

# Brookfield Home Inspections

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## Home Inspection Report

999 Any Street, AnyTown NJ 07000

Prepared For: John Sample  
Inspection Date: 1/1/2024

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## INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, we are available for any questions you may have, even after you have closed your transaction and are in your new home.

Properties do not "Pass" or "Fail" an inspection. This report focuses on safety and function only and is intended to provide you with additional information regarding the property. The report is based on a non-invasive inspection of the visible and accessible portions of the property and systems on the day of the inspection. Elements of the inspection may be limited by vegetation and owner's possessions, amongst others. This report identifies specific non-code, non-cosmetic concerns that in the inspector's opinion need further investigation or repair to ensure adequate safety or functional performance. It must be emphasized that Home Inspectors are generalists, not specialists. That is why the report may recommend further consultation with a qualified professional as needed. There is no one right way to build a house or install a system in a house. Similarly, the observations in this report are the opinions of the home inspector and may differ from those of other inspectors and contractors. You are encouraged to seek opinions from other professionals. Note that the report includes only deficiencies – we do not include everything that was inspected in the interest of a readable and useful report. If no visible deficiencies were noted for an item during the inspection, then the item is not included. Rest assured that the inspection was carried out in accordance with NJ and NACHI standards of practice.

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. 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. It is also not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. 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. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and wide variations are to be expected between such estimates and actual experience.

The Summary is not the entire report. The report includes important information so please read the complete report.

The inspection is performed in compliance with the Standards of Practice mandated in the NJ Administrative Code ([click here for further information](#)) as well as with those mandated by NACHI ([click here for further information](#)) where not in conflict with the NJ Standards. Any general comments about any out of scope systems and conditions are informational only and do not represent an inspection. The entire Inspection Report, the NJ Standards of Practice, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

All items called out in this report should be further evaluated and/or repaired by appropriately qualified and licensed specialists as necessary before the closure of your due diligence period.

Houses built prior to 1978 are likely to contain lead paint. Houses built or repaired prior to the 1980's may contain asbestos. Regulations were introduced starting in 1976 that limited the use of asbestos in building products. It was commonly used in ceiling and floor tiles, in insulation, in fiber cement products used in roofing and siding, and in textured paint and patching compounds, amongst others. The presence of lead paint or asbestos in this structure cannot be evaluated without specialist testing. If the house or any portion of the house was constructed/repared prior to the above dates it is recommended to have the home tested for lead paint and/or asbestos by a licensed specialist prior to closing or undertaking significant repairs.

Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

**A note on orientation:** Throughout this report you will see references to the locations of various inspected rooms. All references to orientation - Front/Rear; Left Hand Side (LHS)/ Right Hand Side(RHS) - are as if viewing the home from the street / looking at the front door. Front is the side facing the street.

For words highlighted in **yellow**, hover your mouse over the term for a definition. There is also a glossary at the end of the report.

Sincerely,



Martin Slon, BSEng(Civil)

NJ Home Inspector Lic. #, GI2266 | Radon Cert. #, MET14461



## LIMITATIONS

This report is intended only as a general guide to help the client make their 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 client should not expect the Inspector to see and report on items that were not visible to the Inspector at the time of the inspection. 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 linked to in this report and is also 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 home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

Security systems are NOT evaluated as part of a home inspection. Obtain all information from owner on use and specific codes for operation. Communication, entertainment and other low voltage wiring is NOT evaluated as part of a home inspection. Review operation of all such wiring with the owner PRIOR to closing.

Smoke/fire/carbon monoxide detectors are not part of this home inspection. The functionality of power sources for and placement of smoke/fire/carbon monoxide detectors is not part of this inspection. Upon taking occupancy, proper operating and placement of smoke/fire/carbon monoxide detectors should be verified and batteries should be maintained appropriately. You should install battery operated or hardwired smoke/fire/carbon monoxide detectors in all recommended locations.

Inspectors do not enter any areas which, in the Inspector's opinion, pose a personal safety hazard. This is completely at the Inspector's discretion.

Conditions which may limit or prevent access include but are not limited to any of the following:

- Entrance hatches with less than 24 inches of vertical clearance and 30 inches of horizontal clearance
- Areas with less than 36 inches of headroom.
- Unsafe access conditions
- Construction debris, trash & stored items
- Excessive moisture
- Hazardous electrical conditions
- Unsafe structural conditions
- Suspected biological or chemical contamination of the crawlspace.
- Presence of pests of any kind

We certify that we 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.

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# Report Summary

This summary is intended to emphasize conditions that might significantly affect your purchase consideration; that represent a safety hazard, that might require significant expense, or that require further investigation before closing. It is not a complete list of home system deficiencies. Because opinions about what is, and what is not, important vary with individual perception, you should be sure to read the entire report.

On this page you will find, in **RED**, a summary of the **MAJOR** concerns of the inspection, as they relate to Safety and/or Function. Examples could include bare electrical wires, an ungrounded outlet, active leaks or a potential structural stability issue. These items are considered by the Inspector to be the items with the highest priority for repair, remediation or further investigation by an expert. We do not take a position on whether items should be repaired by the seller or the buyer, and the timeframe in which repairs should be carried out unless otherwise indicated. Inspectors are NOT specialists. We are generalists. It is **STRONGLY** recommended that you seek the opinions of your realtor, legal advisor and/or appropriate qualified professionals to evaluate the significance of each item called out in this summary in particular (and the report in general) **BEFORE** closure of your due diligence period.

We further recommend that you consider reviewing any permits issued by the local authority for major upgrades or repairs and any certificate(s) of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done, with or without a permit, and latent defects could exist.

A complete list of Inspection items and observations is included in the body of the report, including all issues and normal maintenance items. Summary items will also be shown in **RED** in the relevant report section for clarity. Please be sure to read your entire report!

