



# HOME INSPECTION REPORT

Prepared For Exclusive Use By  
**Mr. and Mrs. Buyer**



For The Property Located At  
**65 Your Street, Your Town, NJ**

**THE SCOPE OF THE INSPECTION:** All components designated for inspection in the NJ Home Inspection Standards of Practice, and the ASHI Standards of Practice are inspected, except as may be noted in the Limitations of Inspection sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Conditions stated in this report may require the interpretation of the local code enforcement official. This inquiry is beyond the scope of the home inspection, therefore not the responsibility of the home inspector.

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## Table of Contents

General Information	4
Summary Inspection Report	5
HOME INSPECTION REPORT	7
General	7
Environmental Comments	7
Property Comments	7
Exterior	7
Scope of Inspection	7
Site Features	8
Grading and Drainage	8
Hardscaping	8
Building Features	9
Structural	9
Scope of Inspection	10
Structure & Framing	10
Raised Foundation	10
Basements and Cellars	10
Garage Foundation	11
Roof	11
Scope of Inspection	11
Primary Roof	12
Attic and Loft	12
Attic	13
Electrical	14
Scope of Inspection	14
Service	14
Main Panel	14
Wiring	15
Receptacle Outlets	15
GFCI Protection	15
Fan Fixtures	15
Plumbing	15
Scope of Inspection	15
Water Supply System	16
Drainage and Venting System	17
Plumbing Fixtures	17
Water Heater	17
Gas Supply System	18
Heating	18
Scope of Inspection	18
Forced Air Furnace	18
Heat and AC	19
Scope of Inspection	19
Split System	19
Interior	20
Scope of Inspection	20
General	20
Floors	21
Walls and Ceilings	21
Windows	21

Doors	21
Cabinet and Pantry	21
Built-In Appliances	21
Laundry Provisions	21
Smoke Alarms	22
Carbon Monoxide Detectors	22
Ventilation and Exhaust	23
Garage	23
Interior	23
Vehicle Doors	23

## General Information

Property Address:	65 Your Street
Property City:	Your Town
Property State:	NJ
Inspection Date:	03.01.2013
Inspection Start Time:	10:00:00 AM
Inspection End Time:	12:00:00 PM
Inspector's Name:	William Speer
Client's Name:	Mr. and Mrs. Buyer
Inspection Fee:	\$495
Structure Type:	Wood Frame
Furnished:	Furnished
Number of Stories:	1
Structure Style:	Single Family
Structure Orientation:	East
Property Occupation Status:	Occupied
People on Site At Time of Inspection:	Buyer, Buyer's Agent

## Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report. This summary page is not the entire report. The complete report may include additional information of interest or concern. It is strongly recommended that you promptly read the complete report.

"DEFERRED" - To allow another opinion.

"DEFICIENT" - To denote being inadequate or lacking and in need of repair.

"SAFETY" - To denote a condition of danger or at risk of injury.

### Exterior

#### Building Features

##### Railings

2.14 -- SAFETY: Handrailing needed

### Electrical

#### GFCI Protection

##### GFCI Receptacle Outlets

6.16 -- SAFETY: Installing GFCI protection is advised

### Heating

#### Forced Air Furnace

##### Safety Switch

8.9 -- SAFETY: Safety switch not provided

### Interior

#### Windows

##### Broken Glass

10.8 -- SAFETY: Cracked window needs replacement

##### Doors

##### Closets

10.13 -- SAFETY: Missing floor guides at closet doors

#### Built-In Appliances

**Gas Range**

10.15 -- SAFETY: Range not equipped with anti-tip device

**Garage**

**Interior**

**Fire Door**

11.3 -- SAFETY: Garage door fire rated but not self closing

**Firewall**

11.4 -- SAFETY: Tape joints

# HOME INSPECTION REPORT

## General

### Environmental Comments

#### Mold

##### 1.1 - COMMENTS:

Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that if you have concerns in this area contact a qualified specialist for evaluation. More information available at [www.moldfreezone.com](http://www.moldfreezone.com).

