
Eastern Home Inspections of NJ
3070 Route 206
Columbus, NJ 08022
609-291-1300

Printed Saturday, April 20, 2019

Inspected By:
Paul Bunyan - NJ Lic # 24GI00000000

Referral Information
Realtor

Client Information: Record Number E041019b

Doe, John & Mary
1 Sample Court
Sample City, NJ 00000
555-555-5555

Inspected 4/10/19 9:00 AM

FRONT VIEW

PHOTO



Comments

General Comments

Please refer to your Pre-Inspection Agreement with us for terms and conditions of this Inspection including limitations, exceptions and exclusions.

Photographs included in this Report were taken during the inspection, unless stated otherwise.

When major defects, service/repairs, safety issues, or concerns are noted, we recommend the client have an appropriate contractor evaluate the item(s) prior to closing.

If any disputes arise regarding the findings or recommendations in this Report, call us prior to any repairs being made by contractors, except in the case of emergencies.

This Report is for your benefit, please read it in its entirety. If you have any questions, please contact your inspector immediately.

We strongly recommend you perform a pre-settlement inspection. Conditions can and do change between the Home Inspection and your closing date.

Remember the Home Inspection is a limited visual inspection of readily accessible areas of the structure. The inspector is not allowed to move furniture or personal belongings. Areas of the house obstructed by storage, etc. should be checked on your pre-settlement inspection. Any concerns you may have should be addressed with your inspector prior to closing.

All references to location are described from the viewpoint of facing the front of the building.

Comments 2

Inspection Definitions

Satisfactory: Item functioning as intended but may show normal wear.

Service/Repair: Item is not functioning as originally intended and is in need of immediate repair or replacement. May include item(s) that has a major defect and may substantially affect the value, safety or habitability of the house.

Safety: Item requires immediate repair, removal, or upgrade to improve the overall safety of the house and its occupants.

Concerns: Item does not necessarily require immediate action but should be addressed to prevent potential accidents, material deterioration, mechanical breakdown or other costly repair.

Monitor/Maintain: Item will require the homeowner's regular attention to maintain the functionality of the described component.

Inspection Summary

Eastern Home Inspections of NJ
3070 Route 206
Columbus, NJ 08022
609-291-1300

Record E041019b - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000

Service / Repair

ROOF

Roof Covering

Several lifted shingles noted.

Recommend having a qualified roofing contractor repair as needed prior to closing



Flashing

Vent pipe flashing is lifting.

Recommend having a qualified roofing contractor repair or replace as needed to prevent water intrusion prior to closing.



Service / Repair

EXTERIOR

Siding

Crack noted on siding at front middle.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.



Exposed Foundation

Crack noted on the exposed foundation parging on right side. No deflection. The crack appears to be static and does not threaten the integrity of the structure.

Recommend having a qualified contractor seal crack to prevent water intrusion prior to closing.



Miscellaneous 1

Rear door bell is not working.

Recommend having a qualified contractor repair as needed prior to closing.



Service / Repair

GROUNDS

Walks

Several cracks, trip hazards and spalling noted on front walks.

Recommend having a qualified contractor repair trip hazards, spalling and seal cracks to prevent trip hazards and water intrusion prior to closing.



Patio

Crack noted on rear patio.

Recommend having a qualified contractor seal crack to prevent trip hazard and water penetration prior to closing.



Service / Repair

KITCHEN

Drain and supply

Rust and corrosion noted on drain pipes in kitchen.

Recommend having a licensed plumber repair as needed prior to closing.



INTERIOR

Doors

Second floor bedroom door rubs the floor and will not close completely. Attic door will not latch closed.

Recommend having a qualified contractor repair as needed prior to closing.



Service / Repair

Windows

First floor right front bedroom side window seal is broken.
Second floor bedroom both window seals are broken.

Recommend having a qualified window contractor repair as needed prior to closing.



