



All Aspects Home Inspections, Inc.  
218 Magnolia St.  
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Page 1

**Confidential Inspection Report**  
**321 South Second Street**  
**Anywhere, NJ 08527**  
**Prepared for: Mr. Client Anyone**

**March 30, 2015**



**Prepared by: George Rahi**  
**HUD 203 (k) Consultant ID #: P1704**  
**NJ License #: 24GI00085900**  
**NJ DEP Radon #: MET12445**  
**Inter-NACHI #: 09022203**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



## Inspection Table of Contents

Summary	3
GENERAL INFORMATION	8
GROUNDS	10
EXTERIOR - FOUNDATION	12
ROOF SYSTEM	14
BASEMENT - CRAWLSPACE	16
KITCHEN - APPLIANCES	17
INTERIOR ROOMS	18
BATHROOMS	21
ELECTRICAL SYSTEM	22
PLUMBING SYSTEM	24
HEATING - AIR CONDITIONING	27
GARAGE - CARPORT	31



**Report:** Sample Report **Address:** 321 South Second Street

**All Aspects Home Inspections, Inc.**  
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Inter-NACHI #: 09022203

April 12, 2015

Mr. Client Anyone  
123 Main Street  
English town, NJ 07726

RE: 321 South Second Street  
Anywhere, NJ 08527



Dear Mr. Anyone:

At your request, a visual inspection of the above referenced property was conducted on March 30, 2015 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### GROUNDS

Paving Conditions:

2.1 Driveway:

Asphalt.

**Observations-** Cracks noted are major

**Recommendations-** Repair is needed by a qualified workman.



Fences & Gates:

2.3 Condition:

Aluminum fence.

A swimming pool shall be entirely enclosed by a wall, fence, or other barrier.

Any gate in the wall, fence, or barrier shall open outward from the swimming pool and be self-closing and self-latching. In addition, the gate shall either:

- a. Be secured by a padlock or similar device which requires a key, electric opener, or integral combination; or
- b. Have its latch located:

- (1) A minimum of 54 inches above the underlying ground; or

- (2) On the side of the gate closest to the swimming pool, with a release mechanism a minimum of five inches below the top of the gate. A gate meeting these specifications shall not have any opening greater than one-half inch within 24 inches of the release mechanism.

A licensed contractor, experienced in swimming pool fencing, should be called to evaluate the existing fence around the pool.

**EXTERIOR - FOUNDATION**

Exterior Walls:

3.1 Materials & Condition:

Siding on the shed is too close to grade. Wood and wood based products, stucco, fiber-cement, metal and vinyl should be at least six inches above grade. A qualified trim siding contractor should be called to make further evaluation and repairs as needed.

Exterior Windows:

3.3 Overall Condition:

Weathered or worn seals are noted at some windows. Repairs are needed.

**ROOF SYSTEM**

Roof:

4.4 Roof Covering Condition:

Shingles on the shed are curling and show a loss of their mineral granule coating. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.

Gutters & Downspouts:

4.5 Type & Condition:

Downspout is discharging on the roof, roofing shingles damage noted, an extension will prevent this section of the roof from deteriorating prematurely.

Puddling noted above the Subsurface drains. We were not able to determine if the drain is clogged or damaged. Further investigation is required by a qualified contractor.

**BASEMENT - CRAWLSPACE**

Basement:

5.3 Moisture:

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. Staining was observed: Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.

**KITCHEN - APPLIANCES**

Kitchen Sink:

6.1 Sink Drain:

The drain is leaking. Contact a licensed plumbing contractor for further evaluation and repairs as needed.



## INTERIOR ROOMS

### Doors:

#### *7.1 Bedroom #2:*

Doors rub/stick/won't latch. Door hardware needs some adjustment or repair for it to function appropriately.

#### *7.2 First Floor Bedroom:*

Doors rub/stick/won't latch, Door or its hardware needs repair or replacement. The doorknob assembly needs to be replaced.