#### Pre-1980 Construction

##### 1.2 - COMMENTS:

This residence was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. Testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection. Steam piping insulation and 9x9 floor tiles at one time were made with asbestos. Lead based paint was used at one time. Only a qualified lab can determine if asbestos, lead or mold is present in this home. More information available at [www.state.nj.us/dca/dcr/leadsafe/general\\_infohtml](http://www.state.nj.us/dca/dcr/leadsafe/general_infohtml).

### Property Comments

#### Age of Building

1.3 - COMMENTS: This house was built in 1947.

#### Weather at time of inspection

1.4 - COMMENTS: The weather was Sunny and 48 degrees.

#### Property Line

1.5 - COMMENTS: There was a fire hydrant located within 250' of the house . Notify your insurance agent of this.



## Exterior

### Scope of Inspection

#### Limitations

2.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

## Site Features

### Yard Walls

2.2 - COMMENTS: The block yard wall at the front of the property appeared to be functional and displayed no evidence of failure or damage.



2.3 - COMMENTS: The masonry yard wall at the front of the property was cracked or damaged and needs service.



### Vegetation

2.4 - COMMENTS: There were trees on or adjacent to the property that your home inspector is not qualified to evaluate.

## Grading and Drainage

### Surface Drainage

2.5 - PREVENTIVE: The soil was not sufficiently sloped or graded to drain runoff water away from multiple locations around the residence. Inadequate drainage and grading around a building can lead to moisture intrusion and create an environment conducive to the growth of mold. It can also damage the foundation and/or cause excessive settlement. As a preventive measure we recommend that the soil be sloped to drain surface water away from the residence for ten feet or more.

### Elevations

2.6 - MONITOR: There were areas of the house that were below grade and susceptible to moisture intrusion. For these reasons, we recommend that you monitor these areas on a regular basis. Install a window well at any window that is less than 4" above the ground.

## Hardscaping

### Patio



2.7 - COMMENTS: The concrete paver patio at the rear of the residence was functional.

### Driveway

2.8 - PREVENTIVE: The asphalt driveway slopes towards the garage vehicle door. Keep the area drain in front of the garage clear of debris.



### Walkways

2.9 - COMMENTS: The concrete walkways at various locations around the residence were functional.

### Building Features

#### Wall Coverings

2.10 - COMMENTS: The house had stucco and vinyl siding. Seal any gap between wall surfaces to prevent moisture or insect intrusion.

2.11 - COMMENTS: The wall coverings and building envelope were not tested for water tightness, and we do not guarantee or provide any type of warranty against moisture intrusion. The building envelope (roof and exterior) is the first line of defense against moisture and insect intrusion. Any gap or void in this protective shield could result in interior wall damage. This damage could include wood rot or mold.

#### Eaves and Soffits

2.12 - COMMENTS: The soffits were in satisfactory condition.

#### Doors and Windows

2.13 - COMMENTS:

The door and window exteriors were in satisfactory condition. Keep all exterior joints, around doors and windows, sealed to prevent moisture and/or pest intrusion. Keep any exposed wood painted to protect from the elements.



#### Railings

2.14 - SAFETY: The exterior steps should have a handrail.



## Structural

## Scope of Inspection

### Limitations

3.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage may restrict access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

### Structure & Framing

#### Wall Structure

3.2 - COMMENTS: The walls of the home appeared to be conventionally framed with wood studs.

#### Floor Structure

3.3 - COMMENTS: The floor structure, where visible, was conventionally framed with 2x8 wood joists, a triple 2x8 wood beam on metal columns with a block stem wall.

#### Ceiling and Roof Structure

3.4 - COMMENTS: The ceiling and roof structure, where visible, was framed with 2x6 wood joists and rafters. The ceiling and roof structure appeared satisfactory.

### Raised Foundation

#### General Comments

3.5 - COMMENTS: This residence had a raised foundation. Such foundations typically provide convenient access to the water supply pipes, drain pipes, vent pipes, electrical conduits, and in many cases the heating/cooling distribution system.

#### Foundation Walls

3.6 - COMMENTS: The masonry block foundation walls appeared to be functional.

#### Footings

3.7 - DEFERRED: The inspector does not verify the presence and depth of footings below the soil line.

### Basements and Cellars

#### General Conditions

3.8 - COMMENTS: The basement area was in satisfactory condition.

3.9 - COMMENTS: Part of the basement was a finished space.

