

\*\*\*\*\* HOME INSPECTION REPORT \*\*\*\*\*

1 Townhouse Way  
Livingston, NJ  
Prepared for: Ms. Jane Who

\*\*\*\*\*

This report is for the exclusive use of the client named above in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, be **AWARE** that conditions may change and equipment may become defective. **THIS REPORT SHOULD NOT BE CONSTRUED AS A GUARANTEE OR WARRANTEE** of the premises or equipment or future uses thereof. The inspection follows the **NEW JERSEY STANDARDS OF PRACTICE** for home inspection standards. The **INSPECTION AGREEMENT** provides additional details. **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of mechanical or structural components. It is probable these systems do not meet today's standards of construction. Although the system did meet the requirements at the time it was installed. Components are existing and non conforming.

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This report cannot be sold or transferred. The Client agrees to indemnify, defend and hold harmless  
KERR HOME INSPECTIONS from third party claims relating to this Inspection Report.

**Inspection Information:**

Date Of Inspection:  
Time Of Inspection:  
Inspection #

Inspector: Jack Kerr  
License # 24GI0638

\*\*\*\*\*



**Prepared By:**  
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**\*\*\*\*\* Report Table of Contents \*\*\*\*\***

INSPECTION CONDITIONS	5
GARAGE - CARPORT	6
ATTIC	8
INTERIOR	9
BATHROOMS	11
KITCHEN - APPLIANCES	14
LAUNDRY/APPLIANCES/SINK	14
PLUMBING	15
HEATING	16
COOLING	18
ELECTRICAL SYSTEM	19
BASEMENT/CRAWL SPACE/SLAB ON GRADE	20

December 30, 2010

Ms. Jane Who

RE: 1 Townhouse Way  
Livingston, NJ 07039

## REPORT SUMMARY

Dear Ms. Who:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on December 29, 2010. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible material defects. The following is an opinion report, expressed as a result of the inspection. The Summary is not the entire report. The entire Inspection Report, including the Pre-Inspection Agreement must be fully read to assess the findings of the inspection.

This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any area of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and standards in effect at the time of construction. However, the following defects and or safety hazards should be addressed:

### **GARAGE - CARPORT**

#### GARAGE STRUCTURE:

#### GENERAL CONDITION:

There are structural concerns with the loft area built in the garage. The wood posts supporting the loft are missing the proper post to beam connectors and the posts are not secured properly to a footing on the slab floor. The wood posts have several cracks/checks in the wood. Prior to closing it is necessary for you to obtain further evaluation by a qualified, licensed, and insured contractor to define the scope and cost of the necessary corrective action. This is a safety concern.

#### GARAGE DOOR(S):

#### PEOPLE DOOR TO INTERIOR:

Door has no fire rating. Recommend installing a door with a 20-minute fire rating or 1-3/8in solid core door. This is a FIRE AND SAFETY HAZARD.

#### ELECTRIC:

#### CONDITION:

GFI (ground fault interrupter) outlets are required in garages as a safety concern. GFI outlets are installed and serviceable. Noted lamp wire and/or extension cord wire used. This does not meet today's standards. Recommend installing additional outlets if needed. This is a fire and safety concern. Garage ceiling light is an exposed light bulb. Recommend replacing exposed bulb with a covered bulb type light fixture to protect the light bulbs. This is a FIRE AND SAFETY CONCERN.

### **BATHROOMS**

#### BATHROOM # 3

#### BATH LOCATION:

Hall, 3rd fl.

***TUB/SHOWER PLUMBING FIXTURES:***

No cold water noted in the shower. Recommend repairs by a licensed and insured plumber.

***TUB/SHOWER AREAS:***

Window located in the tub area. This window should be tempered glass if it is within 5' of the base of the tub/shower or it does not meet today's SAFETY STANDARDS. Recommend an upgrade.

**BATHROOM # 5*****BATH LOCATION:***

Hall, 4th floor.

***TUB/SHOWER AREAS:***

A few loose/bulging tiles noted in tub/shower area. Recommend repair loose tiles to prevent water intrusion and damage.

**COOLING****AIR CONDITIONING:*****CONDENSER UNIT:***

The compressor units are not on a level pad. It is recommended that the units be re-leveled to help prolong the units lifespan.

**ELECTRICAL SYSTEM****MAIN DISTRIBUTION PANEL:*****SERVICE PANEL CONDITIONS:***

Installed wall shelving prevented removing the panel cover. The service panel is not easily accessible. As a general rule, the panel should be mounted at eye level and should be easily accessible. The area 30 inches to 3 feet in front of the panel should not be obstructed. Recommend correction.