## General Summary

### Outside

Page 11 Item: 7	Deck	<ul style="list-style-type: none"> <li>The deck was attached to the home by a ledger fastened to the exterior walls. The method for attaching the deck to the home did not appear to be consistent with standard building practice as the exterior siding was left in place at the ledger. This means that the nail/screw penetration into the home structure is reduced and may not provide adequate holding strength. This applies to the LHS and the side portion. The rest of the deck is supported on piers. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to gain an idea of options and costs for any required correction.</li> </ul>
Page 12 Item: 8	Deck Stairs and rail	<ul style="list-style-type: none"> <li>Connections between the stair stringers (structural members which support the treads) and the treads/risers appeared to be inadequate at one or more points at this staircase. The Inspector recommends that you consult with a qualified professional before the end of your due diligence period for repair options and costs.</li> </ul>
<b>Basement</b>		
Page 17 Item: 1	Basement Stairs	<ul style="list-style-type: none"> <li>Missing guardrails observed on the basement side of the stairs. This is a Safety Concern. Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.</li> </ul>

Attic		
Page 23 Item: 3	Insulation Condition	<ul style="list-style-type: none"> <li>• Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. This is especially true above the first floor ceiling. The US DOE recommends R49 insulation (approx 16" deep) in attics in our region. To improve comfort levels and reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. Consult with a qualified insulation contractor.</li> </ul>
Roof		
Page 25 Item: 2	Flashing	<ul style="list-style-type: none"> <li>• The <b>vent boot</b> at a roof plumbing vent pipe <b>flashing</b> was cracked/damaged and may allow moisture intrusion of the roof assembly. If left unattended the condition can be expected to worsen which may lead to wood rot, mold and ultimately structural damage. The Inspector recommends replacement by a qualified roofing contractor.</li> </ul>
Living Areas		
Page 29 Item: 2	Fireplace	<ul style="list-style-type: none"> <li>• Gaps were visible at the edges of the smoke chamber (space above the damper and before the flue) the of the fireplace. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space which is a safety issue The Inspector recommends review and repair by a qualified contractor.</li> </ul>
Bathroom 1		
Page 31 Item: 3	Windows and Doors	<ul style="list-style-type: none"> <li>• The bottom sash of at least one window in this room would not stay in place when the window was raised. This prevents normal functioning of the window and could represent a safety issue if the sash falls on someone while operating the window. The Inspector recommends repair by a qualified contractor.</li> </ul>
Attached Garage		
Page 34 Item: 2	Access Door	<ul style="list-style-type: none"> <li>• The door between the garage and the home living space did not have operable self-closing hinges as is required by modern generally-accepted current safety standards. This presents a potential safety hazard. Recommend engaging a qualified professional to upgrade as necessary.</li> </ul>
Page 35 Item: 3	Walls/ceilings/floor	<ul style="list-style-type: none"> <li>• The wall/ceiling separating the garage from the home living space did not meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a garage fire for a certain length of time in order to give the home's occupants adequate time to escape. This requires a continuous sheetrock covering of 1/2" on walls next to habitable spaces and 5/8" on ceilings beneath habitable spaces. The Inspector recommends correction by a qualified contractor.</li> </ul>
Page 35 Item: 5	Ducts	<ul style="list-style-type: none"> <li>• Heat ducts are wrapped with materials consistent with that containing asbestos which is a know cancer causing material. If in good condition and left undisturbed this material causes no need for alarm. It is noted that there is at least one area that is exposed and/or in disrepair. Proper handling and abatement by Qualified contractors is recommended if repairs or upgrades are performed. We recommend you have the insulation reviewed by a qualified contractor before the end of your due diligence period to fully</li> </ul>

understand your options and the associated costs.

## Electrical Summary

### Outside

Page 10 Item: 3	Exterior outlets and lights	<ul style="list-style-type: none"> <li>Multiple <b>GFCI</b> receptacles exhibited incorrect wiring which is a potential safety issue and should be corrected by a qualified electrical contractor.</li> </ul>
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### Electrical

Page 16 Item: 2	Breakers	<ul style="list-style-type: none"> <li>One or more breaker exhibited corrosion. These breaker(s) may represent a safety issue and should be evaluated for safety and replaced as necessary by a qualified electrical contractor.</li> </ul>
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Page 17 Item: 3	Wiring	<ul style="list-style-type: none"> <li>Branch wiring visible inside the service panel MAY contain solid aluminum wiring which was commonly used in the 60's and 70's. Aluminum wiring correctly installed and maintained is acceptable, however, neglected aluminum wiring connections are a potential fire hazard. The Inspector recommends that you have the entire electrical system evaluated- and any necessary maintenance or corrections performed - by a qualified electrical contractor.</li> </ul>
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### Basement

Page 20 Item: 9	Laundry Area	<ul style="list-style-type: none"> <li>No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the laundry area at the time of inspection. Although GFCI protection may not have been required at the time the home was built, generally accepted modern building practices require that electrical receptacles located within 6ft of a sink/water source be provided with GFCI protection in good working order to avoid potential electric shock or electrocution hazards. Recommend that the outlet be upgraded to GFCI by a qualified electrical contractor. This can be achieved relatively inexpensively by replacing the receptacle with a GFCI receptacle.</li> </ul>
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### Living Areas

Page 30 Item: 3	AC and Heat	<ul style="list-style-type: none"> <li>One or more electric baseboard heater in the family room failed to provide heat upon demand. The Inspector recommends this is reviewed by an electrician before the end of your due diligence period.</li> </ul>
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### Bathroom 2

Page 32 Item: 2	Electrical	<ul style="list-style-type: none"> <li>The lighting for this bathroom is on the same circuit and when the GFCI trips, the room goes dark. This is not safe and is likely not code compliant. Check with a qualified professional if this is code compliant, and correct as necessary.</li> <li>The ground fault circuit interrupter (GFCI) electrical receptacle could not be tripped using the test button. The Inspector recommends receptacle repair or replacement as needed by a qualified electrical contractor.</li> </ul>
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Plumbing Summary

Basement

Page 20 Item: 9

Laundry Area

- The sink plumbing was leaking at the time of inspection. Engage a qualified professional to repair/replace as necessary.



# Inspection Details

## 1. Attendance

Client present, Buyer Agent present

## 2. Home Type

Two Storey, Detached, Single Family Home

## 3. Occupancy

Occupied - Furnished

## 4. Weather

This home inspection was broken into three parts:

Part 1 occurred on 2/17. The inside was inspected. It had snowed on 2/16. The weather was clear and cold (<40 deg) and the house and ground were snow covered.

Part 2 occurred on 2/19. The exterior was inspected. The weather was clear and cold (<40 deg) and the ground was partially snow covered.

Part 3 occurred on 2/20. The roof was inspected. The weather was clear and cold (<40 deg) and the roof was partially snow covered.

## 5. Age

Approx 60-79 years

# Outside

Inspection of the property grounds focuses on: adequate control of drainage and vegetation to protect the lower building envelope; adequacy and/or safety of exterior plumbing and electrical; and structural integrity of retaining walls adjacent to or directly impacting the house, and walks, driveways, patios and decks. The Home Inspection does not include inspection of landscape irrigation systems, fencing, swimming pools/spas, decorative or low-voltage lighting, water features and any ancillary structures or buildings other than a detached garage. The Inspector cannot determine drainage performance of the site in general or the condition of any underground piping. 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.

