



~ Home ~ Termite ~ Radon ~

## RIDGE HOUSE INSPECTIONS, LLC.

P.O. Box 103 Basking Ridge, N.J. 07920

908-612-3831

[www.ridgehouseinspection.com](http://www.ridgehouseinspection.com)

New Jersey Home Inspector License GI018500 ~ ASHI® member 102121

November 3, 2014

Keith Customer

Emailed to: [trubelk@yahoo.com](mailto:trubelk@yahoo.com)

Dear Keith:

I'd first like to thank you for calling upon Ridge House Inspections, LLC and for allowing me to perform the inspection at your prospective home in Stowit. I hope that the information we gathered will prove helpful to you in the future.

There are conditions, suggestions and comments throughout the written report, so please review it carefully. Per your request, I am forwarding a copy of the report to your attorney. Be sure to discuss it with him as soon as possible. The wood destroying insect inspection report (no active infestations were visible) is also attached.

The radon measurement device will be picked up in a few days. The lab will email the report within 3-4 days following completion of the test. If the radon report indicates that the average radon level in the home during the tested period was 4.0pCi/l (Picocuries per liter) or more, this would be above the NJDEP suggested action level and the installation of a mitigation system, by a properly licensed contractor, would then be recommended to lower the level. If the level is below 4.0 pCi/l, no action would be needed.

Please feel free to contact me at any time, if you should have any questions or if I can assist in any way. I hope all of your plans work out and wish you the best of luck in the future! Thanks for allowing me to be of service.

Sincerely,  
Ridge House Inspections, LLC.

Ken Salvo, Owner

15 Orchard Place Basking Ridge, NJ 07920

*Ken Salvo is a:*

- Certified member of ASHI® - The American Society of Home Inspectors #102121, served on their 2007-2010 Board of Directors, is the 2004 recipient of their prestigious Philip C. Monahan award for contributions to the home inspection profession, and is Past President of the Garden State Chapter of ASHI®
- Graduate of Drew University's Certificate in Historic Preservation Program
- Licensed NJ DEPE radon measurement technician MET10510 and pesticide applicator #27150A
- Charter member of the Bernards Township Chamber of Commerce



**Keith Customer inspection photos 11-1-2014**  
**See report for details**



*Furnace in attic under repair.*



*Damaged, missing roof shingles above garage area.*



*Rotted trim at door to garage.*



*Dangling electrical cable near hot tub.*

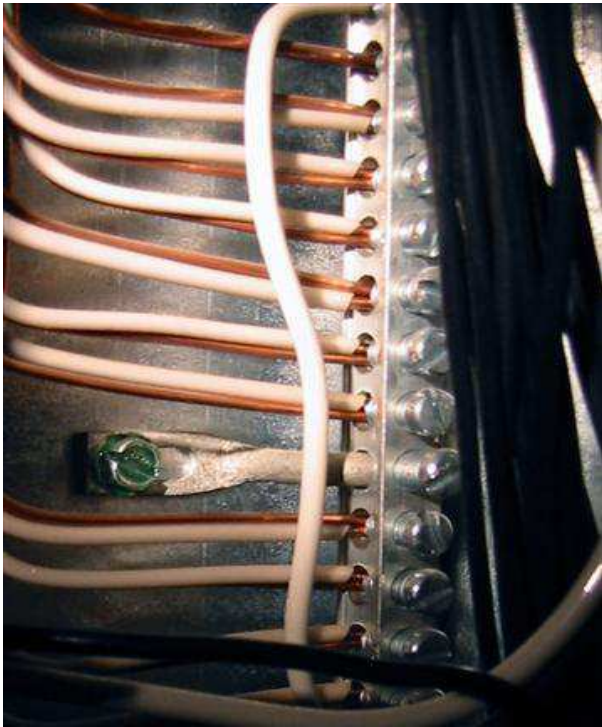


*Condensate leaking inside basement furnace.*



*Install balusters at open arch at basement stairway landing.*





*Grounding and neutral conductors should not be under same terminals at main electric panel.*



*Unprotected electric cable below kitchen sink.*



*Moisture stains at office room ceiling. Contact a plumber.*



*Water damaged ceiling in nursery.*



*Chandelier motor – this is a nice feature.*



*Damaged wrapping on insulation in attic. Peeling duct tape. Sample of kinked ductwork in attic area. Contact a heating system contractor.*