**BASEMENT/CRAWL SPACE/SLAB ON GRADE****BASEMENT:*****EJECTOR PUMP :***

Operational at time of inspection. Discharge pipe bangs against ceiling when pump shuts off. Recommend further evaluation by a licensed plumber to secure pipes and reseal at ceiling.

Each of these items will likely require further evaluation and repair by the appropriate licensed contractors. Obtain competitive estimates for these items.

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

Sincerely,

***Kerr Home Inspections***

(201) 261-0456

## INSPECTION CONDITIONS

### EXPLANATION/DISCLAIMER

Prior to purchase, it is important to verify the following with local authorities: 1. The zoning of this property is in compliance with the local authorities. 2. Permits and certificates of occupancy have been obtained to verify the conformance of the structure or any component of the structure to local ordinances. 3. All permits have been obtained and certificates of completion have been met for any upgrades made on this property. This will verify that all recorded upgrades have met local authority requirements and any/all inspections have been done during the work process. This will also assure that any additional tax assessment has been met for the upgrades

### CLIENT & SITE INFORMATION:

*DATE & TIME OF INSPECTION:* December 29, 2010 10:00 AM. Time completed 12:45pm.  
*CLIENT NAME:* Ms. Ping Chen, Mr. Da Song.  
*INSPECTION SITE:* 6 Bellcourt Pl. Livingston NJ 07039.

### REPORT TERMINOLOGY DEFINITIONS:

*DEFINITION OF TERMS:* Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**"Serviceable"** = Indicates that on the day of inspection, the component is functionally consistent with its original purpose. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**"Concerns"** = Indicates that on the day of inspection, the component is functionally consistent with its original purpose however aspects of the component are of interest or importance to affect the complete serviceability of the component.

**"Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**"Poor"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**LOCATION DESCRIPTIONS:** Right rear, right front, left rear, and left front may be used in the report and they are relative to viewing the house from the street looking at the front entrance.

**NOTE:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties and product warranties can be purchased separately from other companies.

### CLIMATIC CONDITIONS:

*WEATHER:* Clear.  
*APPROXIMATE OUTSIDE TEMPERATURE in F:* 30-40.  
*SOIL CONDITIONS:* Snow covered.

### BUILDING CHARACTERISTICS:

*MAIN ENTRY FACES:* West.  
*ESTIMATED AGE OF HOUSE:* 3 years old.  
*BUILDING TYPE:* Townhouse.  
*STORIES:* 4

SPACE BELOW GRADE: Basement.

**UTILITY SERVICES:**

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public as per client or realtor.

UTILITIES STATUS: All utilities on.

**OTHER INFORMATION:**

CONDO/TOWN HOUSE OCCUPIED? Yes.

PEOPLE PRESENT: Client, Client's Spouse, Listing agent.

COMMENTS: NOTE: Common areas of townhouse units not part of this inspection. The inspection is of areas which are the sole responsibility of the owner not the association. It is recommended that the association be contacted prior to the inspection to determine what is considered sole responsibility. It is also recommended that the association be contacted to determine the specific status of common areas and the financial status of the association for at least the past two years. This will help determine any increase in monthly maintenance and related fees.

## GARAGE - CARPORT

### EXPLANATION/DISCLAIMER

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. For your SAFETY, flammable materials such as gasoline cans or propane tanks should not be stored within closed garage areas. Volatile fume accumulation is possible in enclosed areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

**TYPE:**

GARAGE-CARPORT Garage.

LOCATION: Built-In, two car.



**GARAGE STRUCTURE:**

**GENERAL CONDITION:**

There are structural concerns with the loft area built in the garage. The wood posts supporting the loft are missing the proper post to beam connectors and the posts are not secured properly to a footing on the slab floor. The wood posts have several cracks/checks in the wood. Prior to closing it is necessary for you to obtain further evaluation by a



qualified, licensed, and insured contractor to define the scope and cost of the necessary corrective action. This is a safety concern.



**FLOOR:** Concrete, Serviceable.

**FOUNDATION/SILL PLATES:** Not visible.

**INTERIOR WALL MATERIAL/CONDITION:** Drywall, fire rating not known. Visible areas serviceable. Considerable clutter/storage items in this area. Garage not fully visible.



**CEILING:** Drywall. Fire rating not known. Serviceable.

**GARAGE DOOR(S):**

**AUTO ACCESS DOOR(S):** Type: Metal/composite type filled doors. Automatic overhead door(s). Serviceable.

**PEOPLE DOOR TO INTERIOR:** Door has no fire rating. Recommend installing a door with a 20-minute fire rating or 1-3/8in solid core door. This is a FIRE AND SAFETY HAZARD.