Interior Switches

One switch by back door has unknown operation. Try asking the owner what it operates. If unknown we recommend having a licensed electrician evaluate and repair as needed prior to closing.



Service / Repair

ATTIC

Attic Structural Framing Type

Split rafter noted at left side front dormer area.

Recommend having a qualified contractor repair as needed prior to closing.



Attic Sheathing

Previous moisture stains and what appears to be mold noted on roof sheathing. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.



Attic Insulation Thickness

Insulation in attic is less than 6".

Recommend having a qualified contractor add at least 6" of insulation prior to closing.



Service / Repair

Attic Ventilation

Some soffits are blocked with insulation. Baffles are needed so soffits have proper air flow.

Recommend having a qualified contractor install baffles as needed prior to closing.



Attic Chimney Flues

The chimney in the attic shows evidence of moisture penetration in the form of stains and efflorescence. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Recommend having a qualified contractor evaluate and repair as needed prior to closing.



Service / Repair

WATER HEATER

Gas Piping

Drip leg missing on supply gas line.

Recommend having a licensed plumber repair as needed prior to closing.



BASEMENT

Basement Ceiling Joists

Split joist noted at left side rear.

Recommend having a qualified contractor repair as needed prior to closing.



Service / Repair

Basement Foundation Walls

The basement foundation walls show evidence of moisture penetration in the form of stains and efflorescence. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.



Service / Repair

Basement Floor

The basement floor shows evidence of moisture penetration in the form of stains. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.



Basement Windows

Right front basement window will not open.

Recommend having a qualified window contractor repair as needed prior to closing.



Safety Issues

KITCHEN

Range Oven

No anti tip device installed. This is a safety concern.

Recommend having a qualified contractor install a anti tip device prior to closing.



INTERIOR

Stairways

Handrail leading to second floor does not go all the way to the top. This is a safety concern.

Recommend having a qualified contractor repair as needed prior to closing.



Safety Issues

BASEMENT

Basement Stairs

Steps leading to basement the handrail is loose, is not graspable and it is open on both sides. These are safety concerns.

Recommend having a qualified contractor install a graspable handrail and spindles or close off the both sides so kids don't fall threw prior to closing.



Miscellaneous 1

Basement steps move when you walk down them, several boards are cracked, several boards are pulling away from the stringer and second to the last step is loose. These are safety concerns.

Recommend having a qualified contractor repair as needed prior to closing.



Concerns

ROOF

Approx. Age

Asphalt shingles have a life expectancy of 17 to 22 years. This roof appears to be approximately 15 to 20 years old. The roof shows signs of naturally aging shingles in the form of discoloration and shingle lift.

Recommend budgeting for repairs or replacement.



CHIMNEY

Access Restricted

Unable to view interior of chimney due to height.



EXTERIOR

Grading Comments

The grading is inspected only within five (5) feet of the foundation around the perimeter of the structure. We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond five (5) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading. Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report.

Soil grade should be sloped in a positive pitch away from the house/foundation walls. Cement or asphalt joints should be sealed. Level to negatively pitched soil is a contributing factor to lower level water seepage.

KITCHEN

KITCHEN

We inspect kitchen areas for visible plumbing and electrical defects only. Often storage obstructs window operation and cabinet areas. It makes common sense to inspect these areas, including countertop surfaces during your pre-settlement inspection.

Concerns

BATHROOM

BATHROOM

Thoroughly inspect these areas during your pre- settlement inspection. You can check fixtures as we did. Run the sink, shower and tub basin, flush the toilet. Check wall, ceiling and floor areas for any changes from the initial inspection. Conditions do change between our inspection and closing.

INTERIOR

INTERIOR ROOMS

Furniture and or storage throughout rooms obstruct our views and access. Carefully inspect these areas on your pre settlement inspection.



Interior Walls

Shrinkage cracks are common. Usually, they occur due to high moisture content in the king, jack studs and the door or window header joint areas. During the construction framing process, shims should have been installed in the joints as well.

