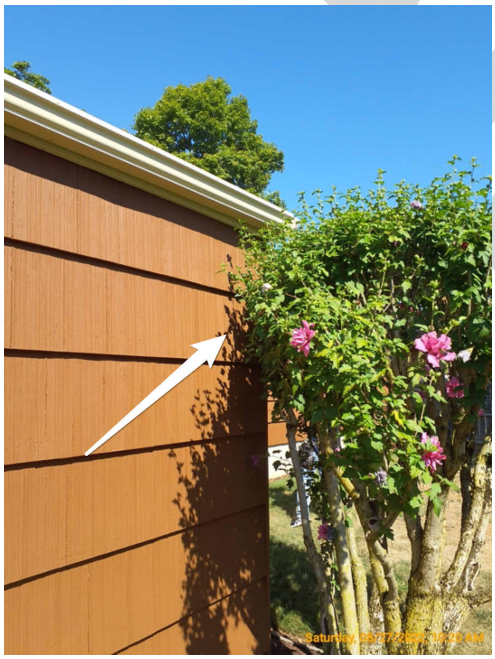
Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, groundwater contamination, and soil contamination. We may refer to one or more of these in this report when we recognize one of their common features. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

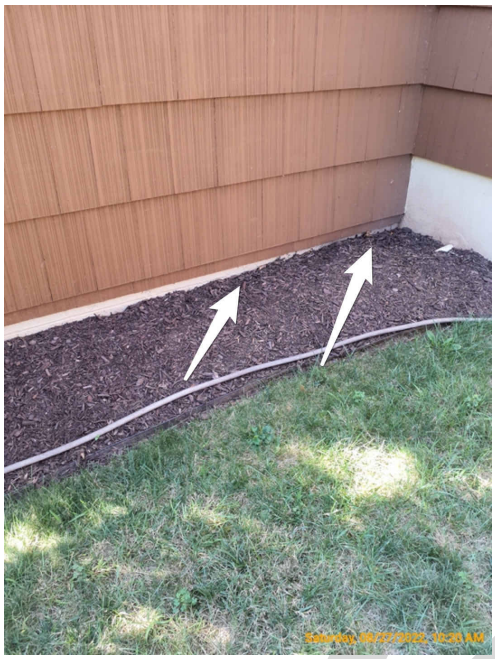
Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Exterior/Site/Ground Vegetation
s-14: We recommend the vegetation on the property be maintained to prevent overgrowth and encroachment onto and over the structure. When vegetation is in contact with or too close to a structure, pests and moisture can quickly enter. It also limits the ability of the structure to effectively dry after rain. Structures that remain moist for prolonged amounts of time can have problems with rot, mold-like substances, and wood-destroying insects.



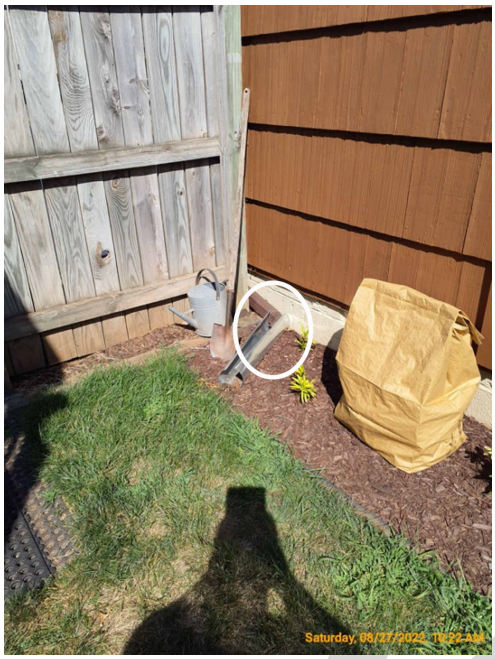
Exterior/Site/Ground Wood Siding

s-15: There is potential earth-to-wood contact in one or more areas, which makes the siding vulnerable to deterioration. We recommend all earth-to-wood and near-earth-to-wood contacts be broken to prevent moisture or pest-related damage. It is recommended to have at least 8 inches of space between the wood siding and the earth to prevent moisture intrusion. This work should be performed by a qualified professional.