Inspection of the home exterior typically includes the exterior of the home; openings in that layer and exterior chimneys. This includes foundation, wall covering/siding, soffits and fascias, and door and window exteriors. This inspection is not intended to address or include any geological conditions or site stability information. Cracks in hard surfaces can imply the presence of soil conditions that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. We also do not generally 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.

## 1. Driveway, Walkways, Patio

Materials: Asphalt driveway, Block/Paver walk, Concrete sidewalk

- The sidewalk has potential tripping hazard(s). This is where an abrupt change of 1" or more in the height of the surface is seen, or local deterioration and discontinuities are present. Recommend repair by a qualified professional.
- It was noted the surface of the driveway has areas that are settled and areas of generalized cracks . Recommend to have these areas repaired by a qualified professional to prevent further deterioration.

## Outside (continued)



Trip Hazard



Local deterioration



Local deterioration

### 2. Site, vegetation, drainage

- Downspout(s) connect to an underground drain system. The inspector cannot determine the functionality of the underground drain and responsibility for this is disclaimed.
- One or more downspouts/leaders drained too close to the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above and can introduce water into the basement. Runoff water diverters should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these be corrected to improve drainage near the foundation.
- The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should ideally be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourages rot and the growth of microbes such as mold fungi. The Inspector recommends re-grading around the home perimeter to provide increased clearance from grade.
- Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.



Underground drainage



Discharge too close to foundation



Poor foundation clearance

## Outside (continued)



Vegetation on walls

### 3. Exterior outlets and lights

- It is noted that there is landscape and/or low voltage lighting. This is not included in a standard home inspection and is disclaimed. It is recommended that you have a licensed electrician inspect all the landscape lighting and perform any necessary repairs.
- Multiple **GFC** receptacles exhibited incorrect wiring which is a potential safety issue and should be corrected by a qualified electrical contractor.



Incorrectly wired



Incorrectly wired



Incorrectly wired



Low voltage light board

### 4. Plumbing

- One or more exterior faucets was inoperable. This is likely because of winterization. Confirm operation before closing.

### 5. Entry Ways

- Localized cracks/deterioration are noted at the front landing. These should be repaired by a qualified professional using appropriate material to avoid continued damage from freezing moisture.
- The door and/or it's seal is damaged at the rear deck door. This may have been caused by a dog. It

## Outside (continued)

appears to be functional at the time of the inspection. This should be repaired to prevent further damage and the loss of weatherproofing. Recommend engaging a qualified professional for repair as needed.



Cracking



Damage

### 6. Exterior Building Elements

Observations:

- Vinyl siding/shingles is/are the predominant type.
- Vertical cracks observed at foundation. No deflection of wall was visible at time of inspection. All buildings settle with minor wall and foundation cracking visible likely at some point. Recommend monitoring cracks for any changes, and having a qualified professional evaluate further should the cracks enlarge beyond their current size.



Cracking

### 7. Deck

- The piers were embedded in the concrete footings which had all cracked. This will trap moisture against the timber leading to rot. Probing did not reveal any rot at the time of the inspection..All pads/footings should be repaired by a qualified professional.
- The deck **ledger board** was attached to the home with nails only. This may have been standard practice when the deck was built, but modern practice for attachment of the deck to the home structure is with ½-inch lag screws. While no failure was seen at the time of the inspection, the Inspector recommends having the installation reviewed by a qualified professional and repaired as necessary.
- **The deck was attached to the home by a ledger fastened to the exterior walls. The method for attaching the deck to the home did not appear to be consistent with standard building practice as the exterior siding was left in place at the ledger. This means that the nail/screw penetration into the home structure is reduced and may not provide adequate holding strength. This applies to the LHS and the side portion. The rest of the deck is supported on piers. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to gain an idea of options and costs for any required correction.**



## Outside (continued)



Ledger board over siding



Cracked footing

### 8. Deck Stairs and rail

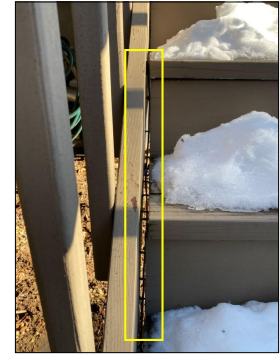
- The handrail did not comply with generally-accepted current safety standards mandating a "graspable" handrail. Consider having the handrail altered or replaced to make it compliant with modern safety standards.
- Deck guardrail assembly was loose at the RHS, posing a potential safety hazard, and should be made secure by a qualified contractor.
- **Connections between the stair stringers (structural members which support the treads) and the treads/risers appeared to be inadequate at one or more points at this staircase. The Inspector recommends that you consult with a qualified professional before the end of your due diligence period for repair options and costs.**



Non graspable handrail



Loose



Failing stairs

## Heat/AC

Inspection of the HVAC system is limited to evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. The home inspection does not include any type of HVAC system warranty or guarantee and does not assess the adequacy of the system. Inspection of HVAC systems typically includes: confirmation of response to the thermostat and burner and heat exchanger operation; cabinet condition; fuel supply condition; combustion air delivery and exhaust venting; air distribution components; evaporators; condensate systems; limit switches and other safety features. Where AC is present the exterior compressor unit inspection includes a visual inspection of the housing, fan and mounting; refrigerant lines; electrical disconnect; basic operation and condensate discharge. The inspector will test the heating and air conditioning using the thermostat. AC will not be tested when the outdoor temperature has not been 65 deg or more for a few days.

### 1. Furnace/blower Condition

Location: The furnace is located in the basement

Type: Gas fired forced hot air. • The home has a split system.

Observations:

## Heat/AC (continued)

- The furnace was manufactured in 2008 Typical life expectancy for a high efficiency furnace is 15-20 years. Lifespan will vary based on the manufacturer, type, usage, maintenance and environmental conditions.
- The furnace/blower had visible corrosion that may be caused by improper handling of condensation. The Inspector recommends service by a qualified heating, ventilation and air-conditioning (HVAC) contractor.
- The presence of a whole house humidifier is noted. Inspection of a humidifier is beyond the scope of a Home Inspection. As a courtesy it is noted that these require regular maintenance every 2-3 months and will depend on humidifier usage, water hardness etc. It is further noted that there is evidence of water leakage at the unit. We recommend having this evaluated by a qualified HVAC contractor, who can also provide specific repair and maintenance advice.
- Heating/cooling systems need regular maintenance to work optimally. We recommend that you contract with a qualified and reputable service company to service your system at least annually. This will also provide an opportunity for you to become educated on any required maintenance needed for the system.