### Windows:

#### *7.4 Kitchen Interior:*

At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement. A qualified trim carpenter should be called to make further evaluation and repairs as needed.

#### *7.5 Dining Room:*

At least one window or associated hardware in this room needs repair. The window frame is damaged. A qualified trim carpenter should be called to make further evaluation and repairs as needed.

#### *7.6 Master Bath:*

At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

### Walls:

#### *7.7 General Material & Condition:*

Drywall. Typical cracks noted. Repairs are needed.

### Ceilings:

#### *7.9 Master Bedroom:*

There is a condition in the ceiling that needs attention. Movement cracks were noted. Determination of the cause and repairs are needed.

### Floors:

#### *7.10 Entry / Foyer / Hall:*

The floor covering material is ceramic or glazed tile. Damaged grout noted. Repairs are needed.

## BATHROOMS

### Sink & Cabinetry:

#### *8.1 Master Bath:*

The following problems were noted at the drain: Drainage is a bit slower than normal. A licensed plumber should be called to make further evaluation and repairs as needed.

### Tub/Shower Fixtures:

#### *8.2 Bath Between Bedrooms:*

Condition of showerhead: Shower head is improper. Have a licensed plumber make proper repairs as needed.

## ELECTRICAL SYSTEM

### Switches & Fixtures:

#### *9.7 Basement:*

The installed 3 way switches are not wired correctly. Have a licensed electrician make further evaluation and corrections as needed.

### Electrical Outlets:

#### *9.8 Exterior Walls:*

GFCI is not operational at the front of the house. Have a licensed electrician make further evaluation and



corrections as needed.

**9.9 Basement:**

Loose/Damaged outlets are viewed. Have a licensed electrician make further evaluation and corrections as needed.

**9.10 Garage Walls & Ceilings:**

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at garage outlets. Have a licensed electrician make further evaluation and corrections as needed.

**PLUMBING SYSTEM**

Hose Bibs / Hookups:

**10.4 General:**

An exterior faucet which leaked when operated should be repaired to avoid wasting water and to prevent moisture from accumulating next to the foundation. Even leaks which appear inconsequential can add significant quantities of moisture to the soil over time.

Moisture in soil supporting the foundation can compromise the ability of the foundation to support the weight of the structure above. It can also cause foundation damage from heaving or settling, depending on soil composition and other conditions.

Water Heater:

**10.8 Capacity / Age:**

50 Gallons. / 15 years. The typical service life for water heater is 15 years, expect to replace this tank in the very near future.

Swimming Pool Water Heater:

**10.11 Condition:**

Pipes are disconnected. The heater is not functioning properly as per my conversation with the owner. He declared that the heater is leaking. Contact a licensed plumbing contractor or a qualified swimming pool contractor for further evaluation and repairs as needed.

**HEATING - AIR CONDITIONING**

Heating Equipment:

**11.4 Capacity / Approx. Age:**

125,000 btu/hr. / 20 years. The typical service life for a forced air natural gas furnace is 18 - 20 years. The advanced age and/or condition of this unit is such that you will likely need to replace it in the near future.

**11.5 Flues, Vents, Plenum:**

Inadequate vents clearance- Combustibles are nearby. Move the insulation away from the vent connection.

**11.6 Air Filters:**

Matt type cut to fit. The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended. Contact a licensed heating contractor for further evaluation and repairs as needed.

Air Conditioning:

**11.10 Condensate Line:**

The condensate trap is missing. The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan. Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor.

**GARAGE - CARPORT**

Garage Door:

**12.3 Automatic Opener:**



**Report:** Sample Report **Address:** 321 South Second Street

Automatic reverse feature is not operational. Note: All overhead doors should have fully operational auto-reverse function. and Door opener tension needs adjustment however, to insure safe conditions.

**12.4 Service Doors:**

For safety reasons, there should be a door check installed. A device, usually hydraulic or pneumatic, for controlling the closing of the door and preventing the toxic fumes from entering the living space.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

George Rahi  
All Aspects Home Inspections, Inc.