***End of photos – See two pages that follow.***

**Wood Destroying Insect Inspection Report**

Notice: Please read important consumer information on page 2

<b>Section I. General Information</b> Ridge Home Inspection, Inc. 15 Orchard Place Basking Ridge, N.J. 07920 Inspection Company, Address & Phone: <b>908-612-3831</b> <b>Ridge House Inspections, LLC.</b> <b>P.O. Box 103</b> <b>Basking Ridge, NJ 07920</b>		Company's Business Lic. No:  Date of Inspection: <b>July 29, 2012</b>
		Address of Property Inspected <b>919 Oaken Place</b> <b>Stowit, N.J. 01775</b>
Inspector's Name, Signature & Certification, Registration, or Lic #: <b>Kenneth Salvo</b> <b>NJ DEPE License # 27150 A</b>		Structure(s) Inspected <b>Single family house only</b>

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestation or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

**A. No visible** evidence of wood destroying insects was observed.

**B. Visible** evidence of a wood destroying insects was observed as follows:

1. Live insects (description & location): \_\_\_\_\_
2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description & location): \_\_\_\_\_
3. Visible damage from wood destroying insects was noted as follows (description & location): \_\_\_\_\_

**NOTE: This is not a structural damage report.** If box B is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes            No            It appears that the structure(s) or portion thereof may have been previously treated  
                   X

The inspection company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and warranty or service agreement which may be in place.

**Section III. Recommendations**

No treatment recommended: (Explain if Box B in Section II is checked ) \_\_\_\_\_

Recommend treatment for the control of : \_\_\_\_\_

**Section IV. Obstructions & Inaccessible Areas**

The following areas of the structure(s) inspected were obstructed or inaccessible:

Basement **1,3,4,5,6,7,8,9**  
                   Crawlspace  
 Main Level **1,3,4,6,7,8,9**  
 Attic **5,9,11,24**  
 Garage **1,3,4,6,7,11,14**  
 Exterior **16,17**  
 Porch \_\_\_\_\_  
 Addition \_\_\_\_\_  
 Other **Deck 12**

**The inspector may write out obstructions or use the following optional key:**

- |                         |                                       |
|-------------------------|---------------------------------------|
| 1. Fixed ceilings       | 13. Only visual access                |
| 2. Suspended ceiling    | 14. Cluttered condition               |
| 3. Fixed wall covering  | 15. Standing water                    |
| 4. Floor Covering       | 16. Dense vegetation                  |
| 5. Insulation           | 17. Exterior siding                   |
| 6. Cabinets or shelving | 18. Window well covers                |
| 7. Stored items         | 19. Wood pile                         |
| 8. Furnishings          | 20. Snow                              |
| 9. Appliances           | 21. Unsafe conditions                 |
| 10. No access or entry  | 22. Rigid form board                  |
| 11. Limited access      | 23. Synthetic Stucco                  |
| 12. No access beneath   | 24. Duct work, plumbing and/or Wiring |

**Section V. Additional Comments and Attachments** (these are an integral part of the report)

**No signs of any active wood boring insect infestations were found in the readily visible areas of the home on the day of this inspection.**

Attachments- **Ridge House Inspection Report**

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

**X**

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

**X**

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

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## INSPECTION CONDITIONS

**CLIENT & SITE INFORMATION:** This inspection report is prepared by Ridge Home Inspection, Inc.(908) 221-9444 for the sole and exclusive use of the client. Kenneth Salvo is a certified member - #102121 - of ASHI, the American Society of Home Inspectors - N.J. Home inspector license number GI 0185.

**CLIENT NAME:**

Mr. & Mrs. Keith Customer.

**CLIENTS STREET ADDRESS:**

25 Brooklane Road.

**CLIENTS CITY/ STATE/ZIP**

Stowit, NJ 01775.

**CLIENT PHONE #:**

978-555-1122.

**CLIENT FAX #:**

e-mail: jjohnson&wales@anywhere.com.

**INSPECTION DATE:**

November 1, 2014.

**INSPECTION APPOINTMENT TIME:**

9:00 a.m.

**PROPERTY STREET ADDRESS:**

919 Oaken Place.

**PROPERTY CITY/STATE/ZIP:**

Stowit, N.J. 01775

**CLIMATIC CONDITIONS:**

**INSPECTION DAY WEATHER:**

Clear & Sunny.

**TEMPERATURE AT TIME OF INSPECTION:**

40's.

**SOIL CONDITIONS:**

dry soil.

**BUILDING CHARACTERISTICS:**

**ESTIMATED AGE OF HOUSE:**

40 Years old + -

Sample report 11-2014

**BUILDING TYPE:**

Single family, Colonial style home.

**SPACE BELOW GRADE:**

Basement and partial crawl space.

**UTILITY SERVICES:**

**WATER SOURCE:**

The water source is public. Verify this with the seller prior to closing.

**SEWAGE DISPOSAL:**

The home is served by a private underground wastewater disposal system or systems. Verify this with the seller. This type of system(s) must be evaluated by a septic system specialist, as it is excluded from our report. Have this evaluation performed prior to closing, as repairs or replacement can be extremely costly.