**ELECTRIC:**

**CONDITION:**

GFI (ground fault interrupter) outlets are required in garages as a safety concern. GFI outlets are installed and serviceable. Noted lamp wire and/or extension cord wire used. This does not meet today's standards. Recommend installing additional outlets if needed. This is a fire and safety concern. Garage ceiling light is an exposed light bulb. Recommend replacing exposed bulb with a covered bulb type light fixture to protect the light bulbs. This is a FIRE AND SAFETY CONCERN.



**ATTIC**

**EXPLANATION/DISCLAIMER**

It is important to follow any recommendations regarding attic ventilation and insulation. A properly ventilated and insulated attic space can help prevent mold/mildew growth, ice damming, and premature deterioration of the roof covering. Buyers are encouraged to ask sellers about any roof leaks. Very often, minor leaks are noted, that appear to have been repaired in the past. Active leaks can occur at any time regardless of the age and condition of the roof covering. Monitoring this area after heavy rains and heavy snow conditions is advised.

**ATTIC:**

**ATTIC ACCESS:** Wall scuttle hole through the bedroom. Entered and inspected the unfinished part of the attic.



- METHOD OF INSPECTION:** Much of this attic is finished and used as a living space. There is limited viewing of the rough framing in this area. I was not able to view much of the structure, insulation, mechanical, or venting components of the attic in the finished area. In addition to these items, I was not able to verify the presence of current or past roof leaks or any resulting damage.
- ROOF SHEATHING:** Plywood where visible.
- WALL SHEATHING:** Not visible.
- FRAMING/STRUCTURE:** Standard dimensional lumber.
- RAFTER SYSTEM:** 2x12's 16 inches on center.
- COLLAR TIES:** Serviceable.
- JOISTS:** Not fully visible. Insulation prevents viewing of floor joists.

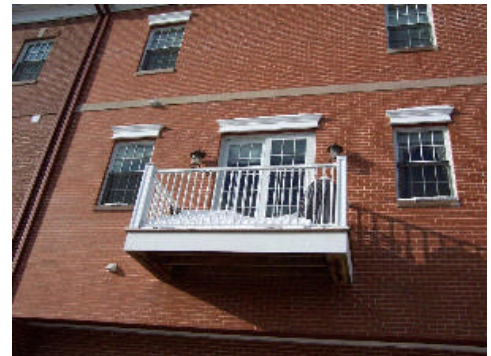
**ATTIC FLOOR:** Partial.  
**CHIMNEY(S):** None.  
**ATTIC LIGHT:** Exposed light bulb. Recommend installing a light fixture that has a cover for the light bulb. This is a safety hazard.  
**ATTIC INSULATION:** Type: Fiberglass batts. Condition: Serviceable. Location: Within the floor system. Depth and approximate R-FACTOR: 8-9 inches R-30 which meets today's standards over a living space..  
**ATTIC VENTILATION:** Types of attic venting found: Ridge and soffit venting.  
**ATTIC ELECTRICAL:** The attic flooring or insulation prevented the viewing of the attic electrical. Did Not Evaluate.  
**EXHAUST FAN DUCTING:** Not visible.  
**HVAC ACCESS:** Serviceable.

**INTERIOR**

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**DECKS/BALCONIES:**

**TYPE:** Raised deck, Balcony.



**GENERAL CONDITION:** Serviceable. Snow cover prevents viewing deck boards.



**GUARDRAILS:** Guardrail(s) serviceable.

**GFI OUTLETS:** GFI outlet noted.

**EXTERIOR DOORS:**

**LOCATION:** Main entry door.

**TYPE/CONDITION:** Swinging metal/composite door. Serviceable.

**EXTERIOR DOORS:**

*LOCATION:* Rear.  
*TYPE/CONDITION:* Sliding glass. Serviceable.

**INTERIOR DOORS:**

*TYPE/CONDITION:* Type doors: Solid, Raised panel. Serviceable. Doors as a grouping are generally operational and no major defects were noted.

**WINDOWS:**

*PANES:* Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.

*STYLE:* Style: Double hung.

*CONDITION:* A representative sampling was taken. Windows as a grouping are generally operational.

**INTERIOR WALLS:**

*SURFACE MATERIAL :* Type walls: Drywall. General condition is serviceable.

*WALL CAVITY:* The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**

*INSULATION:* Cannot determine if there is insulation or not in the wall cavities.

**CEILINGS:**

*SURFACE MATERIAL :* Type ceilings: Drywall. General condition serviceable.

*SMOKE DETECTORS* Smoke and carbon monoxide detectors are not part of this inspection. Recommend installing these detectors in the locations required by local authorities. Fire suppressant system noted. Not tested.

