Home Inspection Report

123 Forth Place
Anytown, USA 12345

Prepared for:  Sample
Prepared by: Caveat Emptor Home Inspectors
              14 Sterling Place
              Glen Rock, New Jersey 07452
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable
Functional with no obvious signs of defect.

Not Present
Item not present or not found.

Not Inspected
Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal
Item is not fully functional and requires repair or servicing.

Defective
Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Forth Place
City Anytown State New Jersey Zip 12345
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State New Jersey Zip
Phone
Fax

Inspection Company

Inspector Name  Michael T. Mulholland
Company Name  Caveat Emptor Home Inspectors
Address 14 Sterling Place
City Glen Rock State New Jersey Zip 07452
Phone (201)689-4998
Fax
E-Mail mulhollandmtm@aol.com
File Number 60313

Conditions

Others Present Buyer's Agent and Buyer, Seller's Agent Property Occupied Yes
Estimated Age 1920's Entrance Faces South
Inspection Date 06/04/2013
Start Time 3:30 End Time 5:45
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 80 F
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Multiple Listing Service
General Information (Continued)
Water Source City How Verified Multiple Listing Service
Additions/Modifications Hot water heater, Boiler
Permits Obtained Unknown How Verified Buyer to verify

Lots and Grounds
Marginal Driveway: Asphalt Heavy cracks in surface, Uneven settling
Lots and Grounds (Continued)

Defective  Walks: Concrete Cracked, Trip hazard

Marginal  Steps/Stoops: Brick Railings loose, safety hazard, Bricks need pointing.
Lots and Grounds (Continued)

Steps/Stoops: (continued)

Marginal Deck: Stained wood Not lag bolted to house, Railing support loose., Baluster openings too wide
Lots and Grounds (Continued)

Deck: (continued)
Lots and Grounds (Continued)

Deck: (continued)

Acceptable  Grading: Minor slope
Not Present  Swale:
Marginal     Vegetation: Ivy, Vines Ivy/vines growing on structure, removal is suggested.
Not Present  Window Wells:
Not Present  Exterior Surface Drain:
Not Inspected Fences:
Exterior

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, sea walls, break-walls, docks, erosion control, and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

<table>
<thead>
<tr>
<th>Entire Exterior Surface</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acceptable Type: Vinyl siding</td>
</tr>
<tr>
<td>Acceptable Trim: Aluminum</td>
</tr>
<tr>
<td>Acceptable Fascia: Aluminum</td>
</tr>
<tr>
<td>Acceptable Soffits: Aluminum</td>
</tr>
<tr>
<td>Not Present Door Bell:</td>
</tr>
<tr>
<td>Acceptable Entry Doors: Metal, Wood</td>
</tr>
<tr>
<td>Acceptable Windows: Wood double hung</td>
</tr>
<tr>
<td>Acceptable Storm Windows: Aluminum framed standard glass</td>
</tr>
<tr>
<td>Acceptable Window Screens: Metal</td>
</tr>
<tr>
<td>Marginal Basement Windows: Aluminum slider</td>
</tr>
<tr>
<td>Acceptable Exterior Lighting: Surface mounted lamps front and rear</td>
</tr>
<tr>
<td>Acceptable Exterior Electric Outlets: 110 VAC</td>
</tr>
<tr>
<td>Acceptable Hose Bibs: Rotary</td>
</tr>
<tr>
<td>Acceptable Gas Meter: Basement</td>
</tr>
<tr>
<td>Acceptable Main Gas Valve: Located at gas meter</td>
</tr>
</tbody>
</table>

Roof

<table>
<thead>
<tr>
<th>Entire Roof Surface</th>
</tr>
</thead>
<tbody>
<tr>
<td>Method of Inspection: Ground level with binoculars</td>
</tr>
<tr>
<td>Acceptable Unable to Inspect: 20% Height of roof</td>
</tr>
<tr>
<td>Acceptable Material: Asphalt shingle Signs of curling or cupping</td>
</tr>
<tr>
<td>Type: Gable</td>
</tr>
<tr>
<td>Approximate Age: approx 10 to 15 yrs old</td>
</tr>
<tr>
<td>Acceptable Flashing: Aluminum</td>
</tr>
<tr>
<td>Acceptable Valleys: Asphalt shingle</td>
</tr>
<tr>
<td>Acceptable Plumbing Vents: Cast Iron</td>
</tr>
<tr>
<td>Acceptable Electrical Mast: Surface mount</td>
</tr>
<tr>
<td>Marginal Gutters: Aluminum Gutters loose, spikes or straps missing, Leaking, Need cleaning</td>
</tr>
<tr>
<td>Acceptable Downspouts: Aluminum</td>
</tr>
<tr>
<td>Acceptable Leader/Extension: Under ground system not inspected.</td>
</tr>
</tbody>
</table>

East Chimney

| Acceptable Chimney: Brick Unable to view interior of chimney due to height, Vines growing on chimney. Remove. |
| Acceptable Flue/Flue Cap: Metal Recommend adding rain/snow cap |
| Acceptable Chimney Flashing: Copper, Tar covered |
Garage/Carport

Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

> Furniture, storage, appliances and/or wall hangings 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.