**UTILITIES STATUS:**

All utilities were on during the inspection.

**OTHER INSPECTION INFORMATION:**

**WAS THE HOUSE OCCUPIED?**

Yes.

**PEOPLE PRESENT DURING INSPECTION:**

Purchaser, Buyer's sales agent.

**PAYMENT INFORMATION:**

**FEE FOR INSPECTION SERVICES:**

\$ 795.00 includes a radon test and wood boring insect infestation inspection and report. Paid by check number 2206.

**REPORT LIMITATIONS**

This report is intended only as a source of information of the current conditions present at the inspected property on the day of the inspection. This information is intended to help the client make his/her own decisions based on the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to whether or not the property should be purchased. The report expresses the personal opinions of the inspector, based upon the readily visible and accessible 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, destructive testing, moving of furniture, appliances or stored items, or excavation was performed, as these acts are beyond the scope of this inspection. Any components or conditions which are concealed, camouflaged, or otherwise obstructed were not inspected and are excluded from the report.

Client is advised to read the entire report and not to rely upon any verbal comments nor the "Summary" alone. Review the entire report in detail with your legal advisor. It is in your best interest to follow up on any recommendations made by the Inspector prior to making a final purchasing decision. Your purchase of a home is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

**NOTE: Systems and conditions which are not within the scope** of the building inspection include but are not limited to: mold of any kind, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; non-wood boring pest infestations, playground equipment, efficiency measurement of insulation or heating and cooling equipment, underground drainage or concealed plumbing, any systems which

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are shut down or otherwise secured; well water quality and quantity; zoning issues; intercoms; security systems; heat sensors; cosmetics; or building code conformity. We strongly recommend that specialists in these areas be consulted before closing if any additional information is desired. Any general comments about the condition of these components/issues are informational only.

The inspection report should not be construed as a compliance inspection of any governmental building codes or regulations. The report is not 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, using common industry component life span tables, and occasional wide variations are to be expected between such estimates and actual experience.

The inspector has no interest, financial or otherwise, present or contemplated, in this property. To the best of our knowledge and belief, all statements and information in this report are true and correct. Lastly, the pre-inspection agreement signed by the purchaser and the inspector is a part of this written report.

## PROPERTY EXTERIORS

### Site:

#### Bushes and Shrubs Condition:

Good - The shrubs and/or bushes are neatly trimmed and spaced.

#### Trees Condition:

**Attention needed** - Any tree stumps near the house foundation should be removed by a competent stump grinding service, to deter insect infestations.

### Pavement Conditions:

#### Driveway Paving Material:

Asphalt.

#### Driveway Condition:

Satisfactory - The driveway is in satisfactory condition with only normal wear and tear noted. To prevent early deterioration, any cracks or holes should be properly filled, and the driveway should be resealed. Contact a paving specialist.  
NOTE: The drains at the bottom of the driveway were not evaluated for this report. They should be kept clear of debris and free flowing. We do not know where they discharge to.

#### Walkway Materials:

Bricks and flagstones.

#### Walkway Condition:

Satisfactory - The walkway(s) is in satisfactory condition with no major defects present on the day of this inspection.

#### Comments:

NOTE: Caulk the gap where the brick steps meet the front landing near the front door, to help reduce water penetration beneath the landing area.

## ROOF & ATTIC

### ROOFING

**Type Roof:**

Gable.

**Means of Roof Inspection:**

Due to the height and/or steepness of the roof, binoculars were used to view the roof covering. The inspection was completed from the ground level. It is inherently unsafe to walk on roofs in my judgement.

**Roof Covering Materials:**

Asphalt/fiberglass dimensional composition shingles. These are made up of a fiberglass and asphalt mat, impregnated with colored gravel at the surface. The shingles are applied horizontally.

**Cover Layers:**

The roof covering on the home is a second layer.

**Condition of Roof Covering Material:**

Satisfactory - The roof covering material is in good condition overall, with no visible defects on the day of this inspection.

**Estimated Life Expectancy of Roof:**

The roof covering material appears to have a remaining life expectancy of 3-5 years, assuming that proper maintenance and occasional repairs are performed by a qualified roofer as needed. The life expectancy given is my best estimate, based on the average useful life of this type of material.

**Slope:**

The roof is steeply sloped.

**Flashing:**

Satisfactory - The flashings around openings in the roof covering appear to be watertight and sealed (roofing cement over metal) where readily visible.

**Ridges:**

Satisfactory - The ridge covering material appears to be in satisfactory condition.

