

Map location of home



Pure Home Inspections
(609) 820-1556
NJ Home Inspector #24GI00155400

Home Inspection Report

Address Inspected

Inspected By: Brian Gardner

Prepared For: **Client Name**

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Thank you for the opportunity to conduct an inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the INJ Standards of Practice NJAC 13:40-15.16 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

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

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

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

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

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

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.



Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Defect, Action Needed

Exterior: Exterior Covering

Repair,

There were areas of the brick that have structural damaged and need to be repaired to prevent water intrusion and further deterioration. Recommend a qualified mason inspect and re-point the brick where needed.



Defect, Attention Needed

Limitations

Limitations,

At the time of inspection the home was fully furnished which limited the visual inspection of all areas of the home.

Limitations

LIMITATIONS;

General clutter as stored items in the garage. This clutter and stored items impedes the ability to inspect all areas of the room.

Limitations

Limitation,

The home had a roof solar panel system installed. Therefore portions of the roof could not be inspected.

Limitations

Limitation,

At the time of the inspection there was no access under the rear deck. Therefore the structure of the deck was not inspected and is excluded from this inspection.

Exterior Site: Vegetation

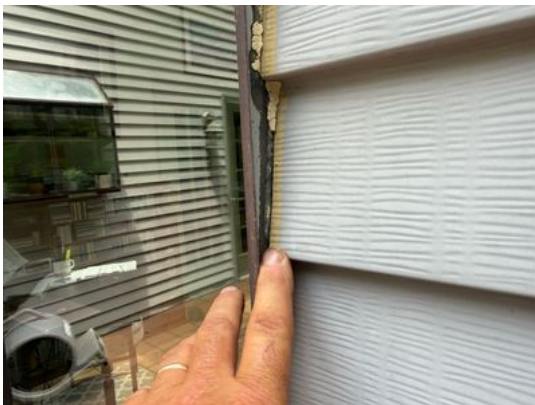
Attention Needed -Repair, Remove,

Trim existing bushes back approximately 6"-12" away from siding and roof structure to allow air flow around the house to prevent mildew growth on the siding. Trim all trees and limbs that may be a strike hazard to the house or are over hanging the house that can allow animals access to the roof.

Exterior: Exterior Covering

Action Necessary, Repair replace;

Some exterior caulk is cracking, deteriorated and missing. Seal and caulk around windows, doors, siding/masonry transitions and all siding penetrations to prevent water intrusion leading to wood rot and mold. As with all possible moisture intrusion areas hidden damage may be present.





Roofing: Roof Covering

Attention Needed/Repair,

At the time of the inspection the roof was in serviceable condition with repairs needed. There was damage to the rear roof over the sun room. This will need repairs to prevent moisture intrusion and damage.



Roofing: Chimney

Action Necessary-Repair,



The chimney's had evidence of deterioration to the chimney wash at the top and portions of the mortar joints. Have repairs and further evaluation performed by a qualified contractor to prevent moisture intrusion and further deterioration.



Roofing: Chimney

Repair, Replace,

The chimney's show signs of settlement and possible movement. It was leaning and is recommended that it be repair/evaluated by a qualified chimney contractor.



Roofing: Flashings

Action Necessary/Repair, Replace,

The flashing and sealant around the chimney was deteriorated and in needed of repairs. There was evidence of water intrusion into the attic. Recommend repairs by a qualified roofing contractor to prevent water intrusion.



Structure: Attic

Action Necessary-Repair,

The attic may not have a method of sufficient ventilation. Without proper attic ventilation wood rot and mold issues can become prevalent in the attic envelopes and even lead to structural issues that are concealed. Proper Hi/Low ventilation should be added to allow sufficient hi/low ventilation. Organic growth was observed on the under side of the roof sheathing in the attic. Mold testing is recommended to determine if mold growth is present



Structure: Crawlspace: Underfloor Insulation

Attention Needed/Repair,

Recommend adding insulation to the basement/crawlspace rim joist area to prevent cold air from entering the basement.