#### Moisture and Dampness

3.10 - MONITOR: There was efflorescence of the basement walls. This condition is caused by moisture being drawn into the rear of the walls, and you should not store items that can be moisture damage against the walls or adjacent floor areas. Grading the soil so it slopes away from the foundation should help to lessen the amount of moisture in contact with the foundation.

3.11 - MONITOR: There was a functional float-activated sump pump in the garage which suggests that water has entered the area at some point in the past and may again in the future.

3.12 - COMMENTS: There was a dehumidifier in the basement.



### Stairs and Steps

3.13 - COMMENTS: The basement stairs were functional.

### Inspection Limitations

3.14 - COMMENTS: Stored items and furniture in the basement area limited our inspection.



### Garage Foundation

#### General Comments

3.15 - COMMENTS: The garage rests upon a slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab for any evidence of significant cracks or structural deformation.

#### Concrete Slab

3.16 - DEFERRED: The garage concrete slab foundation appeared to be in satisfactory condition. However, the garage had stored items, preventing a clear view of the slab and perimeter stem walls. We recommend that the slab and perimeter stem walls be reinspected once all stored items and belongings are removed.



### Footings

3.17 - COMMENTS: The inspector does not verify the presence and depth of footings below the soil line.

## Roof

### Scope of Inspection

#### Limitations

4.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Any estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.

- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

## Primary Roof

### General Comments

4.2 - COMMENTS: The home had a sloped or pitched roof. Most sloped roofs are covered with individual pieces of shingle or tile material that is over lapped to prevent water penetration. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Asphalt shingle is the most common roofing material used on sloped or pitched roofs.

### Chimney

4.3 - COMMENTS: The chimney was constructed of masonry with a stainless metal flue.



4.4 - COMMENTS: The masonry chimney was in satisfactory condition.

### Roof Access

4.5 - DEFERRED: The height or pitch of the roof prevented your inspector from walking on it for evaluation. This type of inspection is limited, however, and unseen defects may exist. The roof was inspected with binoculars from various points around the house.

### Composition Shingle

4.6 - COMMENTS: The composition shingle roofing material appeared to be in satisfactory condition.

### Flashings

4.7 - COMMENTS: The roof flashing appeared to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

### Protrusions

4.8 - COMMENTS: Where visible, the roof protrusions (vent pipes, etc.) appeared to be well sealed and/or flashed and in satisfactory condition.

### Roof Drainage

4.9 - COMMENTS: The gutters and downspouts that were installed appeared to be in satisfactory condition. However, without water in the gutters it is virtually impossible to determine whether they are water tight and properly sloped towards the downspouts. The downspouts connect to in ground pipes. Controlling the rain water so it discharges 6' or more from the foundation will help prevent moisture intrusion in the basement.

## Attic and Loft

## Attic

### General Comments

5.1 - COMMENTS: There were sections or areas of the attic that could not be inspected. There was only flooring in part of the attic.

5.2 - COMMENTS: The thermostatic attic fan was not activated or otherwise tested.

5.3 - COMMENTS: Attic insulation limited inspection of attic areas and components.



### Access

5.4 - COMMENTS: There was access to the attic in the bedroom hallway that was opened in order to evaluate the attic areas and components.



### Ventilation

5.5 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Ventilation type in concealed areas are not inspected.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

5.6 - COMMENTS: Ventilation within the attic appeared to be adequate and the accessible vents appear properly screened.

### Insulation

5.7 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values.

5.8 - COMMENTS:

The attic floor was insulated with approximately 6 inches of fiberglass batt insulation.

### Attic Interior

5.9 - PREVENTIVE: The attic framing may not have been engineered for storage and foot traffic could certainly stress it and contribute to cracks in the finished ceiling below. Storage use should be limited to lightweight items only.

## Electrical

### Scope of Inspection

#### Limitations

6.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

#### Service

##### General Comments

6.2 - COMMENTS: There was a connection for an auxiliary generator at the rear of the house.



##### Service Entrance

6.3 - COMMENTS: The service entrance was overhead.



##### Service Lines

6.4 - COMMENTS: The service line capacity was 100 amps and 240 volts.