## GENERAL INFORMATION

### Client & Site Information:

<b>1.1 Inspection Date:</b> March 30, 2015 10:00 AM.	<b>1.2 Inspection Time:</b> 10:00 AM.	<b>1.3 Client:</b> Mr. Client Anyone 123 Main Street Englishtown, NJ 07726	<b>1.4 Inspection Site:</b> 321 South Second Anywhere, NJ 08527
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**1.5 People Present:**  
Homeowner, Selling agent,  
and Purchaser.

### Building Characteristics:

<b>1.6 Estimated Age:</b> 14 years.	<b>1.7 Building Style &amp; Type:</b> Single family.	<b>1.8 Stories:</b> 2	<b>1.9 Space Below Grade:</b> Basement.
<b>1.10 Water Source:</b> Public.	<b>1.11 Sewage Disposal:</b> Private.	<b>1.12 Utilities Status:</b> All utilities on.	

### Climatic Conditions:

<b>1.13 Weather:</b> Overcast.	<b>1.14 Soil Conditions:</b> Very wet.	<b>1.15 Outside Temperature (F):</b> 40-50.
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### Payment Information:

<b>1.16 Total Fee:</b>	\$550.00.
<b>1.17 Paid By:</b>	Check.

### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or*





**future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.**

**We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.**

**Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.**

## Property Details:

### 1.18 Client & Site Information:

Public Records for 3 Beverly Ct  
Official property, sales, and tax information from county (public) records as of 05/2014:  
Single Family Residential  
Stories: 2 story  
Construction: Frame  
  
Lot Size: 1.02 acres  
Parking: Attached Garage  
Style: Colonial  
  
Built In 2001  
Parking Spaces: 2  
County: Ocean.

## GROUNDS

*This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

### Paving Conditions:

#### 2.1 Driveway:

Asphalt.

**Observations-** Cracks noted are major

**Recommendations-** Repair is needed by a qualified workman.



### Patio / Porch:

#### 2.2 Slab:

Paver/Tile.

### Fences & Gates:

#### 2.3 Condition:

Aluminum fence.

A swimming pool shall be entirely enclosed by a wall, fence, or other barrier.

Any gate in the wall, fence, or barrier shall open outward from the swimming pool and be self-closing and self-latching. In addition, the gate shall either:

- a. Be secured by a padlock or similar device which requires a key, electric opener, or integral combination; or
- b. Have its latch located:

- (1) A minimum of 54 inches above the underlying ground; or

- (2) On the side of the gate closest to the swimming pool, with a release mechanism a minimum of five inches below the top of the gate. A gate meeting these specifications shall not have any opening greater than one-half inch within 24 inches of the release mechanism.

A licensed contractor, experienced in swimming pool fencing, should be called to evaluate the existing fence around the pool.



## Grading:

### 2.4 Site:

The building site is generally flat.

## EXTERIOR - FOUNDATION

**All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.**

### Exterior Walls:

#### 3.1 Materials & Condition:

Exterior walls of the home were covered with Vinyl siding and Brick veneer in the front .

Siding on the shed is too close to grade. Wood and wood based products, stucco, fiber-cement, metal and vinyl should be at least six inches above grade. A qualified trim siding contractor should be called to make further evaluation and repairs as needed.



### Exterior Windows:

#### 3.2 Predominant Type:

Vinyl single Hung and few Vinyl Casement windows.

#### 3.3 Overall Condition:

Weathered or worn seals are noted at some windows. Repairs are needed.

### Chimney:

#### 3.4 Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection



**Report:** Sample Report **Address:** 321 South Second Street

of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

### 3.5 Flue:

Metal.

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

## Foundation:

### 3.6 Materials & Condition:

Cinder Block is usually hollow building block made with concrete and coal cinders as aggregate.