**Roof Gutter System:**

The aluminum gutter system on the roof edges appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be in good condition and functional. Roof runoff water should be directed to flow away from the house foundation, and extensions should be added to the downspouts as necessary. This will help to reduce the chance of seepage into the basement area.

### Attic & Ventilation:

**Attic Access Location:**

Hallway ceiling.

**Attic Accessibility:**

The attic can only be accessed by removing a louvered hatch at the hallway ceiling. This hatch is screwed into the ceiling and is not readily removable, therefore the attic was not accessed.



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### Method of Inspection:

The attic area was partially inspected through the louvers. Only a small area of the underside of the roof was visible from this hatch, and the attic area could not be fully inspected as a result. The cooling system components, ductwork, insulation, structural components were not readily accessible for inspection, and are excluded from this report. As discussed, this area should be made readily accessible for periodic inspections and maintenance.

### Roof Framing and Condition:

The roof rafters were in good condition where readily visible. The rafters are spaced 16 inches on center.

### Roof Decking:

The roof decking consists of plywood sheathing. It was in good condition overall where visible, with no major defects on the day of this inspection.

### Evidence of Leaks on Interior of Attic:

There was no evidence of active water leakage into the readily visible and accessible attic areas on the day of this inspection.

### Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located at the gable ends of the attic. We suggest that a ridge vent be installed when the roof shingles are replaced.

### Vapor Barrier Installed:

Not visible through louvered hatch.

### Insulation Noted:

Not visible through louvered hatch.

### Whole House Ventilation System:

There is a controller for a whole house ventilation system located in the hallway closet, however, when the switch was turned on, the unit (if indeed a fan is present in the attic-we could not gain ready access to verify this) did not function.

## GENERAL LIVING AREAS

### Doors, floors, stairs, windows, fireplace

#### Exterior Doors:

**Attention Needed** - The inside storm window was missing at the laundry room jalousie door. It should be replaced. Also, we strongly recommend that all of the exterior locks be changed by a locksmith, for home security, after closing.

#### Flooring:

Satisfactory - The flooring materials throughout the home are in satisfactory condition overall, and show normal only minor wear and tear.

#### Smoke Detector(s) Carbon Monoxide Detectors:

These devices are required to be installed in homes, under most local ordinances. The testing of smoke detectors and carbon monoxide detectors is not performed as part of this inspection, as most municipalities require that THEY test these devices whenever a home is sold. Verify this with your legal advisor, and be sure that they are evaluated before closing.

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### Staircase(s) and railings:

Satisfactory - The staircase(s) and handrail(s) are in good condition, with no major defects.

### Windows:

Satisfactory - The wood framed single pane windows were tested at random, and they were in good working condition on the day of this inspection. The storm windows and screens were not evaluated for this report.

NOTE: We strongly suggest that the metal bars across the basement windows be removed before closing.

Get keys to all window sash locks before closing.

### Fireplace:

The readily visible areas of the masonry, wood burning, fireplace were in good condition overall. We cannot inspect the chimney liner in its entirety, and recommend that a certified chimney sweep clean the chimney and, using a video camera, fully evaluate the chimney interior(s) from top to bottom. This is in accordance with the National Fire Protection Association fire safety recommendations.

NOTE: The plywood form below the fireplace hearth, above the boiler in the basement, should be removed for fire safety, as discussed.

## Walls & Ceilings:

### Walls and Ceilings:

**Attention needed** - There water stains or damage - evidence of leakage - at two ceilings. The water stains appear to be from an active leak. The cause of the leak must be investigated and repaired, then the damage to the wall/ceiling should be repaired. Consult with qualified contractors for cost estimates before closing.

## KITCHEN

## Kitchen

### Countertops:

The countertops are covered with a laminate material. They were in good condition overall, with no major defects.

### Cabinets, Drawers, and Doors:

Satisfactory - Representative samplings of the cabinets, doors, and drawers showed that they were satisfactory in both appearance and function.

### Faucet and Supply Lines:

**Attention Needed** - The kitchen faucet is leaking. It should be repaired by a plumber.

### Sink and Drain Lines:

Satisfactory - The sink and drain pipes appear to be in good condition, with no visible leaks present on the day of this inspection.

### Food Waste Disposal:

**Attention Needed** - The electrical cable providing power to the disposal unit is a lamp cord, not a generally accepted material for wiring this type of device. Contact an electrician to modify this installation as necessary before closing, for home safety. Disposal units are not advised for use in homes with septic systems, as they can cause premature clogging of the system, per our conversation.

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### Dishwasher:

The dishwasher was tested during the rinse and hold cycle only. It was functioning properly during this inspection. This dishwasher is a multi-cycle unit, but only the rinse and hold cycle was tested. This test is not meant to imply that the other cycles also work, nor that the dishwasher will clean dishes properly, only that the unit functioned in this one cycle. NOTE: You should test all appliances again before closing, to determine that they are still in good working condition.