Humidifier



Humidifier leakage



Localized corrosion

### 2. Shutoffs



Gas and Electric Shutoff

### 3. Filters

Location: Located inside air handler cabinet.

- The air filter is installed correctly and is in reasonable condition: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance. It is recommended to have the system maintained regularly.

## Heat/AC (continued)



Filter Location



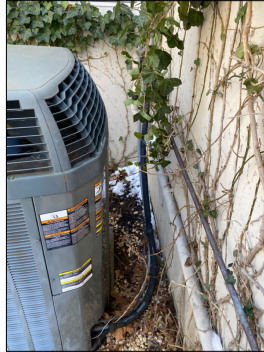
Filter

### 4. AC Compressor Condition

Fuel Type: Electric

Location: The compressor is located on the exterior grounds. RHS

- NOTE: Unit(s) not tested in the cooling mode. See Limitations.
- The compressor was manufactured in 2008. Typical life expectancy for a compressor unit is 8-15 years and will vary based on manufacturer, usage, maintenance and environmental conditions.
- The compressor was very close to vegetation. Heat dissipation will be impaired by the presence of vegetation. Additionally, the vegetation will accelerate deterioration and corrosion. Recommend that vegetation is cut back and maintained as such and that a HVAC professional check the air conditioning unit at the start of each cooling season to maximize its useful life.



Vegetation

### 5. Refrigerant Lines

- The insulation is missing or damaged at exterior refrigerant line. Recommend repair/replacement by a qualified professional, perhaps as part of an annual maintenance contract.



Damaged/missing insulation

# Heat/AC (continued)

## 6. Thermostat

- Location: hall



Location: hall

## Water Heater

The water heater type, condition and operation will be inspected. Water heaters are typically sealed units, so the main determinants of performance are visual exterior condition and age. Water heaters should be expected to last for about the length of the warranty, even though many operate adequately for years past the warranty date. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

### 1. Water Heater Age and Condition

Fuel type and Capacity: Gas • 50 gallons

Location: The heater is located in the basement.

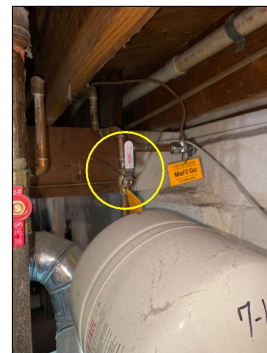
Observations:

- The date of manufacture for this water heater is 2011. The typical life expectancy of a water heater is 8-12 years, though it is impossible to predict the life expectancy of a specific water heater.

### 2. Emergency Shutoffs



Gas Shutoff



Water Shutoff

### 3. Plumbing

Materials: Copper

### 4. Venting

Observations:



## Water Heater (continued)

- The exhaust vent joint at the chimney shows signs of deterioration. This is a potentially hazardous condition if left unattended and that may allow toxic products of combustion (such as carbon monoxide) to enter the living space. The Inspector recommends repair by a qualified professional as part of your first annual boiler maintenance.



Junction deterioration



Junction deterioration

## Electrical

Full inspection of home electrical systems lies beyond the scope of the Home Inspection. The Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be identified for evaluation by a qualified electrical contractor. Inspection of the home electrical system typically includes the following: service drop and meter; service panels; grounding and bonding, over current protection, visible branch wiring and receptacles, switches and lighting.

### 1. Panel

Location: Basement, LHS, front.

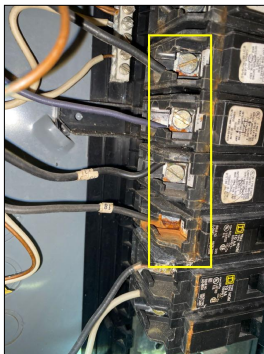
Service: 200 amp

- Electrical circuits employ circuit breakers as over current protection devices.
- Distribution panels must be connected to earth. The inspector was unable to verify the adequacy of this connection and disclaims this item of the inspection.

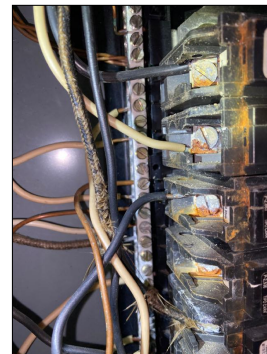
### 2. Breakers

Breakers off: 0

- One or more breakers in the service panel were not wired to a circuit.
- **One or more breaker exhibited corrosion. These breaker(s) may represent a safety issue and should be evaluated for safety and replaced as necessary by a qualified electrical contractor.**



Corrosion



Corrosion

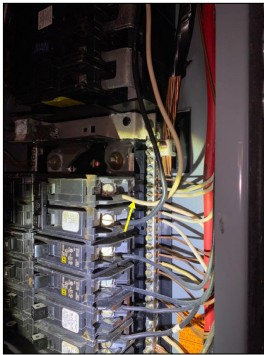
# Electrical (continued)

## 3. Wiring

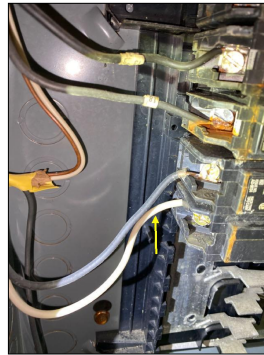
Materials: Copper non-metallic sheathed cable noted. Also referred to as NM or Romex.

Copper armored cable noted. Also referred to as AC or BX.

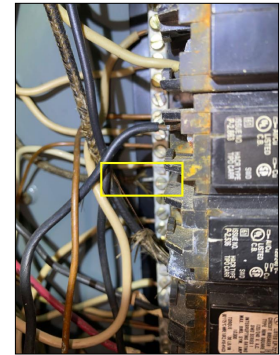
- In the service panel, conductor(s) with white insulation (usually neutral) were being used as ungrounded (hot) conductors, but were not marked as such. This is a potential electric shock/electrocution hazard and should be corrected by a qualified electrical contractor.
- In the service panel, two wires were terminated under a screw designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.
- **Branch wiring visible inside the service panel MAY contain solid aluminum wiring which was commonly used in the 60's and 70's. Aluminum wiring correctly installed and maintained is acceptable, however, neglected aluminum wiring connections are a potential fire hazard. The Inspector recommends that you have the entire electrical system evaluated- and any necessary maintenance or corrections performed - by a qualified electrical contractor.**



Unmarked 'hot' wiring



Unmarked 'hot' wiring



Solid Aluminum wire?