Interior Ceilings

Nail pops are a common occurrence. They occur due to the natural shrinkage and expansion frame houses experience over the seasons. Wood moisture percentages are higher than they were in older houses. Most of the trees used in construction are young and not allowed to mature as they were years ago.

Smoke Detectors

We do not inspect smoke and carbon monoxide alarms. The local town ship officials will inspect as part of the certificate of occupancy inspection.

ATTIC

ATTIC

Inspecting for rodents, squirrels and/or bats is not a part of this inspection. If you suspect any of these call an exterminator.

Check the attic space during adverse weather conditions for any potential leakage. This is the time you can witness actual water seepage conditions. The chimney and vent pipes are conducive water seepage areas.

Concerns

Attic Accessibility

The attic is partially finished and some of the roof sheathing and structural members are inaccessible from view.

Access to knee wall is blocked with furniture. Limited view from in attic.

Access restricted in attic by limited flooring, insulation, storage and height.



FURNACE

Heat Exchanger

Even when great care is taken to inspect the heat exchanger most of it is inaccessible and not visible. Problems may not be visible. Only when it is disassembled can all components be seen.

PLUMBING

PLUMBING

Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage.

A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints.

It is very important that you inspect these areas during your pre-settlement walk-through inspection. Leakage and or blockage can occur between the time of our inspection your walk-through.

If the house has been vacant it is not uncommon to have subsequent plumbing leaks due to dried up rubber or taped seals and joints. These kind of leaks can occur at any time. Recommend you contact a licensed plumber for necessary repairs.

Concerns

Waste/Vent Pipes

Cast iron waste pipes noted in basement. Cast iron waste pipes are very old and corrode and rusts from the inside.

Recommend budgeting for repairs or replacement of cast iron waste pipes as needed.



ELECTRIC

Main Disconnect

An older Pushmatic panel noted.



LAUNDRY

LAUNDRY

We inspect these appliances for power connection only.

Concerns

BASEMENT

BASEMENT

Storage and other obstructions limit our views. Carefully inspect these areas during your pre-settlement inspection.



Basement Ceiling Sub Floor

Previous moisture noted on sub floor and joists below bathroom. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.



Monitor / Maintain

ROOF

ROOF

Be aware that adverse weather may cause water seepage especially in flashing joints such as chimney, skylights, and vent pipe areas. Expect to maintain these areas seasonally.

As part of the normal maintenance procedures, expect to maintain roof water runoff components, flashing and chimney areas. Roof leakage can occur under various adverse weather conditions.

CHIMNEY

CHIMNEY

Expect to maintain the chimney seasonally. This is a common leakage area. It is a primary water leakage source.

Monitor / Maintain

GUTTERS

GUTTER SYSTEM

Gutters should be cleaned in the Fall and Spring at a minimum. Screens at downspout inlets are recommended. As part of normal maintenance, expect to clean and pitch gutters, provide extenders for runoff drains, provide positive soil grade pitch away from the house and monitor any potential water seepage into the house.

EXTERIOR

EXTERIOR

As a means to help prevent water intrusion and as part of normal preventive maintenance keep all exterior joints and water conductive areas sealed.

Caulking

Keep the seams around the doors and windows sealed. This is a maintenance item.

FURNACE

FURNACE

Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your heating system needs regular maintenance just like your automobile.

COOLING

COOLING SYSTEM

Remind yourself to obtain a utility or private company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your cooling system needs regular maintenance just like your automobile.

Inspection Report Details

Record E041019b - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000

ROOF

Monitor / Maintain ROOF - General Comment

Be aware that adverse weather may cause water seepage especially in flashing joints such as chimney, skylights, and vent pipe areas. Expect to maintain these areas seasonally.

As part of the normal maintenance procedures, expect to maintain roof water runoff components, flashing and chimney areas. Roof leakage can occur under various adverse weather conditions.