6.5 - COMMENTS: The service lines, mast weather head and cleat were in satisfactory condition.

##### Service Disconnect

6.6 - COMMENTS: The 100 amp main disconnect was located in the basement.

##### Grounding Electrode System

6.7 - COMMENTS: The main electrical panel appeared to be properly grounded.

##### Main Panel

##### Main Panel

6.8 - DEFERRED: Load-calculations were not conducted in an effort to determine if the main panel and its components will meet the demands of the residence and/or its new occupants.

6.9 - COMMENTS: The residence was served by a 100 amp panel, located in the basement .



6.10 - COMMENTS: The main panel and its components had no visible deficiencies.

### **Panel Covers**

6.11 - COMMENTS: The interior and exterior covers at the main panel appeared to be functional.

### **Circuit Breakers**

6.12 - COMMENTS: There were no visible deficiencies with the circuit breakers in the main electrical panel.

### **Wiring**

#### **Wiring Types**

6.13 - COMMENTS: Where visible and accessible, the branch circuit wiring in this residence was vinyl wrapper NM copper and flexible metal cable (BX)

### **Receptacle Outlets**

#### **Inspection Limitations**

6.14 - COMMENTS: Our inspection was limited to visible and accessible outlets only. Those outlets that were concealed or inaccessible due to stored items, furniture, etc. were not tested or inspected.

### **GFCI Protection**

#### **General Comments**

6.15 - COMMENTS: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but these devices can fail at any time. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button.

#### **GFCI Receptacle Outlets**

6.16 - SAFETY: We recommend that the receptacle outlets in the garage, at the exterior and within 6' of the kitchen sink be provided with GFCI protection for safety.

6.17 - COMMENTS: The GFCI receptacle outlets responded correctly when tested.

#### **GFCI Breakers**

6.18 - COMMENTS: The GFCI circuit breaker at the main panel responded correctly when tested using the built-in test buttons.

### **Fan Fixtures**

#### **Fans**

6.19 - COMMENTS: The ceiling fan fixtures responded to normal user controls.

## **Plumbing**

### **Scope of Inspection**



### Limitations

7.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

### Water Supply System

#### Water Main

7.2 - COMMENTS: Where exposed to view, the water main entering the home was 3/4 inch copper. The supply line enters at the front of the residence.



#### Water Main Shut Off

7.3 - COMMENTS: The main water shut-off valve handle was in satisfactory condition.

7.4 - COMMENTS: The water main shut off valve was located by the water meter.



#### Functional Flow

7.5 - COMMENTS: The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we suggest that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

#### Supply Pipes and Connectors

7.6 - COMMENTS: The potable water pipes, where visible, were copper and appeared to be in satisfactory condition.

#### Hose Bibs

7.7 - COMMENTS: The hose bibs were the older type which need to be shut off during the winter months to prevent freezing. Recommend replacing with the newer frost free type.

#### Inspection Limitations

7.8 - DEFERRED: Water quality or potability of water supply was not evaluated or tested.



7.9 - DEFERRED: The shut-off valves at the supply fixtures were not handled as they are subject to leakage when turned.

## **Drainage and Venting System**

### **General Comments**

7.10 - COMMENTS: We test the drain, waste and vent (DWV) system by running water through every fixture drain and watching for blockages or slow drains. Fixture blockages become quickly evident and can usually be cured by clearing out the traps. However, if the main drain line is blocked or damaged, there is a very strong chance that it will not become apparent during the course of our inspection.

7.11 - COMMENTS: This house was over 30 years old and there were mature trees on the property. For this reason you may want to consider a video inspection of the main sewer line.

### **Drain and Vent Pipes**

7.12 - MONITOR: The older/original waste lines were cast iron and will need to be monitored regularly for evidence of leakage.

7.13 - COMMENTS: The drainage and vent piping was cast iron, galvanized steel and schedule 40 PVC.

7.14 - COMMENTS: The fixture drain and vent pipes within the home appeared to be functional at the time of the inspection.

## **Plumbing Fixtures**

### **Sinks**

7.15 - COMMENTS: The mechanical stopper in the bathroom sink drain line needed to be adjusted.

### **Toilets**

7.16 - COMMENTS: The toilet responded properly when flushed.