### Range Hood:

Satisfactory - The range hood and exhaust fan in the microwave oven appeared to work correctly on one or both speeds. There is a filter installed, and it should be cleaned or replaced on a regular basis.

### Range/Oven Fuel Source:

Electric - There is a 240-volt hookup for an electric cooktop and/or oven.

### Range/Oven:

**Attention Needed** - The control knob for the bake/broil function is not properly fitted. It should be replaced prior to closing. The cooktop and oven(s) were in good working condition during this inspection. The timers and temperature settings were not tested and are not a part of this inspection. The unit was tested in a basic operating mode only. NOTE: You should test all appliances again before closing, to determine that they are still in good working condition.

### Microwave Oven:

**Attention Needed** - There is a wall mounted microwave oven. The unit was tested by heating a cup of water, and it was in working condition, however, the display is not functional. The unit should be repaired or replaced as necessary prior to closing.

### Refrigerator:

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold and frozen. The unit was in working condition during this inspection. The refrigerator is an older unit, and although it was functional, we recommend that you budget for its replacement.

### Comments:

**Attention Needed** - Several of the vinyl floor tiles are beginning to peel, and replacement is advised.

## BATHROOM(S)

### Bathroom(s):

#### Bathroom location(s)

Powder room, Hallway bathroom, Master bathroom.

#### Door(s) & Window(s):

Satisfactory - All doors and windows present are in good condition and are functioning as intended.

#### Walls & Ceilings:

Satisfactory - All of the walls and ceilings are in good condition overall, with no major defects on the day of this inspection.

#### Flooring:

Satisfactory - The flooring in the bathroom(s) is satisfactory.

#### Lighting:

The light fixture(s) in the bathroom(s) is in good working condition.

## Sample report 11-2014

### **Ventilation Fans:**

Satisfactory - There are exhaust fans installed in the bathrooms, and they are functional.

### **Ground Fault Circuit Interrupter (GFCI) Outlets:**

**Attention Needed** - There is a Ground Fault Circuit Interrupter outlet installed near the hallway bathroom sink(s). It failed to trip when tested, and this can be unsafe. It should be repaired or replaced by an electrician before closing. GFCI outlets should be installed in any "damp" location such as the bathrooms, kitchen, basement, garage, outdoors, etc. if they are not already present. Discuss this with an electrician. This type of outlet helps to save lives. They should be tested on a monthly basis, to verify that they are functional.

### **Vanity Cabinet:**

Satisfactory - The vanity cabinet(s) and countertop(s) in the bathroom(s) are satisfactory.

### **Sink, faucets, and Drain:**

**Attention Needed** - The drain pipe in the master bathroom needs attention. The tailpiece, trap, or drain pipe below the sink is corroded. This is an early warning of future failure. It is not currently leaking, but it should be replaced in the near future by a plumber.

### **Faucet(s) and Water supply piping:**

All of the faucets and water supply lines appear to be in satisfactory condition. There were no visible defects on the day of this inspection.

### **Toilet Condition**

Satisfactory - All toilets are functional.

### **Tub:**

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

### **Tub Faucets & Drain Stopper:**

Satisfactory - The tub faucets and tub stoppers are in good condition.

### **Shower/Shower Head and Mixing Valves:**

**Attention Needed** - The cold water faucet at the master bathroom shower is leaking and should be repaired. The shower diverter valve at the fill spout at the hallway bathtub/shower is not fully diverting water to the shower head when operated. It allows water to flow through the fill spout, reducing the pressure at the showerhead. It should be repaired or replaced by a plumber before closing.

### **Shower Pan:**

There are no visible leaks at the shower pan at this time.

### **Tub walls & Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

### **Tub/Shower Drain:**

Satisfactory - The tub/showers were draining properly during this inspection.



**Comment:**

**Attention Needed** - The ceiling heater fan in the master bathroom was very noisy, and it appears as if some of the plastic cover on the unit has melted. It should be replaced by a qualified contractor before closing.

## BASEMENT - FOUNDATION

### Foundation

**Type of Foundation:**

Basement and crawl space - Refers to a basement with foundation walls tall enough to have usable living space and a foundation wall - below some of the living areas in the home - that is not tall enough for usable living space. .

**Foundation Materials:**

Concrete or Cinder Blocks laid in horizontal, interlocking rows.

**Exterior Foundation Walls:**

Satisfactory - The exposed portions of the exterior foundation walls appear to be in good condition overall. Any visible cracks are minor, and we suggest that they be caulked or sealed with an exterior rated siliconized caulking, to prevent water or insect penetration.