## Basement

Inspection of the basement includes the structural components such as foundations and walls; joists; beams and columns. The Inspector will also check for signs of water penetration, and the presence of any drainage systems. Note that almost every basement will leak at some point in its lifespan and therefore the Inspector cannot state that any basement does not leak. Other elements include insulation, plumbing and waste installations and visible electrical wiring and outlets. Inspection is limited to visible components only. The home waste connection to the public sewer is not part of a home inspection and you should consider engaging a qualified inspector to inspect this important infrastructure. The Inspector will 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.

### 1. Basement Stairs

- Handrails missing or deficient on access stairs. According to modern building standards, the triangular opening at a guard at the open side of a stair formed by the riser, tread, and bottom rail of a guard must not allow a sphere 6 inches in diameter to pass through it. Recommend installation of new handrail by qualified contractor.
- **Missing guardrails observed on the basement side of the stairs. This is a Safety Concern. Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.**

## Basement (continued)



Missing safety/handrail

### 2. Plumbing

- The visible water pipes were Copper
- Water shutoff is located at the Front, middle
- The main water supply pipe material is Copper
- The visible DWV (waste) pipes are made of PVC, Cast Iron



Main water shutoff

### 3. Main Gas Valve Condition

Location: Basement front

- All gas appliances should have cut-off valves in line at each unit. The presence of shutoff valves to every appliance is not confirmed nor are shutoff valves tested during the inspection.



Gas shutoff

### 4. Floor and walls

- Some areas were not visible and therefore could not be inspected due to occupants items. This is mainly walls and floor areas. There is the potential for damage that is not visible to the inspector. Be sure to check all areas carefully prior to closing and during the walkthrough.
- Foundation walls exhibited minor paint lifting and/or staining and/or efflorescence that appeared to be

## Basement (continued)

from moisture intrusion from the home exterior. This was seen mainly on the front of the home, consistent with the slope outdoors. This condition should be monitored to avoid continuing deterioration. The affected walls appeared to be structurally sound at the time of the inspection.

- A crack was observed at the basement floor in one or more place. The crack(s) was narrow and not displaced at the time of the inspection. No water ingress could be attributed to the crack. Monitor over time and if conditions change, consult with a qualified professional.
- Concrete Masonry Unit (CMU) foundation walls had vertical cracking visible in front RHS corner. These kinds of cracks are often associated with footing settlement. Crack(s) should be monitored over time and if cracking continues, the Inspector recommends that you contact a qualified professional to discuss options and costs for stabilization.



Crack



Crack



Water / efflorescence



Water staining / efflorescence



Water staining / efflorescence

### 5. Windows

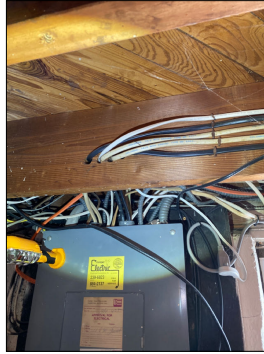
- Vinyl slider windows are present in the basement.
- The Inspector observed newer windows in this area.

### 6. Framing and Subfloor

- Dimensional lumber joists were supported on a Dimensional Lumber main beam.
- A support beam providing intermediate bearing for the floor structure had been drilled in an improper manner. General good practice is that holes should not be within 2 inches of the top or bottom edge or another hole or notch. The observed manner of drilling may affect its structural integrity to an excessive degree. At the time of the inspection, there was no evidence that the joist had been adversely affected, but you may consider getting a further opinion from a qualified professional.



## Basement (continued)



Improper drilling/notching

### 7. Columns and Piers

- The floor beams/joists are supported on foundation walls, and columns or piers made of Steel.

### 8. Insulation

- There was no insulation observed at the rim joist. Recommend that you monitor comfort and draft levels during heating season and consider improving insulation if needed to promote proper insulation and increased efficiency of home.

### 9. Laundry Area

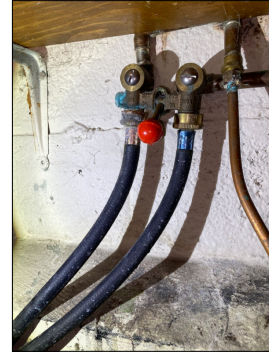
#### Observations:

- Materials covered with a substance resembling mold were noted in the area of the plumbing leak. Mold can only be positively identified through sampling and analysis by qualified personnel. This condition indicates moisture intrusion. Expanding mold colonies can cause mold spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage mold growth can also cause structural damage from wood decay. Mold on dry materials will not produce spores and are not a health threat. This area should be thoroughly cleaned after the plumbing leak has been corrected.
- A dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and regularly in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.
- The sink plumbing was leaking at the time of inspection. Engage a qualified professional to repair/replace as necessary.
- No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the laundry area at the time of inspection. Although GFCI protection may not have been required at the time the home was built, generally accepted modern building practices require that electrical receptacles located within 6ft of a sink/water source be provided with GFCI protection in good working order to avoid potential electric shock or electrocution hazards. Recommend that the outlet be upgraded to GFCI by a qualified electrical contractor. This can be achieved relatively inexpensively by replacing the receptacle with a GFCI receptacle.

## Basement (continued)



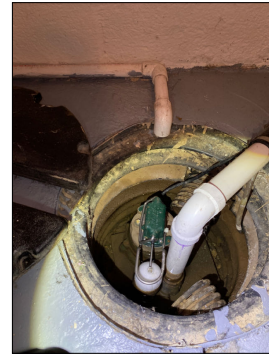
Non-GFCI



Plumbing leak

### 10. Sump Pump

- The sump pump responded to the controls at the time of the inspection. It was not determined if the sump pump outlet was a dedicated outlet. Modern building standards call for the power supply to be a dedicated line/outlet to prevent other equipment from inadvertently tripping the breaker/GFCI rendering the sump pump inoperative in an emergency. As a non-operational sump pump could result in basement flooding, we recommend that once you take ownership of the house, you test the sump pump at regular intervals. This is done by manually raising the float. Additionally, we recommend that you consider having a backup sump pump on the premises for use in an emergency.
- Sump discharges through exterior wall. Typically, water must be discharged at least 20 feet from the building. Recommend review of current plumbing configuration to ensure operable drainage and conformance with local building regulations. Sump pump drainage/discharge is beyond the scope of a home inspection and is disclaimed.
- The pit had water in the bottom and french drain(s) were observed.
- The sump pit is covered, but installed piping prevents a proper fit. This represents a potential safety hazard. Recommend correcting the cover.