Rear Garage

Type of Structure: Detached
Car Spaces: 1

Acceptable
Garage Doors: Insulated aluminum
Acceptable
Door Operation: Manual
Acceptable
<table>
<thead>
<tr>
<th>Condition</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acceptable</td>
<td>Roof: Asphalt shingle</td>
</tr>
<tr>
<td>Marginal</td>
<td>Roof Structure: 2x6 Rafter Trim boards rotted.</td>
</tr>
<tr>
<td>Acceptable</td>
<td>Ceiling: Exposed framing</td>
</tr>
<tr>
<td>Defective</td>
<td>Walls: Exposed framing Termite damage</td>
</tr>
</tbody>
</table>
Garage/Carport (Continued)

Walls: (continued)

Marginal
Defective

Floor/Foundation: Poured concrete Floor settled
Electrical: 110 VAC outlets and lighting circuits
Buried outlet on exterior. Fire Hazard!

Not Present
Not Present
Acceptable

Smoke Detector:
Heating:
Windows: Aluminum double hung
Garage/Carport (Continued)

Acceptable Gutters: Aluminum
Acceptable Downspouts: Aluminum
Acceptable Leader/Extensions:

Electrical

Limitations of Electrical Inspection

As we have discussed and as described in your inspection contract, 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.

SMOKE DETECTORS

> If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment, as well as in the hallway ceiling outside sleeping rooms.

> Carbon Monoxide Detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage.

These devices should be placed and maintained in accordance with the manufacturers directions.

Smoke detectors installed in the house should be checked every 2 - 3 weeks to insure that they function.

Service Size Amps: 100 Volts: 110-240 VAC
Acceptable Service: Aluminum
Acceptable 120 VAC Branch Circuits: Copper
Acceptable 240 VAC Branch Circuits: Copper
Acceptable Aluminum Wiring: Service only
Acceptable Conductor Type: Armored cable
Acceptable Ground: Plumbing ground only
Not Present Smoke Detectors: None present
Basement Electric Panel
Electrical (Continued)

Acceptable Manufacturer: Square D Missing screws

Maximum Capacity: 100 Amps
Acceptable Main Breaker Size: 100 Amps
Acceptable Breakers: Copper
Not Present Fuses:
Not Present AFCI:
Acceptable GFCI: At GFCI receptacles only
Is the panel bonded? Yes

Structure

Limitations of Structural Inspection

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 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

Acceptable Structure Type: Wood frame
Acceptable Foundation: Block
Acceptable Differential Movement: No movement or displacement noted
Not Inspected Beams:
Acceptable Bearing Walls: Frame
Acceptable Joists/Trusses: 2x10
Acceptable Piers/Posts: Steel posts
Acceptable Floor/Slab: Poured slab
Structure (Continued)

Defective Stairs/Handrails: Wood stairs with wood handrails. No ballisters (Safety), Railings too low, Handrails missing (Safety)
Structure (Continued)

Stairs/Handrails: (continued)

Not Inspected Subfloor:
Attic

Limitations of Insulation / Ventilation Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

> Insulation/ventilation 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.
> An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
> Any estimates of insulation R values or depths are rough average values.

Entire Attic

Method of Inspection: In the attic

Acceptable: Unable to Inspect: 30% Insulation, Safety and footing
Acceptable: Roof Framing: 2x8
Defective: Sheathing: Dimensional wood Wood rot present

Marginal: Ventilation: Windows only Insufficient ventilation for size of structure, Recommend additional ventilation be installed
Attic (Continued)

Defective

Insulation: Fiberglass, Vermiculite Insulation batts have fallen out of position-properly reinstall, Vermiculite insulation present. May contain asbestos. SAFETY!

Marginal
Insulation Depth: 6” Insufficient insulation present

Not Present
Vapor Barrier:
Attic Fan:
### Attic (Continued)

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Present</td>
<td><strong>House Fan:</strong></td>
</tr>
<tr>
<td>Acceptable</td>
<td><strong>Wiring/Lighting:</strong> 110 VAC</td>
</tr>
<tr>
<td>Acceptable</td>
<td><strong>Moisture Penetration:</strong> Previous water penetration noted</td>
</tr>
<tr>
<td>Acceptable</td>
<td><strong>Bathroom Fan Venting:</strong> Electric fan</td>
</tr>
</tbody>
</table>

### Basement

#### Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings 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.