**Drainage around the exterior foundation:**

Satisfactory - The drainage around the house foundation appears to be sloped properly, to allow surface rainwater to drain away from the house, not towards it.

### BASEMENT WALLS - INTERIOR

**Interior of Basement Finished Into Living Space:**

Almost all of the basement area has been finished, with wall and floor coverings, and a suspended ceiling. Only the readily visible components were inspected and are included in this report.

**Interior Foundation Walls:**

Most of the interior foundation walls were not visible for inspection due to wall coverings. The areas that were visible were in good condition overall, with no major defects present on the day of this inspection.

**Columns and Posts:**

There are steel columns installed in the basement, supporting the main beam(s). They were in good condition, where visible, at the time of this inspection.

**Main Beam:**

The main beam(s) is made of dimensional lumber which has been nailed or bolted together to create a built-up beam.

**Basement floor slab:**

A concrete slab has been poured between the foundation walls. It was in good condition overall, with only normal cracks noted. Carpeting prevented a complete inspection of the floor.

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### **Basement**

#### **Windows:**

There are basement level windows. The windows as installed appear to be in good condition. Bars should be removed before closing.

#### **Staircase**

#### **Condition:**

Satisfactory - The staircase to the basement level appears functional.

#### **Evidence of seepage into basement:**

No - There were no signs of dampness or seepage noted, on the day of this inspection, in the readily visible areas of the foundation walls or floor. This is not a guarantee or assurance that seepage will never occur.

#### **Evidence of Insect Infestation:**

There was no evidence of insect infestations in the readily visible and accessible areas of the basement on the day of this inspection. Signs of treatment for carpenter ants (dusting of insecticide powder) were noted around the perimeter of the basement, at the rim joist/sill plate areas. No signs of any active infestations or damage were readily visible. Check with the seller to determine why this treatment was necessary, who performed it and when, and if re-treatment is necessary.

#### **Sump Pump:**

None installed.

## **CRAWLSPACE**

#### **Crawlspace**

#### **Entrance:**

Satisfactory - The crawlspace entrance is adequately sized.

#### **Location of**

#### **Crawlspace**

#### **Entrance:**

The access hatch to the crawlspace is located in the basement.

#### **Crawlspace**

#### **Inspected By:**

The crawlspace was inspected from the access way only, due to stored items in this area. Only the areas that were readily visible are included in this report.

#### **Condition of foundation walls**

Satisfactory - The exposed portions of the foundation walls are in good condition overall, with no major defects.

#### **Evidence of Water Entry in the crawlspace Noted:**

There is evidence of past seepage through the foundation walls in the crawlspace area. The stains are all dry, indicating past water entry at some point in time. All gutters must be kept clear of debris, and all downspouts must have extensions installed to divert roof rainwater runoff well away from the foundation to reduce the chance of crawl space seepage.

#### **Crawlspace**

#### **Ventilation:**

Satisfactory - The ventilation in the crawlspace appears to be adequate.

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**Crawlspace Floor:**

Concrete.

**Vapor Barrier  
Installed:**

There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material - concrete.

## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning Unit(s)

**Brand /**

**Approximate age**

Brand - Ruud 3 years old.

**Type of system:**

Refrigerator/Split System. Electricity-powered.

**Unit Tested:**

NOTE: The air conditioning unit(s) was not tested as the overnight outdoor temperature was below 65 degrees and the unit can be damaged if operated. We can offer no information as to its operating condition. Check with the seller to determine if it was fully functional last season, and to obtain the repair history of the unit, if any. The average useful life of this type of system is about 15-20 years, with regular care and maintenance.

**Insulation Wrap on  
the Suction Line:**

The foam insulation on the coolant piping was intact and in good condition overall.

**Condenser Clear  
of Obstruction:**

Satisfactory.

**Condenser Cabinet  
Level:**

The unit is level. This is important for proper, efficient, operation.

**Service**

**Disconnect:**

Satisfactory - The electrical service disconnect breaker is located properly, within sight of the condensing coil cabinet.

**Condensate  
piping:**

The condensate drain pipe appears to be adequately installed. I suggest that an extension be installed at the end of this piping, so that it discharges further away from the house foundation.

**Comment:**

The air handler is located in the attic area. The filter is located behind an access panel at the hallway ceiling. It should be changed on a regular basis by a qualified contractor. I could not access the air handler without removal of a louvered hatch at the ceiling. This hatch was screwed to the ceiling and its removal is beyond the scope of this inspection. The unit should be made accessible for periodic inspections and maintenance.

### Heating Unit # 1:

**Heating System  
Location:**

Basement.

## Sample report 11-2014

### Heating System

#### Type:

A forced air furnace is installed as the primary source of heat.