### 11. Exterior Access

Access from garage

## Exterior Basement

### 1. Floor and walls

- Large areas were not visible and therefore could not be inspected due to occupants items. This is mainly walls and floor areas. There is the potential for damage that is not visible to the inspector. Be sure to check all areas carefully prior to closing and during the walkthrough.
- Concrete Masonry Unit (CMU) foundation walls had minor vertical cracking visible. These kinds of cracks are often associated with footing settlement. Crack(s) should be monitored over time and if cracking

## Exterior Basement (continued)

continues, the Inspector recommends that you contact a qualified professional to discuss options and costs for stabilization.

- Foundation walls exhibited minor efflorescence/staining that appeared to be from moisture intrusion from the home exterior. Moisture meter readings were normal at the time of the inspection. This condition should be monitored to avoid continuing deterioration. The affected walls appeared to be structurally sound at the time of the inspection.



Crack



Water staining / efflorescence

### 2. Windows

- Wood hopper windows are present in the basement.



Single pane wood

### 3. Framing and Subfloor

- Full view of basement structure (joist and subfloor) was not available due to finishes. Any such area is disclaimed.
- Dimensional lumber joists were supported on a Dimensional Lumber main beam.

### 4. Columns and Piers

- The floor beams/joists are supported on foundation walls, and columns or piers made of wood.
- The beam was supported mid-span by what appeared to be a temporary wood column, resting on a wood pad on the floor. No foundation pads were visible beneath the column supporting the beam. A foundation pad may have been installed as a thickened part of the floor slab, but is not visible. This condition would be acceptable. No cracks were noted at the foot of the column, and the beam appeared structurally sound at the time of the inspection. Monitor this area for stability.

### 5. Insulation

- Full view of foundation/basement insulation was not available due to finishes. Sheet insulation was noted, with fiberglass batts above. Any such area is disclaimed.

# Attic

Inspection of the attic typically includes visual examination the following elements: - framing and sheathing; chimneys and vents; ventilation; insulation; and the electrical, plumbing and HVAC components found in or passing through the attic.

## 1. Access

- Access at door at Bedroom#3 closet



Closet, Bedroom #3

## 2. Ventilation

- Soffit, Ridge, Gable end vents noted.
- Cathedral ceilings are noted. Confirming proper ventilation methods would have been possible only during original construction, before insulation were installed. The Inspector disclaims responsibility for confirming adequate roof structure insulation and ventilation.

## 3. Insulation Condition

Materials: Fiberglass batts noted. • Loose fill insulation noted.

Depth: Attic floor insulation depth averages 1 to 4 inches (where accessible). The Inspector recommends installing additional insulation to improve energy efficiency and comfort.

Observations:

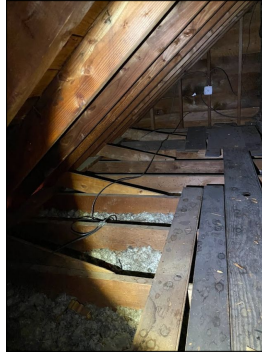
- Insulation installed in the attic had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. However, the poor condition of the backing may have made the above points moot. At the time of the inspection, the Inspector did not observe any problems which in the Inspector's experience could be directly related to this condition.
- The attic was missing insulation over localized areas. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.
- The attic access door was not insulated. The Inspector recommends insulating the attic door to reduce unwanted heat loss/gain.
- **Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. This is especially true above the first floor ceiling. The US DOE recommends R49 insulation (approx 16" deep) in attics in our region. To improve comfort levels and reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. Consult with a qualified insulation contractor.**



## Attic (continued)



Incorrectly installed insulation



Insufficient insulation



Missing insulation

## Roof

Because installation details are covered by the visible roofing material, the Home Inspection does not include confirmation of proper roof installation. Home Inspectors will identify common deficiencies and recognize conditions that require evaluation by a specialist. The inspector will inspect the roofing surface, roof drainage systems, flashing, skylights and exterior of chimneys, amongst others. The main focus is to ensure that the roof is performing adequately in keeping weather and wildlife out of the home. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply. Inspecting the roof of a residential building can be dangerous, so the Inspector will determine the safest way to do this, which may include observing from the ground, mounting the roof or utilizing a drone.

### 1. Roof Condition

**Inspection method:** The roof was inspected remotely using a drone with camera attached., The roof was fully or partially covered with snow (see photos) at the time of the inspection. All snow covered areas are disclaimed by the inspector.

**Materials:**

- The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

**Observations:**

- It is noted that this roof appears to not be a new roof. It is beyond the scope of a home inspector to date a roof or provide an estimate of remaining life. Consult with the town to examine building permits to precisely date the roof.



Overhead View

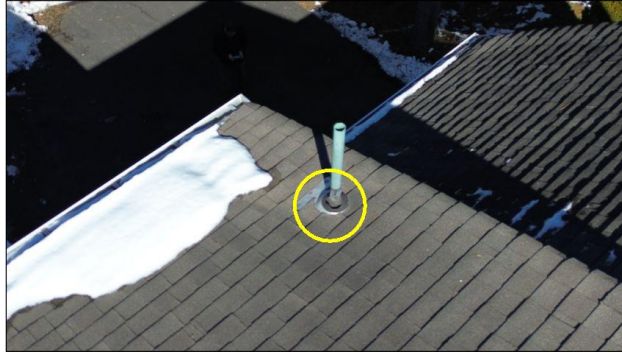


# Roof (continued)

## 2. Flashing

### Observations:

- The **vent boot** at a roof plumbing vent pipe **flashing** was cracked/damaged and may allow moisture intrusion of the roof assembly. If left unattended the condition can be expected to worsen which may lead to wood rot, mold and ultimately structural damage. The Inspector recommends replacement by a qualified roofing contractor.



Vent boot deterioration

## 3. Chimney

### Observations:

- Two masonry chimneys were noted.
- The chimneys had a mastic flashing. Mastic is susceptible to weather degradation and this should be viewed as a maintenance item to be checked and reapplied as necessary approximately every 10 years.
- Moderate cracking visible in the chimney cap should be filled with an appropriate sealant to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified contractor.



Crown/cap

## 4. Gutters

### Observations:

- Downspouts missing or too short between upper and lower roof. This can lead to staining and accelerated deterioration of the drainage path below the upper gutter discharge. Recommend installation of extenders by qualified professional.

## Roof (continued)



Discharge point

## Kitchen

Inspection of kitchens includes the building finishes, electrical and plumbing, counters and cabinetry and certain appliances. The cooktop, oven(s), vent fans, dishwasher and disposal will be operated to determine that they are operational. Portable microwaves are specifically excluded. **Note:** Appliances are operated at the discretion of the Inspector.