Satisfactory How Inspected - From Ground, From Ladder

Satisfactory Roof Style - Gable

Service / Repair Roof Covering - Asphalt

Several lifted shingles noted.

Recommend having a qualified roofing contractor repair as needed prior to closing

Concerns Approx. Age - 15 thru 20

Asphalt shingles have a life expectancy of 17 to 22 years. This roof appears to be approximately 15 to 20 years old. The roof shows signs of naturally aging shingles in the form of discoloration and shingle lift.

Recommend budgeting for repairs or replacement.

Satisfactory Number of Layers - 1

Satisfactory Roof Ventilation System - Soffit, Gable Vents, Window

Service / Repair Flashing - Aluminum

Vent pipe flashing is lifting.

Recommend having a qualified roofing contractor repair or replace as needed to prevent water intrusion prior to closing.

CHIMNEY

Monitor / Maintain CHIMNEY - General Comment

Expect to maintain the chimney seasonally. This is a common leakage area. It is a primary water leakage source.

Satisfactory Chimney Inspected From - From Ground

Concerns Access Restricted - Height

Unable to view interior of chimney due to height.

Satisfactory Chimney 1 Type - Block

Satisfactory Flue Lining - Clay Tile

Satisfactory Chimney Cap - Rain, Screen

GUTTERS

Monitor / Maintain GUTTER SYSTEM - General Comment

Gutters should be cleaned in the Fall and Spring at a minimum. Screens at downspout inlets are recommended. As part of normal maintenance, expect to clean and pitch gutters, provide extenders for runoff drains, provide positive soil grade pitch away from the house and monitor any potential water seepage into the house.

Satisfactory Gutter Type - Aluminum

Satisfactory Downspout Type - Aluminum

Satisfactory Runoff Drains - Aluminum

EXTERIOR

Monitor / Maintain EXTERIOR - General Comment

As a means to help prevent water intrusion and as part of normal preventive maintenance keep all exterior joints and water conductive areas sealed.

Satisfactory Exterior Lights - Satisfactory

Satisfactory Type of Home - 2 Story

Service / Repair Siding - Vinyl

Crack noted on siding at front middle.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.

Concerns Grading Comments - Other

The grading is inspected only within five (5) feet of the foundation around the perimeter of the structure. We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond five (5) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading. Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report.

Soil grade should be sloped in a positive pitch away from the house/foundation walls. Cement or asphalt joints should be sealed. Level to negatively pitched soil is a contributing factor to lower level water seepage.

Service / Repair Exposed Foundation - Cement Block

Crack noted on the exposed foundation parging on right side. No deflection. The crack appears to be static and does not threaten the integrity of the structure.

Recommend having a qualified contractor seal crack to prevent water intrusion prior to closing.

Satisfactory Soffit\Fascia - Vinyl, Aluminum

Satisfactory Trim Work - Vinyl, Aluminum

Satisfactory Entry Doors - Wood Solid Core

Satisfactory Window Character Material - Vinyl

EXTERIOR

Satisfactory Window Character Type - Double Hung, Fixed

Monitor / Maintain Caulking - Windows, Doors

Keep the seams around the doors and windows sealed. This is a maintenance item.

Service / Repair Miscellaneous 1 - Other

Rear door bell is not working.

Recommend having a qualified contractor repair as needed prior to closing.

GROUNDS

Service / Repair Walks - Concrete

Several cracks, trip hazards and spalling noted on front walks.

Recommend having a qualified contractor repair trip hazards, spalling and seal cracks to prevent trip hazards and water intrusion prior to closing.

Satisfactory Driveway - Concrete

Satisfactory Steps - Concrete

Satisfactory Hand Rail - Metal

Service / Repair Patio - Concrete

Crack noted on rear patio.

Recommend having a qualified contractor seal crack to prevent trip hazard and water penetration prior to closing.

KITCHEN

Concerns KITCHEN - General Comment

We inspect kitchen areas for visible plumbing and electrical defects only. Often storage obstructs window operation and cabinet areas. It makes common sense to inspect these areas, including countertop surfaces during your pre-settlement inspection.