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unable to Inspect:</td>
<td>80% Finished basement, Fixed ceiling</td>
</tr>
<tr>
<td>Acceptable</td>
<td>Ceiling: Stapled fiber ceiling tile.</td>
</tr>
<tr>
<td>Acceptable</td>
<td>Walls: Paneling</td>
</tr>
<tr>
<td>Defective</td>
<td>Floor: Tile 9x9 tile, possible asbestos</td>
</tr>
</tbody>
</table>
**Basement (Continued)**

Floor: (continued)

- **Floor Drain:** Not Present
- **Doors:** Acceptable
- **Windows:** Aluminum slider Acceptable
- **Electrical:** 110 VAC outlets and lighting circuits Not Present
- **Smoke Detector:** Acceptable
- **HVAC Source:** Steam boiler Not Present
- **Vapor Barrier:** Not Inspected
- **Insulation:** Acceptable
- **Ventilation:** Windows
- **Sump Pump:** Not Present
- **Moisture Location:** In boiler room. Dampness noted.
Basement (Continued)

Moisture Location: (continued)

Marginal  Basement Stairs/Railings: Wood stairs with wood handrails No balusters. Safety!

Fireplace/Wood Stove

Limitations of Fireplace/ Wood Stove Inspections

It is important that a fireplace/ wood stove be cleaned on a routine basis to prevent the build up of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimney’s are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection, it is common to be unable to detect the absence of a flue liner either because of stoppage at the fire box, a defective damper, or lack of access from the roof.
Fireplace/Wood Stove (Continued)

Acceptable  Fireplace Construction: Brick Fireplace and components need cleaning and inspection prior to use. Have a qualified fireplace contractor inspect prior to use.

Type: Wood burning
Not Present  Fireplace Insert:
Acceptable  Smoke Chamber: Brick
Acceptable  Flue: Tile
Acceptable  Damper: Metal
Acceptable  Hearth: Flush mounted

Heating System

Limitations of Heating Inspection

As we have discussed and as described in your inspection contract, 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.

Acceptable  Heating System Operation: Adequate Evidence of past water leakage at fitting.

Manufacturer: Peerless Boiler
Heating System (Continued)

Model Number: WBV-03-S  Serial Number: 544948-2006 05
Type: Boiler system  Capacity: 97000 BTUHR
Area Served: Whole building  Approximate Age: 2006
Fuel Type: Oil
Acceptable  Heat Exchanger: 1 Burner
Unable to Inspect: 90%
Acceptable  Distribution: Steam
Acceptable  Draft Control: Automatic
Acceptable  Flue Pipe: Single wall
Acceptable  Controls: Relief valve
Acceptable  Devices: TPRV drain tube.
Acceptable  Thermostats: Individual
Defective  Fuel Tank: Oil tank Leaking, Recommend removal by qualified contractor
Heating System (Continued)

Fuel Tank: (continued)

Tank Location: Basement

Suspected Asbestos: Yes
Plumbing

Limitations of Insulation / Ventilation Inspection

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> 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.
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> Any estimates of insulation R values or depths are rough average values.

Acceptable
Service Line: Copper

Defective
Main Water Shutoff: Basement Broken shut off.
House side.

Acceptable
Water Lines: Copper
Marginal
Drain Pipes: Cast iron, Copper, PVC, ABS Pitting cast iron drain piping
Plumbing (Continued)

Drain Pipes: (continued)

Acceptable Service Caps: Accessible
Acceptable Vent Pipes: Cast iron
Acceptable Gas Service Lines: Black pipe.

Basement Water Heater
Acceptable Water Heater Operation: Adequate
Manufacturer: A.O. Smith
Model Number: 9211906000 Serial Number: 1029A001759
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 2010 Area Served: Whole building
Acceptable Flue Pipe: Single wall
Acceptable TPRV and Drain Tube: Copper

Bathroom

2nd floor main Bathroom
Not Present Closet:
Acceptable Ceiling: Paint
Acceptable Walls: Paint

Marginal Floor: Tile Floor shows evidence of previous water penetration/stains
Bathroom (Continued)

Acceptable  Doors: Solid wood
Acceptable  Windows: Wood double hung
Acceptable  Electrical: 110 VAC outlets and lighting circuits
Acceptable  Counter/Cabinet: Composite and wood
Acceptable  Sink/Basin: One piece sink/counter top
Marginal  Faucets/Traps: Delta fixtures with a PVC trap Slow draining noted-further review/repair
Acceptable  Tub/Surround: Porcelain tub and ceramic tile surround Replace caulking