### 1. Electrical

Observations:

- The inspector was unable to determine what device is controlled by the switches pictured. Confirm with seller or have the circuit reviewed by a qualified electrician.



Unknown control



Unknown control

### 2. Sink and plumbing

- A water filter is noted. This is beyond the scope of a home inspection and was not tested. Filters typically need cartridge changes at regular intervals to be effective. Familiarize yourself with the water filter manufacturer instructions and follow recommendations.

## Kitchen (continued)



Water Filter

### 3. Finishes

#### Observations:

- Floor shows area(s) of localized damage. Suggest further evaluation and presentation of options by a qualified professional within the inspection contingency period.
- Sealant where the counter meets the wall was old and had sections of missing/damaged caulk which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor.
- The cabinetry is older and in a condition commensurate with its age. At the time of the inspection, cabinetry was functional.



Local damage



Caulking failure

### 4. General Observations

- The following appliances were present and tested: Dishwasher, Vent, Stove, Cooking light, . They responded to their operating controls at the time of the inspection unless noted otherwise.

## Living Space - General

Inspection of the interior areas includes: wall, floor and ceiling coverings and surfaces and trim components; doors and windows; electrical switches, receptacles; light fixtures and ceiling and whole-house fans. The presence of smoke alarms is also noted. Representative numbers of windows/outlets etc are tested. The inspector will comment on these in the 'Interiors - General' section and will only call out exceptions where noted in the specific living and bedroom areas. Personal items in the home may prevent the inspector from viewing/testing all areas/items, as the inspector does not move personal items. Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

# Living Space - General (continued)

## 1. Windows/Floors/Finishes

Walls and Ceilings: Drywall

Floors: Hardwood/Solid Wood, Carpet

Windows:

- Wood double hung windows are the predominant type unless otherwise noted.
- One or more windows was missing a screen or had failed screens. Confirm presence with seller before due diligence period expires or plan for replacement.

## 2. Smoke/CO Detectors

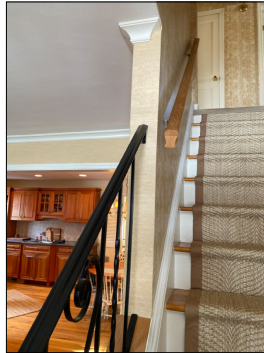
Observations:

- Inspecting smoke detectors is not part of a Home Inspection as these are inspected by the local authority prior to sale. Confirm the specific requirements with your local authorities. For additional information: <https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms>

## 3. Stairs

Observations:

- Handrails deficient on stairs. Although it may have complied with standards that were generally accepted at the time of its original construction, the handrail assembly did not comply with generally-accepted current safety standards. A continuous handrail should be present for safety - that is, a hand can slide along the rail without interruption from above the top riser to above the bottom riser. Recommend improvement of handrail by a qualified contractor.



Deficient handrail

# Living Areas

## 1. Electrical

- An electrical receptacle(s) was improperly wired in the front living room. This is a potential safety issue and should be corrected by a qualified electrical contractor.
- The inspector was unable to determine what device is controlled by a switch in the Entry Hall, Living Room. (see pictures). Confirm with seller or have an electrician review the circuit(s).
- A closet light had an exposed bulb, which could be a fire hazard. Recommend adding a guard or changing bulb to LED. Any necessary repairs should be performed by a qualified electrical contractor.

## Living Areas (continued)



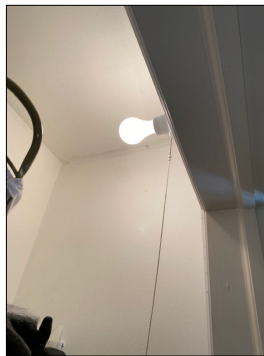
Miswired receptacle. Dining



Unknown control



Inoperative / unknown fixture control



Unprotected. Closet

## 2. Fireplace

Location: Family Room

Materials: Masonry solid fuel fireplace noted.

Observations:

- For safety sake, we recommend that you consider installing a smoke and CO detector in the same room as the fireplace, regardless of local fire safety rules. We also recommend that you confirm with local code enforcement that you are compliant with local codes regarding fireplace safety.
- We strongly recommend that you have the fireplace cleaned and serviced by a qualified chimney sweep prior to first time use. Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).
- Gaps were visible at the edges of the smoke chamber (space above the damper and before the flue) the of the fireplace. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space which is a safety issue The Inspector recommends review and repair by a qualified contractor.



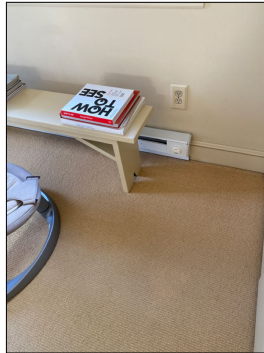
## Living Areas (continued)



Mortar Gaps

### 3. AC and Heat

- One or more electric baseboard heater in the family room failed to provide heat upon demand. The Inspector recommends this is reviewed by an electrician before the end of your due diligence period.



Unresponsive baseboard

## Bathroom 1

Inspection of the bathrooms typically comprises the building elements, plumbing fixtures and function and electrical/mechanical items. Plumbing includes sinks, tubs, showers, toilets, drainage and functional flow to fixtures. Electrical/mechanical includes outlets, lighting and ventilation. In addition cabinetry, surfaces, windows and other finishes are inspected.

### 1. Location

Location: 1st floor, Rear



Bathroom #1 , First Floor

# Bathroom 1 (continued)

## 2. Plumbing

- The stopper at the sink was missing or not operating correctly. Recommend repair by a qualified professional.



Inoperable stopper

## 3. Windows and Doors

### Observations:

- Modern building safety standards typically require that tempered glazing is required in any windows at bathtubs and showers where the glazing is less than 5ft above the standing surface. This is for safety reasons in the event of a slip and fall. We recommend you consult with a qualified professional to ensure this window is compliant.
- The bottom sash of at least one window in this room would not stay in place when the window was raised. This prevents normal functioning of the window and could represent a safety issue if the sash falls on someone while operating the window. The Inspector recommends repair by a qualified contractor.