Satisfactory Kitchen Walls - Drywall

Satisfactory Kitchen Ceiling - Drywall

Satisfactory Kitchen Floors - Laminate

Satisfactory Switches/Fixtures - Hanging

Satisfactory Doors/Windows - Tested

Satisfactory Countertops - Laminate

KITCHEN

Satisfactory Kitchen Cabinets - Wood

Satisfactory Sink Faucet - Hot and Cold

Service / Repair Drain and supply - PVC, Chrome

Rust and corrosion noted on drain pipes in kitchen.

Recommend having a licensed plumber repair as needed prior to closing.

Satisfactory Exhaust Fan Hood - Wall Fan

Safety Issues Range Oven - Free Standing

No anti tip device installed. This is a safety concern.

Recommend having a qualified contractor install a anti tip device prior to closing.

Satisfactory Surface Cooktop - Gas

Satisfactory Outlets - GFI Protected

Satisfactory Refrigerator - Freezer/Refrigerator Temps Checked

BATHROOM

Concerns BATHROOM - General Comment

Thoroughly inspect these areas during your pre- settlement inspection. You can check fixtures as we did. Run the sink, shower and tub basin, flush the toilet. Check wall, ceiling and floor areas for any changes from the initial inspection. Conditions do change between our inspection and closing.

Satisfactory Floor - Tile

Satisfactory Walls and Ceilings - Drywall

Satisfactory Electric Switches and Fixtures - Ceiling, Wall

Satisfactory Sink Basin - Porcelain

Satisfactory Sink Faucets - Individual

Satisfactory Sink Stopper - Push/Pull

Satisfactory Sink Drain and Trap - PVC

Satisfactory Outlets - GFCI

BATHROOM

- Satisfactory** Exhaust System - Elec. Fan Outdoors, Window
- Satisfactory** Toilet Bowl and Tank - 2 Piece
- Satisfactory** Toilet Operation - Flushes, Drains, Refills
- Satisfactory** Bathtub Faucets - Single Lever
- Satisfactory** Bathtub Stopper - Concealed
- Satisfactory** Tub Wall Encl. - Fiberglass
- Satisfactory** Number of Full Baths - 1
- Satisfactory** Vanity - Satisfactory

INTERIOR

Concerns INTERIOR ROOMS - General Comment

Furniture and or storage throughout rooms obstruct our views and access. Carefully inspect these areas on your pre settlement inspection.

Concerns Interior Walls - Dry Wall

Shrinkage cracks are common. Usually, they occur due to high moisture content in the king, jack studs and the door or window header joint areas. During the construction framing process, shims should have been installed in the joints as well.

Concerns Interior Ceilings - Dry Wall

Nail pops are a common occurrence. They occur due to the natural shrinkage and expansion frame houses experience over the seasons. Wood moisture percentages are higher than they were in older houses. Most of the trees used in construction are young and not allowed to mature as they were years ago.

Satisfactory Interior Floors - Wood, Carpet, Tile, Laminate

Service / Repair Doors - Doors in Place

Second floor bedroom door rubs the floor and will not close completely. Attic door will not latch closed.

Recommend having a qualified contractor repair as needed prior to closing.

Service / Repair Windows - Operated, Thermal Seals Broken

First floor right front bedroom side window seal is broken. Second floor bedroom both window seals are broken.

Recommend having a qualified window contractor repair as needed prior to closing.

Safety Issues Stairways - With Handrails, Missing Handrails

Handrail leading to second floor does not go all the way to the top. This is a safety concern.

Recommend having a qualified contractor repair as needed prior to closing.

INTERIOR

Service / Repair Interior Switches - Tested

One switch by back door has unknown operation. Try asking the owner what it operates. If unknown we recommend having a licensed electrician evaluate and repair as needed prior to closing.