### **Tub-Showers**

7.17 - COMMENTS: The tub/shower in the bathroom was functional.

## **Inspection Limitations**

7.18 - COMMENTS: Tub and sink overflows were not filled or tested as a part of our inspection.

## **Water Heater**

### **Water Heater**

7.19 - COMMENTS: There was a 15 year old, 40 gallon, RHEEM natural gas water heater located in the basement.

7.20 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

7.21 - COMMENTS: The remaining useful life of the water heater was not determinable. If a water heater has exceeded its factory warranty it can fail at any time.

### **Combustion Air**

7.22 - COMMENTS: The water heater appeared to have an adequate combustion air supply.

### **TPR Valve**

7.23 - COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required. The valve includes a discharge pipe that discharges to within 6 inches of the ground.

## **Venting Provisions**

7.24 - COMMENTS: The vent pipe and cap on the gas water heater appeared to be functional.

### **Drain Valve**

7.25 - COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

### **Gas Supply System**

#### **Meter and Main**

7.26 - COMMENTS: The gas meter appeared to be in satisfactory condition, and was located at the front of the house.



#### **Gas Shut-Off**

7.27 - COMMENTS: The gas shut-off valve was located at the gas main.

#### **Lines and Valves**

7.28 - COMMENTS: The gas supply system appeared to be in satisfactory condition.

## **Heating**

### **Scope of Inspection**

#### **Limitations**

8.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

#### **Forced Air Furnace**

##### **General Comments**

8.2 - COMMENTS: A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, a thermostat is used to control forced air heating systems.

8.3 - COMMENTS: It is recommended to have a service agreement with a qualified heating contractor to maintain the heating system.

8.4 - COMMENTS: The oil storage tank was located in the basement.



### **Furnace**

8.5 - COMMENTS: There was a 18 year old HEIL oil fired forced air heating unit located in the basement.

8.6 - COMMENTS: The furnace responded to normal user controls at the time of the inspection.

### **Combustion Air**

8.7 - COMMENTS: The combustion-air supply for the furnace appeared adequate.

### **Vent Pipe and Termination**

8.8 - COMMENTS: The furnace venting system components appeared satisfactory. Keep the vent connection to the chimney sealed to prevent carbon monoxide from entering the house.



### **Safety Switch**

8.9 - SAFETY: There was no safety switch (a built-in switch that shuts down the system when the lower door is opened) in the furnace.

### **Air Filter**

8.10 - COMMENTS: At the time of the inspection, the air filter was clean or relatively clean and did not need replacement. However, it is important to replace or clean the filter (depending on type) every month or two. If filters are not changed (or cleaned) regularly, the ducts can become contaminated.

### **Heat Exchanger**

8.11 - DEFERRED: We do not attempt to dismantle any portion of the system, nor do we evaluate humidifiers, and in-line duct motors or dampers. Also, we may not always be able to check every register to determine the adequacy of its air flow.

## **Heat and AC**

### **Scope of Inspection**

#### **Limitations**

9.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of cooling supply or distribution balance is not inspected.
- Any electronic air filters are not inspected.
- When weather conditions or other circumstances may cause damage to the cooling equipment.

### **Split System**

#### **Cooling**

9.2 - COMMENTS: The central air-conditioning in this home was part of a split-system with a 9 year old ARMSTRONG condensing unit located at the rear of the home, and an evaporator coil located in the attic.



### Condensate Drainage

9.3 - COMMENTS: The primary and secondary condensate discharge pipes appeared to be functional.



### Drip Pan

9.4 - PREVENTIVE: There was a drip pan at the air handler with a float switch. The float switch will shut off the unit if water accumulates in the drip pan before it can cause damage to the ceiling below.



## Interior

### Scope of Inspection

#### Limitations

10.1 - COMMENTS: This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wallhangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

### General

#### Interior Inspection

10.2 - COMMENTS: Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move furniture or the contents of closets or cabinets, lift carpets or rugs, and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

## **Floors**

### **Wood Coverings**

10.3 - COMMENTS: The wood flooring appears functional with some wear or cosmetic damage that is common with its age.

## **Walls and Ceilings**

### **Walls**

10.4 - COMMENTS: The wall coverings were functional.