**FLOORS:**

*CONDITION :* Type floors: Wood, carpeting, wall to wall and/or area rugs. No inspection is made under area rugs or carpets. Floors are generally serviceable with the exception of the following item(s) listed below. Dining room floor area had a slight bounce when walking through the room. Items on shelves and tables rattled when walking through the room. No structural wall or ceiling deterioration noted below the floor. Recommend further evaluation by a licensed and insured contractor prior to closing.

**CLOSETS:**

*CONDITION:* Serviceable.

**ELEVATOR:**

Elevator appeared to operate normally when called for. No determination is made of the mechanical or electrical controls for this unit. Inspecting the elevator is beyond the scope of this inspection. Recommend further evaluation by a professional elevator contractor/service company prior to closing.

**STAIRS & HANDRAILS/RAILINGS:**

*CONDITION:* Serviceable.

**FIREPLACE/WOOD STOVE #1:**

**TYPE OF UNIT:** Gas fired non vented. Verify installation as per manufacturers specifications prior to use. Recommend obtaining the user guide for information on operating this unit.



**OVERALL CONDITION:** Unit not tested. Pilot off. Recommend testing prior to closing.  
**TYPE OF FUEL:** Gas.  
**GAS SHUT OFF:** A gas shut off Dante type valve adjacent to the fireplace as an emergency shut off is installed.  
**FIREBOX CONDITION:** Serviceable.  
**FIRE SCREEN:** The recommended safety screen is installed.  
**COMBUSTIBLE CLEARANCE:** Check manufactures specifications for proper clearances.

**INTERIOR GENERAL COMMENTS:**

**CONDITIONS:** Recommend verifying through the association that an exterior preventive pest control inspection program by a licensed pesticide application company is in effect on the exterior to prevent any possible wood destroying insect infestation. If no program exists, recommend obtaining an exterior and interior pest program.

**BATHROOMS**

**EXPLANATION/DISCLAIMER**

Major deficiencies in bathrooms can be due to inadequate or improperly used ventilation. It is strongly advised that if exhaust fans are in place, use them. If windows are in bathrooms, use them. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is required in baths. All repairs and upgrades should be performed by a licensed and insured plumber.

**BATHROOM # 1**

**BATH LOCATION:** Basement.  
**FIXTURES:** Toilet, Sink.  
**CONDITION OF SINK(S):** Serviceable.  
**CONDITION OF TOILET:** Serviceable.  
**FLOOR COVERING/CONDITION:** Ceramic tile. Serviceable.  
**WALL/CEILING COVERING:** Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.  
**ELECTRIC** Serviceable. Outlet(s) are GFI protected.  
**BATH VENTILATION:** Serviceable, Exhaust fan noted.

**BATHROOM # 2**

**BATH LOCATION:** Hall, 2nd fl.  
**FIXTURES:** Toilet, Sink.  
**CONDITION OF SINK(S):** Serviceable.  
**CONDITION OF TOILET:** Serviceable.  
**FLOOR COVERING/CONDITION:** Ceramic tile. Serviceable.  
**WALL/CEILING COVERING:** Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.

*ELECTRIC*

Serviceable. Outlet(s) are GFI protected.

*BATH VENTILATION:*

Serviceable.

**BATHROOM # 3**

*BATH LOCATION:*

Hall, 3rd fl.

*FIXTURES:*

Toilet, Sink, Bath tub, Stand alone shower.

*CONDITION OF SINK(S):*

Serviceable.

*CONDITION OF TOILET:*

Serviceable.

*TUB/SHOWER PLUMBING*

No cold water noted in the shower. Recommend repairs by a licensed and insured plumber.

*FIXTURES:*



No cold water

*TUB/SHOWER AREAS:*

Window located in the tub area. This window should be tempered glass if it is within 5' of the base of the tub/shower or it does not meet today's SAFETY STANDARDS. Recommend an upgrade.



Re-grouting is needed in a few areas around the tub to prevent water intrusion.



Re grout

*FLOOR*

Ceramic tile. Serviceable.

*COVERING/CONDITION:*

*WALL/CEILING COVERING:*

Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.

*ELECTRIC*

Serviceable. Outlet(s) are GFI protected.

*BATH VENTILATION:*

Serviceable, Exhaust fan noted.

**BATHROOM # 4**

*BATH LOCATION:*

Hall, 3rd fl.

*FIXTURES:*

Toilet, Sink, Stand alone shower.

*CONDITION OF SINK(S):*

Serviceable.

*CONDITION OF TOILET:* Serviceable.  
*TUB/SHOWER PLUMBING FIXTURES:* Serviceable.  
*TUB/SHOWER AREAS:* Enclosure appears serviceable.  
*FLOOR COVERING/CONDITION:* Ceramic tile. Serviceable.  
*WALL/CEILING COVERING:* Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.  
*ELECTRIC:* Serviceable. Outlet(s) are GFI protected.  
*BATH VENTILATION:* Serviceable, Exhaust fan noted.