## ROOF SYSTEM

***Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.***

***The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.***

### Roof:

- 4.1 Style: Hip.
- 4.2 Roof Access: Unable to fully access due to height/pitch/weather/type.
- 4.3 Roof Covering: Composition shingles, Standard 3-tab design.
- 4.4 Roof Covering Condition: Fair- Primarily due to the age of the roof covering and its limited anticipated remaining economic service life.

Shingles on the shed are curling and show a loss of their mineral granule coating. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.



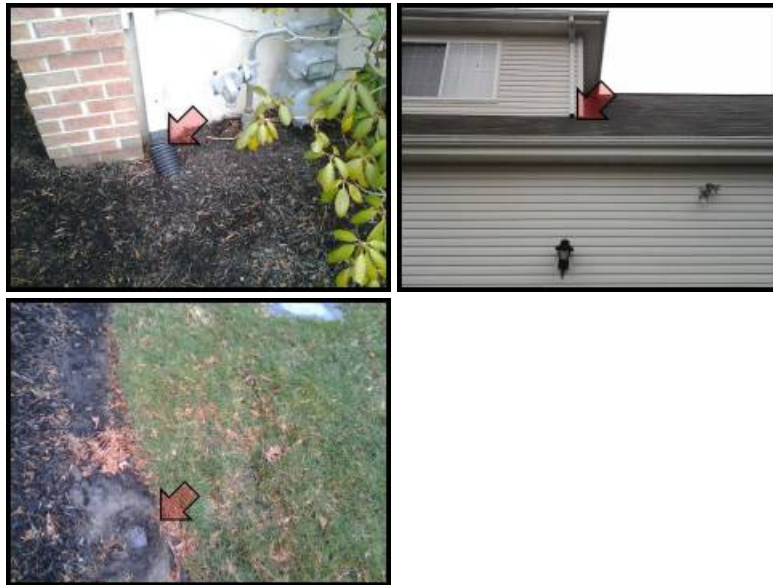
### Gutters & Downspouts:

- 4.5 Type & Condition: Gutters and downspout materials are Aluminum. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.

Downspout is discharging on the roof, roofing shingles damage noted, an extension will prevent this section of the roof from deteriorating prematurely.

Puddling noted above the Subsurface drains. We were not able to determine if

the drain is clogged or damaged. Further investigation is required by a qualified contractor.



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

#### Attic & Insulation:

- 4.6 Access: Attic is full size, and accessible.
- 4.7 Structure: A rafter system is installed in the attic cavity to support the roof decking.
- 4.8 Insulation: Fiberglass batts.

#### Ventilation Provisions:

- 4.9 Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area.



## BASEMENT - CRAWLSPACE

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

### Basement:

#### 5.1 Access:

Basement is fully accessible and finished.

#### 5.2 Walls:

Wall Materials are drywall.

#### 5.3 Moisture:

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. Staining was observed: Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.





## KITCHEN - APPLIANCES

*We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.*

### Kitchen Sink:

#### 6.1 Sink Drain:

The drain is leaking. Contact a licensed plumbing contractor for further evaluation and repairs as needed.



## INTERIOR ROOMS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

### Doors:

#### 7.1 Bedroom #2:

Doors rub/stick/won't latch. Door hardware needs some adjustment or repair for it to function appropriately.



#### 7.2 First Floor Bedroom:

Doors rub/stick/won't latch, Door or its hardware needs repair or replacement. The doorknob assembly needs to be replaced.



### Windows:

#### 7.3 General Type & Condition:

The thermal seal is broken on few windows. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen. A licensed trim contractor should be called to make further evaluation and repairs as needed.



*7.4 Kitchen Interior:*

At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement. A qualified trim carpenter should be called to make further evaluation and repairs as needed.



*7.5 Dining Room:*

At least one window or associated hardware in this room needs repair. The window frame is damaged. A qualified trim carpenter should be called to make further evaluation and repairs as needed.



*7.6 Master Bath:*

At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.