Satisfactory Interior Outlets - Two Prong Ungrounded, Three Prong Grounded, Sample Number Tested

Several two pronged ungrounded outlets noted.

Concerns Smoke Detectors - Other

We do not inspect smoke and carbon monoxide alarms. The local town ship officials will inspect as part of the certificate of occupancy inspection.

ATTIC

Concerns ATTIC - General Comment

Inspecting for rodents, squirrels and/or bats is not a part of this inspection. If you suspect any of these call an exterminator.

Check the attic space during adverse weather conditions for any potential leakage. This is the time you can witness actual water seepage conditions. The chimney and vent pipes are conducive water seepage areas.

Concerns Attic Accessibility - Access restricted

The attic is partially finished and some of the roof sheathing and structural members are inaccessible from view.

Access to knee wall is blocked with furniture. Limited view from in attic.

Access restricted in attic by limited flooring, insulation, storage and height.

Service / Repair Attic Structural Framing Type - Conventional

Split rafter noted at left side front dormer area.

Recommend having a qualified contractor repair as needed prior to closing.

Satisfactory Attic Structural Framing Spacing - 16 inches on Center

Service / Repair Attic Sheathing - Board Sheathing

Previous moisture stains and what appears to be mold noted on roof sheathing. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.

Satisfactory Attic Floor Insulation - Batt

Service / Repair Attic Insulation Thickness - 6 inches

Insulation in attic is less than 6".

Recommend having a qualified contractor add at least 6" of insulation prior to closing.

Service / Repair Attic Ventilation - Soffit, Gable Vents, Window

Some soffits are blocked with insulation. Baffles are needed so soffits have proper air flow.

Recommend having a qualified contractor install baffles as needed prior to closing.

ATTIC

Service / Repair Attic Chimney Flues - Concrete Block

The chimney in the attic shows evidence of moisture penetration in the form of stains and efflorescence. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Recommend having a qualified contractor evaluate and repair as needed prior to closing.

FURNACE

Monitor / Maintain FURNACE - General Comment

Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your heating system needs regular maintenance just like your automobile.

Satisfactory Manufacturer - Carrier

Satisfactory BTU Per Hour - Other
66,000 BTU

Satisfactory Approx. Age - 9
A furnace has a life expectancy of approximately 25 years.

Satisfactory Energy Source - Gas

Satisfactory Flame Pattern - Pass

Concerns Heat Exchanger - Other

Even when great care is taken to inspect the heat exchanger most of it is inaccessible and not visible. Problems may not be visible. Only when it is disassembled can all components be seen.

Satisfactory Distribution Material - Metal Duct

Satisfactory Filter System - Disposable

Satisfactory Thermostat - Programmable

Satisfactory Flue Piping - Single Walled

Satisfactory Gas Piping - Black Pipe

Satisfactory Replacement Combustion Air - Satisfactory

WATER HEATER

Satisfactory Manufacturer - Bradford White

Satisfactory Approximate Age - 6

Water heaters have a life expectancy of approximately 12-15 years.

WATER HEATER

Satisfactory Size / Gallons - 40 gallon

Satisfactory Water Heater Fuel - Gas

Service / Repair Gas Piping - Drip Leg Missing

Drip leg missing on supply gas line.

Recommend having a licensed plumber repair as needed prior to closing.

Satisfactory Flue Pipe - Single Wall

Satisfactory Cold Water Valve - Present

Satisfactory Temp. Pressure Relief Valve and Pipe - Present

Satisfactory Exterior Jacket - Satisfactory

COOLING

Monitor / Maintain COOLING SYSTEM - General Comment

Remind yourself to obtain a utility or private company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your cooling system needs regular maintenance just like your automobile.

Satisfactory System 1 Brand - Carrier

Satisfactory Tonnage - 2 Ton

Satisfactory Approximate Age - 9

Air conditioning units have a life expectancy of approximately 15 years.