**BATHROOM # 5**

*BATH LOCATION:* Hall, 4th floor.  
*FIXTURES:* Toilet, Sink, Bath tub with shower.  
*CONDITION OF SINK(S):* Serviceable.  
*CONDITION OF TOILET:* Serviceable.  
*TUB/SHOWER PLUMBING FIXTURES:* Serviceable.  
*TUB/SHOWER AREAS:* A few loose/bulging tiles noted in tub/shower area. Recommend repair loose tiles to prevent water intrusion and damage.



*FLOOR COVERING/CONDITION:* Ceramic tile. Serviceable.  
*WALL/CEILING COVERING:* Walls are, Drywall, Condition: Serviceable, Ceilings are, Drywall. Condition: Serviceable.  
*ELECTRIC:* Serviceable. Outlet(s) are GFI protected.  
*BATH VENTILATION:* Serviceable, Exhaust fan noted.

## KITCHEN - APPLIANCES

### EXPLANATION/DISCLAIMER

Appliance testing is limited to the kitchen range and oven to determine operation of burners or heating elements. Dishwashers are generally not tested, they are only checked to determine water supply and drainage. Ground fault interrupters (GFI'S) are required in all damp or wet locations, such as: on all kitchen counters; laundry rooms; garages and utility rooms. GFI'S should be tested monthly to insure that they are functioning properly.

#### **KITCHEN:**

<i>SINK CONDITION:</i>	Stainless Steel, Serviceable.
<i>RANGE/COOK TOP:</i>	Gas, Serviceable. The unit was turned on to check to see if the burners ignited.
<i>OVEN:</i>	Electric, Oven used for storage items. Did not test. Recommend testing during final walkthrough of house.
<i>EXHAUST FAN:</i>	Stove hood, Vents to outside. Serviceable.
<i>REFRIGERATOR:</i>	Did not evaluate. The evaluation of a refrigerator/freezer/ice maker is beyond the scope of this inspection. Check operation of unit during final walkthrough.
<i>DISHWASHER:</i>	Ran dishwasher through rinse cycle to check for supply line/drain leaks. How well the dishwasher performs is beyond the scope of this inspection. The correct air gap device or high-loop is present on drain line.
<i>GARBAGE DISPOSAL:</i>	Appears serviceable.
<i>BUILT-IN MICROWAVE:</i>	Appears serviceable. Only turned on for 10-15 seconds. A full evaluation of controls, features, and timers not part of this inspection.
<i>COUNTERS:</i>	Granite/Marble like counters, Serviceable.
<i>CABINETS:</i>	Cabinets serviceable.
<i>FLOOR COVERING:</i>	Floor covering wood, Serviceable.
<i>SWITCHES/FIXTURES/OUTLETS:</i>	Serviceable. Outlets serving the kitchen countertops are GFCI protected.
<i>LIGHTING:</i>	Serviceable. Room lighting appears to be adequate.

## LAUNDRY/APPLIANCES/SINK

### EXPLANATION/DISCLAIMER

Laundry appliances are generally not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves may be subject to leaking if turned on. Recommend obtaining any available appliance operation manuals at closing.

#### **LAUNDRY/MAIN:**

<i>LOCATION:</i>	Hall closet, Concerns: Doors for the laundry area are not louvered doors. Dryers need a make up air source for safe operation. Either replace the solid doors with louvered doors or keep the doors open during dryer operation. A vent installed above the doors is also an option.
<i>WASHING MACHINE:</i>	Washing machine installed. Did Not Evaluate. The evaluation of washing machines is beyond the scope of this evaluation.
<i>WASHER HOOK UPS:</i>	Plumbing connections appear to be serviceable.
<i>WASHER DRAIN:</i>	Washer drains into a standpipe and trap to the sewer system. This is the preferred method.
<i>DRYER:</i>	Gas dryer installed. Did not test, evaluation of the performance of the dryer is beyond the scope of this inspection.
<i>DRYER HOOK UPS:</i>	Gas hook-up provided for dryer, 220 volt electrical outlet provided for electric dryer, 110 volt electric outlet provided for gas dryer.
<i>GAS HOOK-UP:</i>	Serviceable. An easy to operate hand shut-off valve is properly installed on the gas line.

<i>FLEXIBLE CONNECTOR:</i>	Recommend replacing flexible gas line with a new plastic-coated brass or a new stainless steel connector. Connectors can wear out from too much moving, bending, or corrosion. Connectors should always be replaced whenever an appliance is replaced or moved from its location.
<i>DRYER VENT:</i>	The dryer vent is vented to the outside. Recommend cleaning this duct to reduce any potential FIRE HAZARD.
<i>FLOOR DRAIN:</i>	No emergency floor drain for plumbing leaks was found. This is a concern in a finished area or if living areas exist below laundry area.