Defective

# Bathroom 2

## 1. Location

Location: 2nd floor, Rear

## Bathroom 2 (continued)

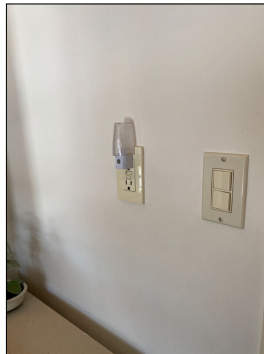


Bathroom #2 , 2nd Floor

### 2. Electrical

#### Observations:

- No room ventilation was provided for this bathroom at the time of the inspection. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.
- The lighting for this bathroom is on the same circuit and when the GFCI trips, the room goes dark. This is not safe and is likely not code compliant. Check with a qualified professional if this is code compliant, and correct as necessary.
- The ground fault circuit interrupter (GFCI) electrical receptacle could not be tripped using the test button. The Inspector recommends receptacle repair or replacement as needed by a qualified electrical contractor.



GFCI faulty

### 3. Plumbing

- The stopper at the sink was missing or not operating correctly. Recommend repair by a qualified professional.

## Bedrooms

### 1. Location

Bedroom Locations: Bedroom 1. Level 1, Front, RHS • Bedroom 2. Level 1, Rear, RHS • Bedroom 3. Level 2, LHS • Bedroom 4. Level 2, RHS

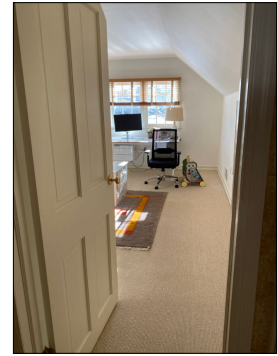
## Bedrooms (continued)



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

### 2. Electrical

#### Observations:

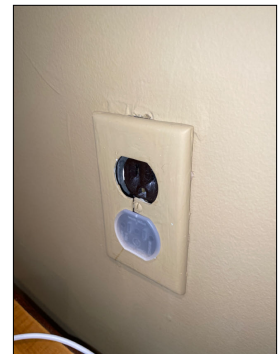
- Bedroom 1, 2 . An electrical receptacle(s) was wired incorrectly. Incorrect wiring is a safety issue and this should be corrected by a qualified electrical contractor.
- Bedroom 2 . An electrical receptacle in this bedroom was not flush with its cover plate. This condition prevents full plug insertion and exposes energized electrical components to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.
- Bedroom 3 . An electrical receptacle in this bedroom was loose and moved when a plug was inserted. This condition should be corrected by a qualified electrical contractor.
- The inspector was unable to determine what device is controlled by a switch in Bedroom # 3. (see picture)
- Bedroom 3 . A closet light in this bedroom had an exposed bulb, which could be a fire hazard. Recommend adding a guard or changing bulb to LED. Any necessary repairs should be performed by a qualified electrical contractor.



Incorrectly wired receptacle, #1



Incorrectly wired receptacle, #2



Non-flush cover plate, #2

## Bedrooms (continued)



Loose, #3



Control could not be determined, #3

## Attached Garage

Inspection of the garage typically includes examination of the general interior structure and floor, walls and ceiling; the electrical lighting and outlets; and the garage doors and their operation. For attached garages, firewall separation is inspected. The roof and exterior is included in the relevant section of the report. An exhaustive testing of automatic doors is not included in the home inspection, only a basic functional and safety test is included.

### 1. Electrical

Observations:

- No ground fault circuit interrupter (GFCI) protection of garage electrical receptacles was noted at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in unfinished basements, crawlspaces, garages, the home exterior, kitchens and bathrooms, and other interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by engaging a licensed electrician to install one or more GFCI's or install a GFCI breaker to the garage circuit.

### 2. Access Door

Observations:

- The door between the garage and the home living space did not have operable self-closing hinges as is required by modern generally-accepted current safety standards. This presents a potential safety hazard. Recommend engaging a qualified professional to upgrade as necessary.



No self-closing hinges



# Attached Garage (continued)

## 3. Walls/ceilings/floor

### Observations:

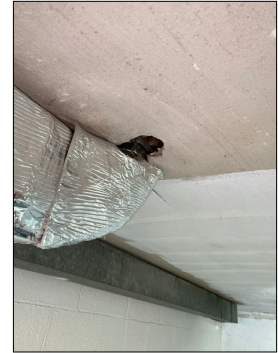
- Floor is cracked in one or more locations. Suggest further evaluation by a licensed contractor within the inspection contingency period.
- The wall/ceiling separating the garage from the home living space did not meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a garage fire for a certain length of time in order to give the home's occupants adequate time to escape. This requires a continuous sheetrock covering of 1/2" on walls next to habitable spaces and 5/8" on ceilings beneath habitable spaces. The Inspector recommends correction by a qualified contractor.



Floor damage



Sheetrock not continuous



Sheetrock not continuous



Sheetrock not continuous



Sheetrock not continuous

## 4. Garage door

### Observations:

- One 7' steel door noted
- The garage doors are operable by installed keypads and likely also remote controls. Ensure these are obtained from seller at closing.

## 5. Ducts

- Ducts in the garage were disconnected and appear to be abandoned. Recommend that you ensure there is no connection between garage air and conditioned air as this represents a potential safety hazard. Uninsulated ducts may also lower temperatures in the rooms to which they are connected. Recommend troubleshooting and repair/removal as needed by a qualified HVAC contractor.
- One or more areas of the ductwork insulation is damaged/deteriorated/not attached. Recommend review and repairs by a qualified HVAC contractor to enhance homes heating efficiency.
- Heat ducts are wrapped with materials consistent with that containing asbestos which is a know cancer causing material. If in good condition and left undisturbed this material causes no need for alarm. It is noted that there is at least one area that is exposed and/or in disrepair. Proper handling and abatement by Qualified contractors is recommended if repairs or upgrades are performed. We recommend you have the insulation reviewed by a qualified contractor before the end of your due diligence period to fully

# Attached Garage (continued)

understand your options and the associated costs.



Asbestos

# Glossary

Term	Definition
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Flashing	A flashing is installed where two different materials meet, where one component penetrates another component or where two angles of the same material meet. Its purpose is to keep water from penetrating the joint. A flashing is typically made of thin pieces of impervious material (e.g. copper, synthetic membrane) overlapped to direct water away from vulnerable areas. In modern buildings, flashing is found at chimneys, vent pipes, walls, windows and door openings amongst others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Ledger Board	A ledger board is a horizontal lumber beam attached to an existing wall and used to tie construction elements such as joists, porch roofs and decks to the framing.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Vent Boot	A plumbing vent boot is also known as a roof boot, pipe boot or pipe flashing. It is made of two pieces, one rubber and one metal. The rubber piece, the flange, fits snugly—like a boot—over the pipe to form a watertight seal. The metal piece protects the rubber and the roof from the elements and connects to boot to the roof.