Plumbing: Water Heater

Action Necessary-Repair,

Modern building science requires a bonding wire jumper from the cold water pipe to the hot water pipe at the water heater. The bonding wire will protect the hot water heater in the event of an electrical surge. This is a potential safety hazard and requires repairs.



Plumbing: Water Heater

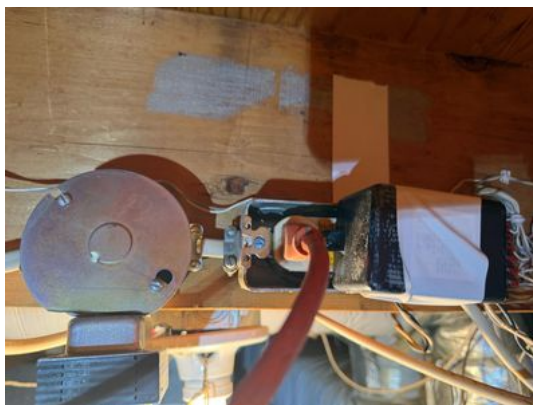
Action Necessary/ Safety Hazard, Further Investigation Required,

The gas hot water heater is connected to a large chimney designed for a furnace and hot water heater. When the furnace is removed from the chimney it creates an orphaned hot water heater and may not allow the exhaust gasses to escape the chimney before they cool and this may cause damage to the water heater, chimney and allow carbon monoxide to enter the home. Recommend evaluation by a licensed plumber.

Electrical

Action Necessary/Repair, replace,

In the crawlspace there are missing/damaged junction box cover/fixture. Junction boxes without proper covers are a fire and safety concern. Replace/repair by a licensed electrician to prevent electrical shock.



Electrical

Action Necessary / Repair, Replace,

Any outlet within 6' of a water source is required to be a GFCI outlet to prevent electrical shock. Outlet within 6' of the kitchen sink were not GFCI outlets. Recommend replacement by a licensed electrician.



Electrical

Action Necessary-Repair, replace, install,

There were no GFCI outlets in the garage. Modern building science calls for all outlets within 6' of a water source, in potentially moist conditions, all exterior outlets and outlets in unfinished areas to be GFCI outlets to prevent electrical shock in wet conditions. Recommend installation of GFCI outlets in all areas required, by a licensed electrician.

Interior: Entry Door Types

Action Necessary /Replace.

The front and rear exterior door has an unsafe dead bolt lock. Modern building sciences call for the use of a turn knob dead bolt where the interior lock is a turn knob and not a keyed interior. A keyed interior dead bolt could limit ability to exit in case of an emergency.



Interior: Fireplace

Further evaluation required

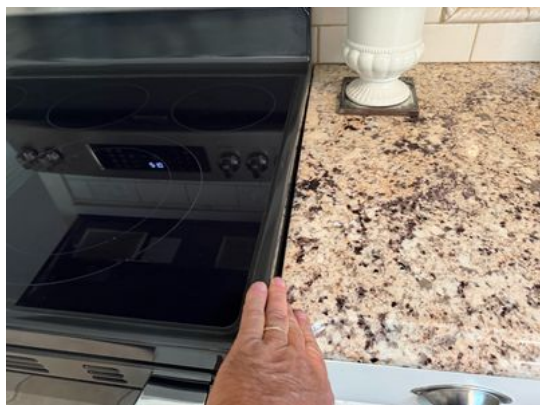
The controls for the living room gas fire place did not function at the time of the inspection. Therefore the unit was not tested and is excluded from the inspection. Recommend service and testing the operation of the fireplace prior to settlement.



Kitchen: Appliances: Range

Attention Needed/Repair,

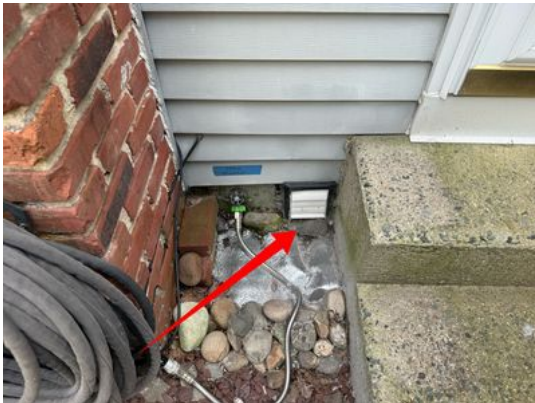
The stove did not have an anti tip bracket installed. Recommend addition of anti tip bracket to prevent stove from tipping forward and spilling scolding fluids on someone.