## PLUMBING

### EXPLANATION/DISCLAIMER

There is always a possibility of future drain blockages and new leaks which did not exist or were not evident at the time of the inspection. **DRINKING WATER:** It is suggested that as a normal practice let water run for 45 seconds or more before drinking or using for general use if has been dormant for several hours. This is applicable to all types of water systems. Recently, the Environmental Protection Agency (EPA) cited lead as one of the most common and potentially dangerous drinking water contaminants in the United States. Lead can be deadly, a cumulative poison, especially toxic to young children. It is suggested that the water be tested for lead contamination if any of the following conditions exist in the building. If there is copper piping in the building and if the building was constructed prior to 1986. Also if there is a lead service entrance line. Hot water should not be used for cooking or drinking. An alternative recommended by professionals is to install an under sink water filter or using bottled water for drinking and cooking. Water quality or hazardous materials (lead) testing is available from licensed local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

### PLUMBING SYSTEM:

<i>GENERAL CONDITION:</i>	Serviceable.
<i>FUEL SUPPLY SYSTEM:</i>	Natural gas. Meter located on the exterior.
<i>WATER SERVICE SUPPLY:</i>	Public, city, town or group/association supplied.
<i>MAIN SHUTOFF LOCATION:</i>	The main interior water shutoff valve is located in the basement.
<i>WATER MAIN TYPE/SIZE:</i>	The portion viewed was Copper. Main line is one inch in diameter.
<i>WATER MAIN CONDITION:</i>	Serviceable. No active leakage is noted at this time. Monitor for any future leakage.
<i>SUPPLY PIPING TYPE:</i>	Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.
<i>SUPPLY PIPING CONDITION:</i>	Serviceable. Limited viewing however.
<i>WASTE PIPING TYPE:</i>	Waste pipes which are not visible are not part of these conclusions. The following type(s) of waste/drain piping was identified: Plastic/PVC.
<i>WASTE DISCHARGE/VENTING:</i>	Waste discharge is serviceable. Limited viewing however. Plumbing vent system appears serviceable. Limited or no visual inspection can be made of the vent system.

### WATER HEATER:

*TYPE:* Gas.



<i>SIZE:</i>	75 Gallons.
<i>LOCATION:</i>	Closet.
<i>APPROXIMATE AGE:</i>	Newer unit. Less than 3 years old.

*VISUAL CONDITION:* Serviceable.  
*VENT CONDITION/  
 CLEARANCE TO  
 COMBUSTIBLES:* Within standards.  
*GAS SUPPLY LINE:* Shut off and drip leg in place.  
*TEMP/PRES RELIEF VALVE:* Temperature/Pressure relief valve and discharge pipe noted, not tested.  
*FLOOR DRAIN/DRIP PAN:* Yes, floor drain and drip pan installed.

**GENERAL COMMENTS:**

*COMMENTS:* Recommend contacting a licensed and insured plumber to make any repairs or upgrades.

## HEATING

### HVAC EXPLANATION/DISCLAIMER

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

Please note that even modern heating systems can produce carbon monoxide. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. It is recommended that both a smoke alarm and a CO detector be located in the furnace area as well as at each floor level for safety of all occupants. At least one carbon monoxide alarm is required in a dwelling for sale, lease or rent if the dwelling has any fuel burning appliances. The device must be located in the immediate vicinity of sleeping areas as per most town authorities. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is costly to remedy.

**HEATING SYSTEM:**

*HEATING AREA:* Basement, lower floors.  
*LOCATION OF UNIT:* Basement.



*BRAND:* Weather King.  
*SYSTEM TYPE:* Induced draft hot air furnace.

*NET CAPACITY/OUTPUT (approx.)* 80 thousand btu's.

*APPROXIMATE ENERGY EFFICIENCY:* 90% + This is a high efficiency unit.

*ENERGY SOURCE AND NOTES:* Natural Gas.

*APPROXIMATE AGE IN YEARS:* Newer. 3 years or less.

*NORMAL LIFE OF HEATING UNIT:* Gas-Fired Hot Air.....18-20 years.

*VISUAL CONDITION/OPERATION:* Serviceable. The heater was operated by turning up the thermostat, and then turned back to its original setting.

*COMBUSTION CHAMBER:* **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

*BURNERS:* Serviceable.

*PUMP/BLOWER FAN/OTHER:* Blower Fan, Serviceable.

*COMBUSTION AIR/FIRE RATING:* Serviceable.

*VENTING:* PVC plastic piping.