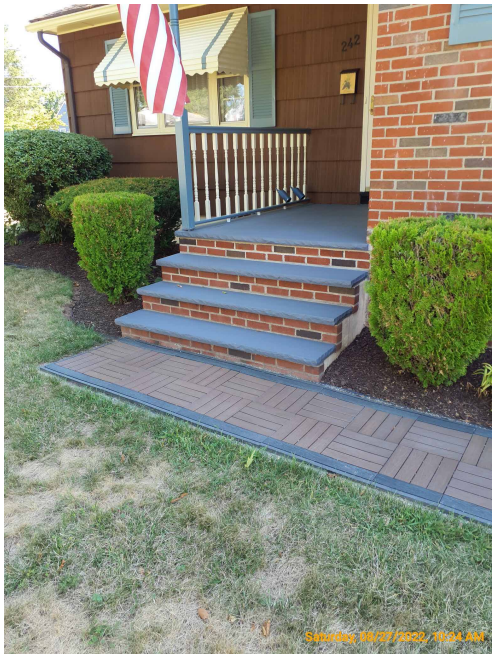
Exterior/Site/Ground Downspouts

s-16: Runoff water from the roof appeared to discharge too close to the house in one or more areas. We recommend the downspouts discharge at least six feet away from the structure to prevent puddling, pooling, and over-saturation of the soil. If water discharges within six of a foundation it can cause structural damage, it can lead to a wet basement, and other issues. This should be corrected to avoid potentially costly damages.



Exterior/Site/Ground Railings

s-18: There are no hand railings at the front steps. As a safety measure, we recommend that railings be installed by a qualified professional. Without a sturdy railing to grasp in an emergency, a person could suffer bodily injury in the event of a fall or stumble.



Composition Shingle Roofing Surface

s-29: Portions of the surface granulation have deteriorated and there are areas of discoloration developing. These are signs of aging and the roof should be monitored to see if there is action warranted in the future to correct any problems. At the time of inspection, the roof covering did appear to be functioning even though there were signs of obvious aging.

Composition Shingle Roofing Plumbing Vents

s-31: One or more of the plumbing vents is shorter than required by present standards. Poorly vented drain/sewer lines will not be able to effectively move wastewater and solids out. In our opinion, adverse conditions such as overflowing drains, backed-up toilets, and similar plumbing issues may result from this configuration. We recommend a qualified professional be hired to update to modern building standards.

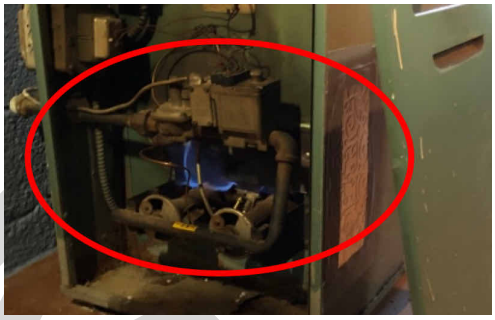
Electrical System Receptacles: Overall

s-45: One or more outlets were tested and observed to have their Hot/Neutral reversed. This is a common condition sometimes referred to as reverse polarity. This creates a shock and short hazard. While the outlet(s) may still be able to provide power to your electrical items, this can damage your home, appliances, and electrical devices and may cause serious bodily harm. We recommend that a qualified electrician check for correct polarity and identify and repair all receptacles as needed.

Forced Hot Air Heat Burners

s-58: The burners failed to ignite in a timely manner. This suggests low gas pressure, clogged burner ports, or insufficient pilot flame. We recommend the furnace be serviced, cleaned, and adjusted by a qualified professional.

s-59: The flames from the burners were witnessed to be "rolling out" into the cabinet and possibly back drafting. This needs to be fixed immediately as it is a life safety issue because combustion gases are entering the living space. We do not recommend using the furnace until it has been thoroughly examined by a qualified HVAC professional. Operation of the unit in its current condition may lead to bodily injury or death.



Scorched Cabinet Interior

Basement Wiring

s-81: Improper wiring methods have been employed. Whenever wiring is within seven feet of the floor, it needs to be protected by a conduit or armored cable. We recommend all substandard wiring be removed and approved wiring be installed by a licensed electrician.

Basement Stairs/Handrails/Railings

s-82: The stairs entering the basement were missing a sufficient, graspable handrail and or have an unconventionally designed handrail that is not easily held. This is a life safety issue because people expect there to be an easily held and grasped, sturdy handrail available during normal use and especially in a time of emergency. We recommend that handrails be installed by a qualified professional that meet modern building standards.

Basement Posts

s-83: The floor system appeared to be supported by one more temporary post. These types of posts are not designed or intended to be used indefinitely. The posts should be replaced with permanent ones by a qualified professional.