Acceptable  Toilets: American Standard
Acceptable  HVAC Source: Steam radiator.
Acceptable  Ventilation: Electric ventilation fan and window

Basement Half Bathroom

Not Present  Closet:
Acceptable  Ceiling: Paint
Acceptable  Walls: Paint
Acceptable  Floor: Vinyl floor covering
Acceptable  Doors: Solid wood
Not Present  Windows:

Defective  Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed
Acceptable  Counter/Cabinet: Composite and wood
Acceptable  Sink/Basin: One piece sink/counter top
**Bathroom (Continued)**

Marginal  
Faucets/Traps: Delta fixtures with a metal trap  
Fixture loose.

Acceptable  
Toilets: American Standard

Acceptable  
HVAC Source: Steam radiator.

Defective  
Ventilation: No ventilation

**Kitchen**

**Limitations of Interior inspection**

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**1st Floor Kitchen**

Acceptable  
Cooking Appliances: Kenmore

Acceptable  
Ventilator: Kitchenaid

Not Present  
Disposal:

Acceptable  
Dishwasher: Kenmore

Air Gap Present? Yes

Not Present  
Trash Compactor:

Acceptable  
Refrigerator: Kitchenaid

Acceptable  
Sink: Stainless Steel
Kitchen (Continued)
Defective Electrical: 110 VAC outlets and lighting circuits, Attach loose outlet.

Acceptable Plumbing/Fixtures: Chrome
Acceptable Counter Tops: Laminate
Acceptable Cabinets: Laminate and composite materials
Not Present Pantry:
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Steel entry, Solid wood
Acceptable Windows: Wood double hung
Acceptable HVAC Source: Steam radiator.

Bedroom
2nd Flr front Bedroom
Acceptable Closet: Single
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Hardwood
Acceptable Doors: Solid wood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Steam radiator.
Not Present Smoke Detector:

2nd Floor Front Corner Bedroom
Acceptable Closet: Single
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Carpet
Acceptable Doors: Solid wood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Steam radiator.
Not Present Smoke Detector:
### Bedroom (Continued)

<table>
<thead>
<tr>
<th>2nd Flr rear Bedroom</th>
<th>Acceptable</th>
<th>Closet: Single</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acceptable</td>
<td>Ceiling: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Walls: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Floor: Hardwood</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Doors: Solid wood</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Windows: Wood double hung</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Electrical: 110 VAC outlets and lighting circuits</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>HVAC Source: Steam radiator</td>
</tr>
<tr>
<td>Not Present</td>
<td>Smoke Detector:</td>
<td></td>
</tr>
</tbody>
</table>

### Living Space

#### Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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<table>
<thead>
<tr>
<th>Dining Room Living Space</th>
<th>Not Present</th>
<th>Closet:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acceptable</td>
<td>Ceiling: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Walls: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Floor: Hardwood</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Windows: Wood double hung</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Electrical: 110 VAC outlets and lighting circuits</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>HVAC Source: Steam radiator</td>
</tr>
<tr>
<td>Not Present</td>
<td>Smoke Detector:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Living Room Living Space</th>
<th>Not Present</th>
<th>Closet:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acceptable</td>
<td>Ceiling: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Walls: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Floor: Hardwood</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Electrical: 110 VAC outlets and lighting circuits</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>HVAC Source: Steam radiator</td>
</tr>
<tr>
<td>Not Present</td>
<td>Smoke Detector:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front porch Living Space</th>
<th>Not Present</th>
<th>Closet:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acceptable</td>
<td>Ceiling: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Walls: Paint</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Floor: Hardwood</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Windows: Wood double hung</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Electrical: 110 VAC outlets and lighting circuits</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>HVAC Source: Steam radiator</td>
</tr>
</tbody>
</table>
Living Space (Continued)
Not Present Smoke Detector:
Foyer Living Space
Acceptable Closet: Single
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Hardwood
Acceptable Doors: Wood entry.
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Steam radiator.
Not Present Smoke Detector:

Laundry Room/Area
Limitations of Laundry Room/ Area Inspections

Clothes washers and dryers can not be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer/dryer has an average life of 6 - 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often not included in a sales contract, or are included in "as is" condition.