Laundry: Dryer Venting

Action Necessary/Repair, Replace,

The dryer venting was in poor condition/damaged. Recommend replacement and venting at least 12" above ground level to allow proper venting in the event of snow fall.



Laundry: GFCI Protection

Action Necessary /Replace,

The outlet in the laundry room was not GFCI protected. Recommend licensed electrician install GFCI outlets as needed.

Comment 1**Defect, Attention Needed**

Limitations,

At the time of inspection the home was fully furnished which limited the visual inspection of all areas of the home.

Comment 2**Defect, Attention Needed**

LIMITATIONS;

General clutter as stored items in the garage. This clutter and stored items impedes the ability to inspect all areas of the room.

Comment 3**Defect, Attention Needed**

Limitation,

The home had a roof solar panel system installed. Therefore portions of the roof could not be inspected.

Comment 4**Defect, Attention Needed**

Limitation,

At the time of the inspection there was no access under the rear deck. Therefore the structure of the deck was not inspected and is excluded from this inspection.

Property Type

Single Family

Stories

Two

Approximate Age

1980

Age Based On

Listing

Bedrooms/Baths

4/3

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

84

Soil Condition

Damp

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client, Selling Agent



Exterior Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Vegetation

Growing Against Structure

Condition: Marginal

Comment 5

Defect, Attention Needed

Attention Needed -Repair, Remove,

Trim existing bushes back approximately 6"-12" away from siding and roof structure to allow air flow around the house to prevent mildew growth on the siding. Trim all trees and limbs that may be a strike hazard to the house or are over hanging the house that can allow animals access to the roof.

Retaining Walls

Not Present

Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Patios/Decks

Concrete, Wood

Condition: Satisfactory

Steps/Stoops

Concrete, Wood

Condition: Satisfactory



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick, Aluminum Siding

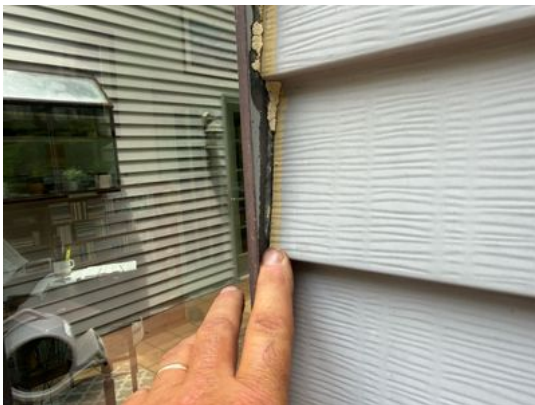
Condition: Repair or Replace

Comment 6

Defect, Attention Needed

Action Necessary, Repair replace;

Some exterior caulk is cracking, deteriorated and missing. Seal and caulk around windows, doors, siding/masonry transitions and all siding penetrations to prevent water intrusion leading to wood rot and mold. As with all possible moisture intrusion areas hidden damage may be present.



Comment 7

Defect, Action Needed

Repair,

There were areas of the brick that have structural damaged and need to be repaired to prevent water intrusion and further deterioration. Recommend a qualified mason inspect and re-point the brick where needed.



Exterior Trim Material

Wood, Vinyl, Aluminum

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory

Entry Doors

Vinyl, Steel

Condition: Satisfactory

Railings

Not Present

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.

- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Stucco and/or EIFS cannot be inspected for moisture intrusion where not readily accessible. Stucco/EIFS are commonly problematic with allowing moisture penetration to wall sheathing which can be very expensive to repair/replace.

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



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof/Arms Length

Roof Design

Gable

Roof Covering

Asphalt/Fiberglass Shingles

Condition: Repair or Replace

Comment 8

Defect, Attention Needed

Attention Needed/Repair,

At the time of the inspection the roof was in serviceable condition with repairs needed. There was damage to the rear roof over the sun room. This will need repairs to prevent moisture intrusion and damage.