### **Ceilings**

10.5 - COMMENTS: The ceiling coverings were functional.

## **Windows**

### **Windows**

10.6 - COMMENTS: The windows in this home were vinyl double paned double hung type.

10.7 - COMMENTS: All tested windows were found to be functional at the time of the inspection.

### **Broken Glass**

10.8 - SAFETY: There was a cracked basement window that should be replaced for safety.

## **Doors**

### **Main Entry**

10.9 - COMMENTS: The main entry door was functional.

### **Exterior**

10.10 - COMMENTS: The exterior door functioned satisfactorily.

### **Interior**

10.11 - COMMENTS: The interior doors functioned satisfactorily.

10.12 - COMMENTS: Door stops are needed at each door to prevent damage to the walls when the doors are opened.

### **Closets**

10.13 - SAFETY: The entry closet sliding door guides were missing and replacement is needed. Small children could get trapped between the two doors.

## **Cabinet and Pantry**

### **Cabinetry**

10.14 - COMMENTS: The cabinetry in the kitchen had wear that was commensurate with its age.

## **Built-In Appliances**

### **Gas Range**

10.15 - SAFETY: The range was not equipped with an anti-tip device to help prevent the range from tipping, or its contents from spilling, should weight be placed on its open door.

10.16 - COMMENTS: The Whirlpool gas range responded to normal user controls.

### **Vent Hood**

10.17 - COMMENTS: The vent hood responded to normal user controls and vented to the exterior..

## **Laundry Provisions**

### Laundry Provisions

10.18 - COMMENTS: The laundry provisions were located in the basement.

### Washer Water Supply

10.19 - PREVENTIVE: Recommend continue using braided metal supply hoses rather than rubber hoses. Shut off the water supply when not using the washer.



### Washer Drainage

10.20 - COMMENTS: The laundry sink drain line was used for drainage of the washing machine. However, you should be aware that the smaller diameter of the sink drain line does not meet the current requirements for a washer drain line.



### Dryer Venting

10.21 - COMMENTS: Dryer exhaust provisions were satisfactory. Keep the vent damper clean to prevent insect intrusion. Clean lint screen after each dryer load.



### Gas Supply

10.22 - COMMENTS: The gas line and valve for the clothes dryer appeared to be in satisfactory condition. However, the valve was not turned or tested, and should be capped if it not to be used.

### Laundry Sink

10.23 - COMMENTS: The laundry sink was functional.

### Smoke Alarms

#### Testing

10.24 - DEFERRED: Because it is not unusual for a lengthy period of time to pass between the time the inspection took place and when the home is actually occupied, it is imperative that all smoke detectors, both battery and hardwired, be tested for safe and proper function prior to occupation of the premises.

### Carbon Monoxide Detectors

#### Testing

10.25 - DEFERRED: Because it is not unusual for a lengthy period of time to pass between the time the inspection took place and when the home is actually occupied, it is imperative that all carbon monoxide

detectors, both battery and hardwired, be tested for safe and proper function prior to occupation of the premises.

## Ventilation and Exhaust

### Bathroom

10.26 - COMMENTS: The bathroom exhaust fan was functional.

## Garage

### Interior

#### General Comments

11.1 - DEFERRED: Stored items and belongings limited our evaluation of the garage. We recommend that you have the garage reinspected once all stored items have been removed.



11.2 - DEFERRED: Our inspection of the garage interior includes the visually accessible areas of walls and floors. However, we do not move stored items or vehicles, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we do not report the absence of wall or ceiling coverings unless required for fire protection.

#### Fire Door

11.3 - SAFETY: The entry door from the garage into the house appeared to be fire rated but was not self-closing and latching to maintain the necessary firewall separation between the garage and living quarters.

#### Firewall

11.4 - SAFETY: Joints in the drywall need to be kept taped to preserve the the integrity of the firewall.

#### Vehicle Doors

##### Automatic Opener

11.5 - COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

##### Safety Sensors

11.6 - COMMENTS: The safety sensors at the garage vehicle door functioned satisfactorily.

##### Springs and Torsion Bars

11.7 - COMMENTS: The vehicle door springs were functional.

##### Arms and Hinges

11.8 - COMMENTS: The arms and hinges were functional.