#### Fuel Source:

The fuel source is fuel oil. A newer indoor storage tank was in very good condition.

#### Model/Serial Number/Size:

Brand - Carrier This unit is about 3 years old.

#### Flue Type:

The flue pipe is metal and it enters a masonry chimney.

#### Flue Condition:

**Attention Needed** - The flue pipe should be cleaned and fully inspected by a certified chimney sweep. There are soot deposits present in the visible section of the flue pipe.

#### Unit Tested:

Yes. The furnace was functional during this inspection.

**Attention Needed** - There is a condensate leak inside the furnace, and this should be repaired by a competent heating contractor prior to closing.

Be certain to obtain a copy of any municipal permit issued when the underground oil storage tank was removed, as we discussed.

#### Heat Exchanger Inspected Via:

The heat exchanger was inspected with the aid of a flashlight and mirror, and no cracks or voids were noted.

#### Draft Hoods/Draw:

Satisfactory - The furnace appears to be properly drafting up the chimney.

#### Blower Condition:

Satisfactory - The blower assembly appears to be performing properly.

#### Filter Type/Size:

A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.

#### Filter Condition:

The filter is clean and correctly installed. I suggest that the filter be changed or cleaned every 30 to 45 days for best performance..

#### Ducts Condition:

The ductwork appears to be properly installed and supported.

#### Duct Insulation in Unheated Spaces:

The air conditioning ductwork in the attic space was not readily visible for inspection.

#### Thermostat Location:

dining room.

#### Thermostat Condition:

The unit was fully functional.



# ELECTRICAL SYSTEMS

## Primary Power Source

**Service Voltage:**

The incoming electrical service to this structure is 120/240 volts.

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

## Main Power Panel and Circuitry

**Main Power  
Distribution Panel  
Location:**

Garage. New service was installed in July of 2001 per permit on panel.

**Main Power Panel  
Size:**

200 amps

**Service Cable to  
Panel Type:**

Aluminum.

**Is Panel  
Accessible:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Condition:**

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

**Main Panel Type:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker/Fuse to  
Wire Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

**Panel Cover  
Removed:**

Yes.

**Condition of  
Wiring in Panel:**

**Attention needed** - The main electric panel requires the attention of an electrician. The grounding and neutral conductors in the panel should NOT be secured under the same terminals screws or lugs at the bus bars. Each grounding conductor and each neutral conductor should be secured under its own set screw, per proper electrical safety requirements. A licensed electrician should be contacted before closing to modify the installation as necessary for home safety.

**Feeder and Circuit  
Wiring Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Some Bx or metallic sheathed cable is also present.

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**Circuit Wiring**

**Condition:**

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Ground Fault**

**Protected Outlets:**

**Attention needed** - At least one of the Ground Fault Circuit Interrupter protected outlet tested did not break the current flow or reset as required. Action is necessary to repair or replace the outlet in the hallway bathroom, as noted previously.

Ground Fault Circuit Interrupter outlets should be installed at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

**Main Service**

**Ground Verified:**

Yes - The main service ground wire was located by the inspector. The grounding conductor to the water service line was noted, and it is correctly connected to the street side of the main water line.

**Wire**

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

**Comments:**

There were no defects found in any of the randomly tested electrical components on the day of this inspection.

<b>LAUNDRY</b>
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**LAUNDRY**

**Location:**

First floor.

**Washer & Dryer**

A washer and dryer are installed. These units were not tested as a part of this inspection.

**Washer Hookup:**

There are connections installed at the wall for both hot and cold water.

**Dryer Hookup:**

Yes - There is a 220-volt outlet provided for an electric dryer.

**Dryer Ventilation:**

Satisfactory - The dryer ventilation as installed appears adequate. NOTE: We suggest that the plastic vent pipe be replaced with a metal, non-flammable duct, for home fire safety.

**Laundry Basin:**

Yes - There is a laundry sink installed.

**Attention Needed** - There is evidence of a leak in the drain pipe under the sink. It should be repaired by a plumber.

# PLUMBING SYSTEM

## Plumbing:

**Water Source:**

City/Municipal.

**Public Service  
Piping Material:**

The main service line to the structure is copper.

**Main Water Line  
Cutoff Location:**

Basement level wall.

**Interior Supply  
Piping Material:**

The interior supply piping in the structure is copper.

**Exterior Hose Bibs  
Functional:**

Satisfactory - The exterior hose bib(s) appeared to function normally.

**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Leaks in the  
Supply Piping  
Noted:**

No.

**Sewage Disposal  
Type:**

Septic System This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. A septic system specialist should be contacted before closing. There may be a "graywater" system as well. This should be determined by a septic system specialist before closing.

**Waste Line  
Materials**

The predominant waste line material is copper, with some plastic and cast iron materials present.