Approximate Roof Age

3-8

Ventilation Present

Soffit, Gable Ends, Ridge Vents

Condition: Satisfactory

Chimney

Masonry

Condition: Repair or Replace

Comment 9

Defect, Attention Needed

Action Necessary-Repair,

The chimney's had evidence of deterioration to the chimney wash at the top and portions of the mortar joints. Have repairs and further evaluation performed by a qualified contractor to prevent moisture intrusion and further deterioration.





Comment 10

Defect, Attention Needed

Repair, Replace,

The chimney's show signs of settlement and possible movement. It was leaning and is recommended that it be repair/evaluated by a qualified chimney contractor.



Sky Lights

Yes

Condition: Satisfactory

Flashings

Metal, Tar/Caulk

Condition: Repair or Replace

Comment 11

Defect, Attention Needed

Action Necessary/Repair, Replace,

The flashing and sealant around the chimney was deteriorated and in needed of repairs. There was evidence of water intrusion into the attic. Recommend repairs by a qualified roofing contractor to prevent water intrusion.



Soffit and Fascia

Aluminum, Vinyl

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space

Foundation Material

Concrete Block

Condition: Satisfactory

Signs of Water Penetration

None

Condition: Satisfactory

Floor Structure

Wood Frame

Condition: Satisfactory

Subflooring

Plywood

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Ceiling Structure

Wood Frame

Condition: Satisfactory

LIMITATIONS OF STRUCTURE INSPECTION

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

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

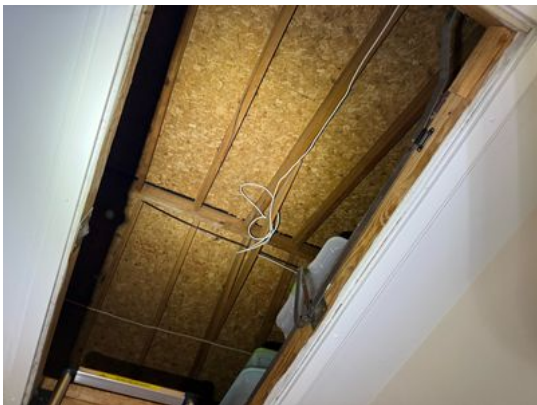
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Attic

Attic Entry

Bedroom pull down hatch



Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Vent Risers

Abs

Condition: Satisfactory

Insulation

Fiberglass Batts

Condition: Satisfactory

Attic Comments

Comment 12

Defect, Attention Needed

Action Necessary-Repair,

The attic may not have a method of sufficient ventilation. Without proper attic ventilation wood rot and mold issues can become prevalent in the attic envelopes and even lead to structural issues that are concealed. Proper Hi/Low ventilation should be added to allow sufficient hi/low ventilation. Organic growth was observed on the under side of the roof sheathing in the attic. Mold testing is recommended to determine if mold growth is present



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Underfloor Insulation

NA

Condition: Repair or Replace

Comment 13

Defect, Attention Needed

Attention Needed/Repair,

Recommend adding insulation to the basement/crawlspace rim joist area to prevent cold air from entering the basement.

Ventilation Present

Yes

Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Flow Pressure

Functional

Supply Pipe Material

Copper

Condition: Satisfactory

Service Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

By Water Heater



Waste Pipe Material

ABS Plastic

Condition: Satisfactory

Sump Pump

Not Present

Location of Fuel Shutoff

At Meter

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Concealed (e.g. below ground) drain systems are not inspected.

- Clothes washing machine connections are not inspected.
- Floor drains, whether interior or exterior are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- If the home has a sump pump then a battery back-up system should be installed because a storm may cause power to the home to lose power which will render the sump pump inoperative which may lead to house basement flooding and catastrophic damage.