*HEAT DISTRIBUTION TYPE:* Ducts to registers.

*HEAT/AC DUCTS:* Ducts used for: Heat and Air Conditioning, Type Viewed: Flexible Round, Serviceable. The visible portions of the ductwork are in working condition. Evaluating the cleanliness of the insides of the ducts is beyond the scope of this inspection. consider having the ducts cleaned by a professional cleaning and sanitizing company.

*HEAT DISTRIBUTION CONDITION:* General condition of the heat distribution system appears to be serviceable. The home inspector is not required to determine the adequacy of the heat supply or the distribution balance and does not operate automatic safety controls. A laser non contact thermometer is used to determine the approximate temperature of the heat/air conditioning distribution units in rooms.

*THERMOSTAT(S):* Serviceable. Heating unit responded to the thermostatic/switch controls .

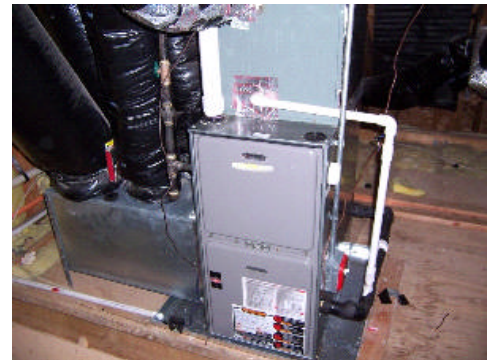
*HUMIDIFIER/AIR FILTERS/CLEANERS:* Replaceable filter noted for this unit. Regular replacement needed.

*GENERAL SUGGESTIONS:* Recommend a service contract be taken to maintain the heating system.

**#2 HEATING SYSTEM:**

*HEATING AREA:* Upper floors.

*LOCATION OF UNIT:* Attic.



*BRAND:* Weather King.

*SYSTEM TYPE:* Induced draft hot air furnace.

*NET CAPACITY/OUTPUT (approx.)* 80 thousand btu's.

*APPROXIMATE ENERGY EFFICIENCY:* 90% + This is a high efficiency unit.

*ENERGY SOURCE AND* Natural Gas.

**NOTES:**

**APPROXIMATE AGE IN YEARS:** Newer.

**NORMAL LIFE OF HEATING UNIT:** Gas-Fired Hot Air.....18-20 years.

**VISUAL CONDITION/OPERATION:** Serviceable. The heater was operated by turning up the thermostat, and then turned back to its original setting.

**COMBUSTION CHAMBER:** **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

**BURNERS:** Serviceable.

**PUMP/BLOWER FAN/OTHER:** Blower Fan, Serviceable.

**COMBUSTION AIR/FIRE RATING:** Serviceable.

**VENTING:** PVC plastic piping.

**HEAT DISTRIBUTION TYPE:** Ducts to registers.

**HEAT/AC DUCTS:** Ducts used for: Heat and Air Conditioning, Type Viewed: Flexible Round.

**HEAT DISTRIBUTION CONDITION:** The home inspector is not required to determine the adequacy of the heat supply or the distribution balance and does not operate automatic safety controls. A laser non contact thermometer is used to determine the approximate temperature of the heat/air conditioning distribution units in rooms. General condition of the heat distribution system appears to be serviceable.

**THERMOSTAT(S):** Serviceable. Heating unit responded to the thermostatic/switch controls .

**HUMIDIFIER/AIR FILTERS/CLEANERS:** Replaceable filter noted for this unit. Regular replacement needed.

**GENERAL SUGGESTIONS:** Recommend a service contract be taken to maintain the heating system.

**COOLING****AIR CONDITIONING:**

**TYPE SYSTEM:** Split system. Condenser units are separate from the evaporator coils. Evaporator coils are located in the heating units.

**COOLING AREA:** 2 units for the whole house.

**BRAND:** Same as heating units. Weather King.

**VISUAL CONDITION/OPERATION:** Not tested. The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 65 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Heat pumps can only be tested in the mode it is running in. Outside temperature should be at least 65 degrees for the past 24 hours to run in the cooling mode.

**LOCATION OF EVAPORATOR/AIR HANDLER:** Evaporator is part of heating unit.

**LOCATION OF CONDENSER UNIT:** Units located in the rear of dwelling.



**CONDENSER UNIT:** The compressor units are not on a level pad. It is recommended that the units be re-leveled to help prolong the units lifespan.