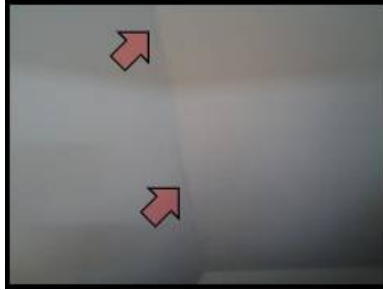
## Walls:

*7.7 General Material & Condition:* Drywall. Typical cracks noted. Repairs are needed.

## Ceilings:

*7.8 General Type & Condition:* Drywall.

*7.9 Master Bedroom:* There is a condition in the ceiling that needs attention. Movement cracks were noted. Determination of the cause and repairs are needed.



## Floors:

*7.10 Entry / Foyer / Hall:* The floor covering material is ceramic or glazed tile. Damaged grout noted. Repairs are needed.



## Smoke / Fire Detector:

*7.11 General:* Noted, but not tested.

## BATHROOMS

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

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

### Sink & Cabinetry:

#### 8.1 Master Bath:

The following problems were noted at the drain: Drainage is a bit slower than normal. A licensed plumber should be called to make further evaluation and repairs as needed.



### Tub/Shower Fixtures:

#### 8.2 Bath Between Bedrooms:

Condition of showerhead: Shower head is improper. Have a licensed plumber make proper repairs as needed.



## ELECTRICAL SYSTEM

***We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.***

***Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.***

### Service:

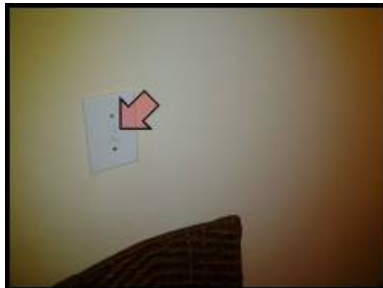
- 9.1 Type & Condition: Underground.
- 9.2 Grounding Equipment: Grounding provided by both the plumbing and rod in the ground.

### Electrical Distribution Panels:

- 9.3 Main Panel Location: The main electrical service panel was located in the basement of the home.
- 9.4 Main Circuit Rating: 200 amps.
- 9.5 Service Disconnect Switch: Located at the top of main panel.
- 9.6 Subpanels: Subpanels are located at the basement.

### Switches & Fixtures:

- 9.7 Basement: The installed 3 way switches are not wired correctly. Have a licensed electrician make further evaluation and corrections as needed.



## Electrical Outlets:

### 9.8 Exterior Walls:

GFCI is not operational at the front of the house. Have a licensed electrician make further evaluation and corrections as needed.



### 9.9 Basement:

Loose/Damaged outlets are viewed. Have a licensed electrician make further evaluation and corrections as needed.



### 9.10 Garage Walls & Ceilings:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at garage outlets. Have a licensed electrician make further evaluation and corrections as needed.





## PLUMBING SYSTEM

**Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.**

**The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.**

**Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.**

### Main Line:

- 10.1 Shut Off:** Water meter is located Basement.
- 10.2 Material:** Copper.

### Supply Lines:

- 10.3 Material:** Supply lines are copper.

### Hose Bibs / Hookups:

- 10.4 General:** An exterior faucet which leaked when operated should be repaired to avoid wasting water and to prevent moisture from accumulating next to the foundation. Even leaks which appear inconsequential can add significant quantities of moisture to the soil over time. Moisture in soil supporting the foundation can compromise the ability of the foundation to support the weight of the structure above. It can also cause foundation damage from heaving or settling, depending on soil composition and other conditions.





**The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.**

### Water Heater:

10.5 Location:

Basement.



10.6 Make and Model

A.O. Smith.

10.7 Power Source:

Gas.

10.8 Capacity / Age:

50 Gallons. / 15 years. The typical service life for water heater is 15 years, expect to replace this tank in the very near future.

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### Swimming Pool Water Heater:

10.9 Location:

Outside.