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

Water Heater

Fuel

Natural Gas

Capacity

50 gal

Approximate Age

2004

Temp & Pressure Relief Valve

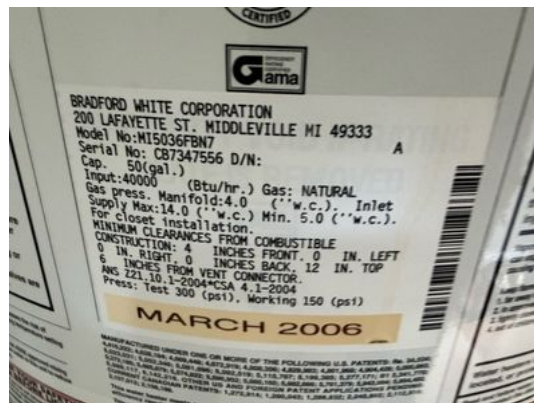
Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In Same Room

Data Tag



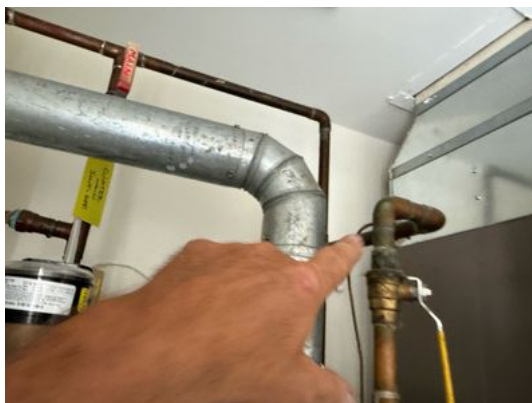
Water Heater Comments

Comment 14

Defect, Attention Needed

Action Necessary-Repair,

Modern building science requires a bonding wire jumper from the cold water pipe to the hot water pipe at the water heater. The bonding wire will protect the hot water heater in the event of an electrical surge. This is a potential safety hazard and requires repairs.



Comment 15

Defect, Attention Needed

Action Necessary/ Safety Hazard, Further Investigation Required,

The gas hot water heater is connected to a large chimney designed for a furnace and hot water heater. When the furnace is removed from the chimney it creates an orphaned hot water heater and may not allow the exhaust gasses to escape the chimney before they cool and this may cause damage to the water heater, chimney and allow carbon monoxide to enter the home. Recommend evaluation by a licensed plumber.

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Service Panel Location

Interior

Service Amperage

200 amps

Service Voltage

120/240 volts

Main Disconnect Location

Meter Box

Overcurrent Protection

Breakers

Condition: Satisfactory

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Service Panel Ground

Ground Rod

GFCI/AFCI Breakers

Not Present

Electrical Comments**Comment 16****Defect, Attention Needed**

Action Necessary/Repair, replace,

In the crawlspace there are missing/damaged junction box cover/fixture. Junction boxes without proper covers are a fire and safety concern. Replace/repair by a licensed electrician to prevent electrical shock.



Comment 17

Defect, Attention Needed

Action Necessary / Repair, Replace,

Any outlet within 6' of a water source is required to be a GFCI outlet to prevent electrical shock. Outlet within 6' of the kitchen sink were not GFCI outlets. Recommend replacement by a licensed electrician.



Comment 18

Defect, Attention Needed

Action Necessary-Repair, replace, install,

There were no GFCI outlets in the garage. Modern building science calls for all outlets within 6' of a water source, in potentially moist conditions, all exterior outlets and outlets in unfinished areas to be GFCI outlets to prevent electrical shock in wet conditions. Recommend installation of GFCI outlets in all areas required, by a licensed electrician.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.

- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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



HVAC System Type

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Laundry

Type of Equipment

Forced Air

Condition: Satisfactory

Type of Distribution

Metal Ducting

Condition: Satisfactory

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

100,000

Output BTUs

96,000

Approximate Age

2013

Filter Type

Disposable

Condition: Satisfactory

Data Tag



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Condensor Size

42,000 BTU (3.5 Tons)

Condenser Approximate Age

2021

Condensate Drainage

Condensate Pump

Condition: Satisfactory

Data Tag





Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Tile, Carpet, Wood Laminate

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Ceiling Finishes

Painted Drywall

Condition: Satisfactory

Window Types

Double Hung

Condition: Satisfactory

Entry Door Types

Sliding, Hinged

Condition: Repair or Replace

Comment 19

Defect, Attention Needed

Action Necessary /Replace.