Satisfactory Coils and Fins - Clean

Satisfactory Electrical - Ext. Disconnect

Satisfactory Cooling Lines - Insulation

Satisfactory Condensate Drain - PVC, Rubber Hose

Satisfactory Differential Temp 1 - Details

Supply 46 degrees, Return 64 degrees, Differential 18 degrees Satisfactory

PLUMBING

Concerns

PLUMBING - General Comment

Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage.

A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints.

It is very important that you inspect these areas during you pre- settlement walk-through inspection. Leakage and or blockage can occur between the time of our inspection your walk- through.

If the house has been vacant it is not uncommon to have subsequent plumbing leaks due to dried up rubber or taped seals and joints. These kind of leaks can occur at any time. Recommend you contact a a licensed plumber for necessary repairs.

Satisfactory

Water Source - Municipal

Satisfactory

Municipal Main Supply Type - Copper

Satisfactory

Main Water Shut Off - Basement

Satisfactory

Visible Water Pipes - Copper, PEX

Satisfactory

Waste System - Municipal

Concerns

Waste/Vent Pipes - ABS, PVC, Cast Iron

Cast iron waste pipes noted in basement. Cast iron waste pipes are very old and corrode and rusts from the inside.

Recommend budgeting for repairs or replacement of cast iron waste pipes as needed.

Satisfactory

Outside Spigots - Unprotected

Unprotected hose connections should be shut off and drained before first freeze each year.

ELECTRIC

Satisfactory

Main Electrical Service - Attached To House

Satisfactory

Service Wire - Aluminum

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Panel Accessibility - Typical

Satisfactory

Panel Location - Basement

Concerns

Main Disconnect - Pushmatic

An older Pushmatic panel noted.

ELECTRIC

- Satisfactory** Main Panel - 100 amp
- Satisfactory** Interior Wiring - Copper
- Satisfactory** Type of Wire - BX Cable, Cloth and Tar, Romex
- Satisfactory** Grounding - Driven Rod, Water Pipe

LAUNDRY

- Concerns** LAUNDRY - General Comment
We inspect these appliances for power connection only.
- Satisfactory** Dryer Vented - Window
- Satisfactory** Laundry Energy Source - 220 Electric

BASEMENT

- Concerns** BASEMENT - General Comment
Storage and other obstructions limit our views. Carefully inspect these areas during your pre-settlement inspection.
- Satisfactory** Basement Access - Interior Stairs, Exterior Stairs
- Service / Repair** Basement Ceiling Joists - 2x10x16
Split joist noted at left side rear.
Recommend having a qualified contractor repair as needed prior to closing.
- Satisfactory** Basement Bridging - Wood
- Concerns** Basement Ceiling Sub Floor - Plank Decking
Previous moisture noted on sub floor and joists below bathroom. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.
- Satisfactory** Basement Sill Plate - Satisfactory
- Satisfactory** Basement Box beam - Satisfactory
- Satisfactory** Basement Main Beams - Wood
- Satisfactory** Basement Structural Columns - Steel

BASEMENT

Service / Repair Basement Foundation Walls - Concrete Block

The basement foundation walls show evidence of moisture penetration in the form of stains and efflorescence. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.

Service / Repair Basement Floor - Dry, Concrete

The basement floor shows evidence of moisture penetration in the form of stains. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.

Satisfactory Basement Drainage - None

Service / Repair Basement Windows - Other

Right front basement window will not open.

Recommend having a qualified window contractor repair as needed prior to closing.

Safety Issues Basement Stairs - Unsatisfactory

Steps leading to basement the handrail is loose, is not graspable and it is open on both sides. These are safety concerns.

Recommend having a qualified contractor install a graspable handrail and spindles or close off the both sides so kids don't fall threw prior to closing.

Safety Issues Miscellaneous 1 - Other

Basement steps move when you walk down them, several boards are cracked, several boards are pulling away from the stringer and second to the last step is loose. These are safety concerns.

Recommend having a qualified contractor repair as needed prior to closing.