Basement Laundry Room/Area
Not Present Closet:
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Solid wood
Acceptable Windows: Aluminum slider
Acceptable Electrical: 110 VAC outlets and lighting circuits
Not Present Smoke Detector:
Not Present HVAC Source:
Acceptable Laundry Tub: Concrete
Laundry Room/Area (Continued)

Defective
Laundry Tub Drain: ABS The trap is leaking

Acceptable
Washer Hose Bib: Rotary
Acceptable
Washer and Dryer Electrical: 110-120 VAC

Acceptable
Dryer Vent: Metal flex
Acceptable
Dryer Gas Line: Black pipe
Acceptable
Washer Drain: Drains to laundry tub
Not Present
Floor Drain:
### Lots and Grounds

1. **Driveway:** Asphalt  
   - Heavy cracks in surface, Uneven settling
2. **Steps/Stoops:** Brick  
   - Railings loose, safety hazard, Bricks need pointing.
3. **Deck:** Stained wood  
   - Not lag bolted to house, Railing support loose, Baluster openings too wide
4. **Vegetation:** Ivy, Vines  
   - Ivy/vines growing on structure, removal is suggested.

### Exterior

5. **Basement Windows:** Aluminum slider

### Roof

6. **Gutters:** Aluminum  
   - Gutters loose, spikes or straps missing, Leaking, Need cleaning

### Garage/Carport

7. **Rear Garage Roof Structure:** 2x6 Rafter  
   - Trim boards rotted.
8. **Rear Garage Floor/Foundation:** Poured concrete  
   - Floor settled

### Attic

9. **Entire Attic Ventilation:** Windows only  
   - Insufficient ventilation for size of structure, Recommend additional ventilation be installed
10. **Entire Attic Insulation Depth:** 6"  
    - Insufficient insulation present

### Basement

11. **Entire Basement Moisture Location:** In boiler room. Dampness noted.
12. **Entire Basement Basement Stairs/Railings:** Wood stairs with wood handrails  
    - No balusters. Safety!

### Plumbing

13. **Drain Pipes:** Cast iron, Copper, PVC, ABS  
    - Pitting cast iron drain piping

### Bathroom

14. **2nd floor main Bathroom Floor:** Tile  
    - Floor shows evidence of previous water penetration/stains
15. **2nd floor main Bathroom Faucets/Traps:** Delta fixtures with a PVC trap  
    - Slow draining noted-further review/repair
16. **Basement Half Bathroom Faucets/Traps:** Delta fixtures with a metal trap  
    - Fixture loose.
# Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Lots and Grounds

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>Walks:</strong> Concrete Cracked, Trip hazard</td>
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<tr>
<td><strong>Garage/Carport:</strong></td>
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<tr>
<td><strong>Rear Garage Walls:</strong> Exposed framing Termite damage</td>
<td></td>
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<tr>
<td><strong>Rear Garage Electrical:</strong> 110 VAC outlets and lighting circuits Buried outlet on exterior. Fire Hazard!</td>
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<tr>
<td><strong>Structure:</strong></td>
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<tr>
<td><strong>Stairs/Handrails:</strong> Wood stairs with wood handrails No ballisters. (Safety), Railings to low., Handrails missing (Safety)</td>
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<tr>
<td><strong>Attic:</strong></td>
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<tr>
<td><strong>Entire Attic Sheathing:</strong> Dimensional wood Wood rot present</td>
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<tr>
<td><strong>Entire Attic Insulation:</strong> Fiberglass, Vermiculite Insulation batts have fallen out of position-properly reinstall, Vermiculite insulation present. May contain asbestos. SAFETY!</td>
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<tr>
<td><strong>Basement:</strong></td>
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<tr>
<td><strong>Entire Basement Floor:</strong> Tile 9x9 tile, possible asbestos</td>
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<tr>
<td><strong>Heating System:</strong></td>
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<tr>
<td><strong>Fuel Tank:</strong> Oil tank Leaking, Recommend removal by qualified contractor</td>
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<tr>
<td><strong>Plumbing:</strong></td>
<td></td>
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<tr>
<td><strong>Main Water Shutoff:</strong> Basement Broken shut off. House side.</td>
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<tr>
<td><strong>Kitchen:</strong></td>
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<tr>
<td><strong>Basement Half Bathroom Electrical:</strong> 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed</td>
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<tr>
<td><strong>Basement Half Bathroom Ventilation:</strong> No ventilation</td>
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<tr>
<td><strong>Bathroom:</strong></td>
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<tr>
<td><strong>1st Floor Kitchen Electrical:</strong> 110 VAC outlets and lighting circuits Attach loose outlet.</td>
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<tr>
<td><strong>Laundry Room/Area:</strong></td>
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<tr>
<td><strong>Basement Laundry Room/Area Laundry Tub Drain:</strong> ABS The trap is leaking</td>
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