The front and rear exterior door has an unsafe dead bolt lock. Modern building sciences call for the use of a turn knob dead bolt where the interior lock is a turn knob and not a keyed interior. A keyed interior dead bolt could limit ability to exit in case of an emergency.



Fireplace

Masonry

Condition: Satisfactory

Comment 20

Defect, Attention Needed

Further evaluation required

The controls for the living room gas fire place did not function at the time of the inspection. Therefore the unit was not tested and is excluded from the inspection. Recommend service and testing the operation of the fireplace prior to settlement.



LIMITATIONS OF INTERIOR AND APPLIANCES INSPECTION

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

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

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

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

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

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

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



Bathroom #1

Location

1/2 bath

Bath Tub

Not Present

Shower

Not Present

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Not Present

Bathroom #2

Location

Hall

Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #3

Location

Master

Bath Tub

Not Present

Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory



Cabinets

Wood

Condition: Satisfactory

Countertops

Stone

Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

NA

Condition: Satisfactory

Range

NA

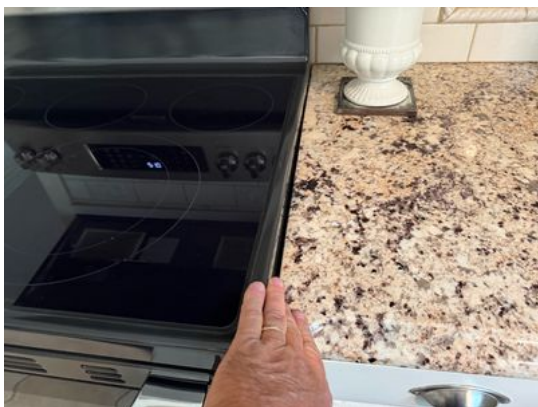
Condition: Repair or Replace

Comment 21

Defect, Attention Needed

Attention Needed/Repair,

The stove did not have an anti tip bracket installed. Recommend addition of anti tip bracket to prevent stove from tipping forward and spilling scolding fluids on someone.



Dishwasher

NA

Condition: Satisfactory

Disposal

NA

Condition: Satisfactory

Cooktop

Not Present

Range Hood

Microwave

Condition: Satisfactory

Refrigerator

NA

Condition: Satisfactory

Microwave

NA

Condition: Satisfactory



Laundry

Laundry Sink

Not Present

Dryer Venting

To Exterior

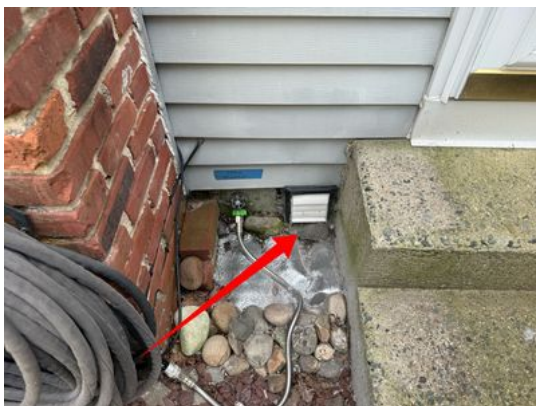
Condition: Repair or Replace

Comment 22

Defect, Attention Needed

Action Necessary/Repair, Replace,

The dryer venting was in poor condition/damaged. Recommend replacement and venting at least 12" above ground level to allow proper venting in the event of snow fall.



GFCI Protection

No

Condition: Repair or Replace

Comment 23

Defect, Attention Needed

Action Necessary /Replace,

The outlet in the laundry room was not GFCI protected. Recommend licensed electrician install GFCI outlets as needed.

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

NA

Condition: Satisfactory

Dryer

NA

Condition: Satisfactory



Garage

Garage Type

Attached

Condition: Satisfactory

Garage Size

Converted 1/2 to living space

Door Opener

Manual Opening

Condition: Satisfactory

Opener Safety Feature

Light Beam

Condition: Satisfactory