**POWER SOURCE:** 220 Volt, Electrical disconnect present.

**APPROXIMATE AGE:** 3 years or so.

**NORMAL LIFE:** Air Conditioning Compressor.. Normal lifespan is 15 years in this area.

**APPROXIMATE CAPACITY OF UNIT:** 3 tons each.

**CONDENSATE LINE/DRIP PAN:** Condensate line, back up line and drip pan installed.

**THERMOSTAT(S):** Same as heat.

**AIR CONDITIONING DUCTS:** Same as heat.

**GENERAL SUGGESTIONS:** Recommend a service contract be taken to maintain the cooling system.

## ELECTRICAL SYSTEM

### EXPLANATION/DISCLAIMER

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed and insured electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should generally be installed and tested regularly. Smoke alarms are observed but not tested during the inspection. Contact the local fire safety inspector for location and proper operation of detectors in your community.

### MAIN DISTRIBUTION PANEL:

**OVERLOAD PROTECTION:** Circuit breakers.

**SERVICE AMPERAGE/VOLTAGE:** 100 amps-120/240 volts. A house which has a gas range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances needs this as a minimum.

**SERVICE TYPE MATERIAL:** Unknown ... Unable to access.

**SERVICE PANEL LOCATION:** Garage.

**SERVICE PANEL  
CONDITIONS:**

Installed wall shelving prevented removing the panel cover. The service panel is not easily accessible. As a general rule, the panel should be mounted at eye level and should be easily accessible. The area 30 inches to 3 feet in front of the panel should not be obstructed. Recommend correction.

**PANEL LABELING:**

Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

**ELECTRICAL SYSTEM:****CIRCUITS:**

Ample for normal household use.

**BRANCH WIRING TYPE:**

Unknown.

**BRANCH CONDUCTOR TYPE:**

Unknown.

**SWITCHES, OUTLETS &  
LIGHTING:**

The inspector shall inspect at least one of each interior installed lighting fixture, switch and receptacle per room when accessible. A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

**GFCI PROTECTION:**

Yes. This home is equipped with the recommended Ground Fault Circuit Interrupter (GFCI) protection.

**GENERAL COMMENTS:**

Recommend a licensed and insured electrician make any electrical repairs or upgrades.

## BASEMENT/CRAWL SPACE/SLAB ON GRADE

### EXPLANATION/DISCLAIMER

The probability of dampness and/or seepage of some level exists in every house because of the nature of its below grade or partially below grade location. Frequency and severity of water or moisture penetration is impossible to predict during a one time inspection. The majority of basement water seepage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water flow away from the foundation (One inch per foot for the first six feet is a good rule of thumb). Gutters and downspouts should collect water from the roof surface and discharge the water at least six feet away from the foundation or into a working storm drain/dry well. Water discharge next to the foundation can be a major cause of water seepage into the basement area. In some cases, a basement water relief system may still be necessary.

Minor cracks are typical in many foundations and most do not represent a structural problem. When recommended to monitor cracks, the cracks should be filled with mortar and/or caulk and the walls monitored for further movement and cracking. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified professional specializing in structural repairs. Areas hidden from view by finished walls cannot be judged and are not a part of this inspection.

**BASEMENT:****ACCESSIBILITY:**

Basement is finished. Limited viewing or no viewing of the structure and any possible dampness conditions.

**STAIRWAY:**

Serviceable.

**STRUCTURAL CONDITION:**

No major structural defects noted in the visible areas inspected.

**FOUNDATION WALLS:**

No viewing of foundation walls due to finished wall coverings.

**SILL PLATES:**

No viewing of sill plates behind finished materials.

**FLOOR JOISTS:**

Finished ceiling prevents viewing floor joists.

**BEAMS/GIRDERS:**

Beams are enclosed in finished materials and not visible for inspection.

**COLUMNS/SUPPORTS:**

Supports are enclosed and not visible.

**FINISHED WALLS :**

Drywall. General condition is serviceable.

**CEILING:**

Type: Drywall. Serviceable.

*FLOOR:*

Concrete. Finished areas covered with carpet. Carpets can harbor mold and mildew, monitor. It is recommended that basement floors be clad with non organic glued vinyl tiles or other non organic material such as ceramic tile. This will help reduce any the potential of mold buildup under covered basement floors. No inspection is made of basement floor under carpet.

*DAMPNESS/MOISTURE STATUS:*

Full evaluation of water penetration into basements/crawl spaces is often not fully possible until there is a surface or under ground water condition affecting this area due to wet weather conditions. It is impossible to predict whether water or moisture penetration will pose a problem in the future on the basis of a one time inspection. Serviceable, at time of inspection

*EJECTOR PUMP :*

Operational at time of inspection. Discharge pipe bangs against ceiling when pump shuts off. Recommend further evaluation by a licensed plumber to secure pipes and reseal at ceiling.



*ELECTRIC:*

Serviceable.

*HEAT/AIR CONDITIONING:*

Heat and air conditioning is supplied to the basement area.