10.10 Power Source:

Gas.

10.11 Condition:

Pipes are disconnected. The heater is not functioning properly as per my conversation with the owner. He declared that the heater is leaking. Contact a licensed plumbing contractor or a qualified swimming pool contractor for further evaluation and repairs as needed.



## Septic System:

### 10.12 System Condition:

Not Inspected. Private waste systems are not included in this inspection.

**See Bathrooms section of report for information about plumbing and fixtures in those areas.**

## HEATING - AIR CONDITIONING

**The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.**

**Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.**

### Heating Equipment:

11.1 Type & Location:

Forced Air.

11.2 Brand:

International Comfort Products.



11.3 Fuel Source:

Natural Gas.

11.4 Capacity / Approx. Age:

125,000 btu/hr. / 20 years. The typical service life for a forced air natural gas furnace is 18 - 20 years. The advanced age and/or condition of this unit is such that you will likely need to replace it in the near future.

**11.5 Flues, Vents, Plenum:**

Inadequate vents clearance- Combustibles are nearby. Move the insulation away from the vent connection.



**11.6 Air Filters:**

Matt type cut to fit. The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended. Contact a licensed heating contractor for further evaluation and repairs as needed.



**Air Conditioning:**

**11.7 Primary Type:**

Central  
The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.  
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.  
Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

**11.8 Brand:**

International Comfort Products.

**11.9 System Condition:**

Outside air temperature was below 65 degrees. Unable to test system at this time.

### 11.10 Condensate Line:

The condensate trap is missing. The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan. Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor.



## Humidifier

### 11.11 Heating Equipment:

Maintaining proper humidity levels (air moisture) in your home is accomplished with a humidifier and is essential for human comfort as well as the protection of wood furniture and wood flooring. According to the Mayo Clinic, proper humidity levels ease skin problems and symptoms associated with breathing problems. They also note however, that humidifiers can make you sick if they are not properly maintained or if your home's humidity level is set too high. So what's the takeaway? Use a humidifier but make sure it works correctly and is properly maintained.

There are three main types of central humidifiers you may find in the home:

1-Reservoir humidifiers use a rotating drum styled foam pad or similar media that picks up water from a float controlled reservoir for evaporation.

Advantages: -Usually the least expensive of any style humidifier

Disadvantages: -Least reliable of any style humidifier

-Foam pad may quickly become hardened from sediment and minerals and lose its absorptiveness and effectiveness.

-If not properly maintained and cleaned often, the water reservoir may house stagnant water that can become a breeding ground for bacteria and mold and may cause sickness.

-Requires monthly cleaning of the foam evaporator pad and annual replacement.

2-Flow-through drip style humidifiers use a specially coated metal or plastic screen that has a small amount of water constantly dripping across it while the furnace is running.

Advantages: -Competitively priced with the drum-style humidifier.

-Stay cleaner than drum style humidifiers and are not prone to mold and bacteria growth.

-Less maintenance than drum style humidifiers.

-Reliable operation.

Disadvantages: -Consumes most water than any style humidifier.

-Evaporative screen pads must be replaced annually.

3-Steam humidifiers contain self generating steam heaters and are the most



**Report:** Sample Report **Address:** 321 South Second Street

expensive, lowest maintenance and most efficient. These humidifiers however require water to have a certain range of hardness and quality. Some homes may require filtration options to alleviate problems with water quality and hardness.

## GARAGE - CARPORT

**Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.**

### Type:

12.1 three car.

### Garage Door:

12.2 Material - Condition: Fiberglass.

12.3 Automatic Opener: Automatic reverse feature is not operational. Note: All overhead doors should have fully operational auto-reverse function. and Door opener tension needs adjustment however, to insure safe conditions.



### 12.4 Service Doors:

For safety reasons, there should be a door check installed. A device, usually hydraulic or pneumatic, for controlling the closing of the door and preventing the toxic fumes from entering the living space.