**Waste Piping  
Condition:**

The visible plumbing waste piping appears functional.

**Vent Piping  
Condition:**

The visible sections of the plumbing vent pipe are in good condition.

**Functional  
Drainage:**

Yes - Functional drainage has been verified. Water drained properly from a random sample of fixtures and drains.

**Location of Waste  
Line Cleanouts:**

Not visible. I believe that the clean out is behind a hatch in the paneling in the basement. It was blocked by shelving and was not readily accessible.

## Water Heater

## Sample report 11-2014

**Location:**

Basement.

**Tank Capacity:**

An indirect fired water tank is present. It is about 13 years old, and was functional on the day of this inspection. Water in this tank is heated by an energy efficient tankless unit installed in the boiler, as discussed.

**Exposed Water  
Heater Condition:**

Good - Rust free and clean.

**Water Piping  
Condition:**

Satisfactory - The incoming and outgoing piping is installed correctly.

**Temperature  
Controls:**

Satisfactory - The thermostat and temperature controls appear to function normally.

**Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater and a circulator pump.

**Temperature &  
Pressure Relief  
Valve:**

The temperature and pressure relief valve is correctly installed.

**Safety Overflow  
Pipe:**

Satisfactory - The overflow pipe is correctly installed.

# STRUCTURAL

**Structural:****Type of  
Construction:**

Frame.

**Exterior Siding  
Materials:**

Combination of: Brick veneer and wooden siding.

**Siding Condition:**

The siding is in good condition overall.

**Trim Condition:**

The trim is intact and in satisfactory condition.

**Soffit/Eaves:**

The soffit/eaves are in satisfactory condition.

**Fascia & Rake  
Boards:**

The fascia and rake boards are in good condition.

**Condition of  
Painted Surfaces:**

Portions of the exterior painted surfaces need to be repainted. The wooden cupola should be painted in the near future.

**Outside Entry  
Doors:**

Satisfactory - The outside entry doors are in satisfactory condition.

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**Windows Type:**

Wood framed, single pane glass.

**Window Condition:**

Satisfactory - The windows were tested at random. They were all in good condition.

**Storm Windows:**

Not evaluated.

**Exposed  
Floor/Ceiling  
Framing Location:**

Basement level ceiling.

**Exposed  
Floor/Ceiling  
Framing  
Condition:**

Satisfactory - The exposed portions of the floor framing / ceiling joist members are in satisfactory condition.

**Wall Covering  
Material:**

The wall covering material is sheetrock.

**Ceiling Covering  
Material:**

The ceiling covering material is sheetrock.

**Deck, Porch or Balcony:**

**There is a Wood  
Framed:**

Wood deck.

**Materials:**

I was unable to determine the type of wood used as it is painted/stained.

**Condition of Wood  
Materials:**

**Attention Needed** - The wood deck has deteriorated to the point that full replacement may be required. Wood rot has progressed to the point that replacement of many of the wooden components is needed. Railings are unsafe and do not comply with today's safety standards as there are no vertical balusters present. Get cost estimates for replacement of the deck prior to closing, as this work can be costly.

**GARAGE**

**Garage**

**Garage Type**

The garage is attached.

**Size of Garage:**

Two car garage.

**Number of  
Overhead Doors**

There are two overhead doors.

**Overhead Door  
and Hardware  
Condition:**

Satisfactory - The overhead doors are in satisfactory condition, and are functional. There is a safety wire installed in each spring, that will prevent the springs from swinging free should they fail. This prevents damage or injury.

## Sample report 11-2014

### **Automatic Overhead Door Opener:**

The overhead door openers functioned appropriately.

### **Safety Reverse Switch on the Automatic Opener:**

Yes - There is an electronic beam safety reverse system installed at one unit, and the other reverses when it meets resistance while closing. They were both functional.

### **Floor Condition:**

The garage floor is in satisfactory condition. Due to stored items on the garage floor, and two autos inside the garage, I was unable to determine the condition of the portions of the floor that are not visible.

### **Garage Walls Condition:**

The walls and ceiling are in good condition. There is some minor cracking in the sheetrock, but this is generally due to slight settlement or shrinkage. Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.

### **Fire Rated Entry Door to Structure:**

Yes - There is a fire rated door separating the garage from the living areas of the house. We suggest that a hinge be installed that automatically closes the door, for fire safety.

### **Garage Foundation:**

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

### **Garage Roof Condition:**

Attached to the house. Same condition as main house roof.

### **Comment:**

I could not access the attic above the garage, as the pull down stairs could not be opened due to the automobiles in the garage. This area should be evaluated before closing by a qualified person, to search for any concealed defects.

**END OF REPORT.**