



HOME INSPECTION

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# HOME INSPECTION REPORT

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**Client Name**

**This Report should be read in its entirety.**

Roots Home Inspection  
908 769-0028

[Bill@RootsHomeInspection.com](mailto:Bill@RootsHomeInspection.com)

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Thank you for choosing Roots Home Inspection. Enclosed is your home inspection report which details the concerns and notes discovered during the inspection. This report includes a summary, detailed notes and rated columns for your review. Note that a home is a visual inspection only. **Please read this report and all documentation in its entirety.**

A residential real estate inspection is a snap-shot in time, a *limited, non-invasive, visual* inspection that is conducted under accepted industry-wide protocols. These protocols and standards used in this report are set forth by the New Jersey Department of Law and Public Safety, Division of Consumer Affairs, State Board of Professional Engineers and Land Surveyors, Home Inspection Advisory Committee, N.J.A.C 13:40-15.1 et.seq and as amended to date; they can be found at the state website: <http://www.njleg.state.nj.us/>. For a complete description of the scope of the inspection, please refer to the Pre-Inspection Agreement, which has already been provided for you. The Pre-Inspection Agreement is to be treated as part of this report.

No home inspection can guarantee that some components or systems will not wear out or break in the near future. The few hours spent on this inspection only reports the condition of the home at the time of the inspection. Some problems will only be discovered after living in the home. A home inspection looks for the more serious problems that may exist and may influence your decision to buy the house. A home inspection is not an insurance policy.

All homes require periodic maintenance and repairs. This is an ongoing and never ending process. There are items now and there will be additional items in the future that will need maintenance, repairs or replacement. Home warranties that cover all major systems and appliances in this home are available for purchase. Your realtor or insurance company can provide you with more information. For new or newer construction and renovations be sure to obtain all permit/ warranties and paperwork related to construction for the seller or builder. For new/newer appliances/repairs/replacements it is recommended that you obtain all receipts, warranties and paperwork for the install and appliances the itself. These papers should be maintained with your records.

If you should have any questions regarding the findings, please contact us at (908) 769-0028 or [bill@rootshomeinspection.com](mailto:bill@rootshomeinspection.com). Roots Home Inspection strives to complete quality work.

Good luck with your new purchase.

Respectfully,

**Bill Root**

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**Ray Farruggia**

NJ License # 24GI00060500

**Angelo Bencivenga Jr**

NJ License # 24GI00133000

# Summary Report

## Property Inspected

Address of property Inspected Street address	Time/Day/Date: Friday, January 01, 2016 9:00	<input checked="" type="checkbox"/> Radon <input checked="" type="checkbox"/> Termite
Client Client name	Client Tel 908-123-1234	Client Email Clientname@gmail.com;

## REPAIRS

Below is a summary of the repair concerns as listed in the details column of the report:

### EXTERIOR

1. RE - Recommend adding splash plates and extensions to the gutter downspouts in order to keep water away from the house and from penetrating foundation.
2. RE – The screen on the exterior sliding door is torn. Needs repair by qualified contractor.
3. RE – There is evidence of cracks to the asphalt driveway. Recommend repair and sealing by a qualified driveway contractor.
4. RE- The railing is loose/pulling away from the rear wood porch stairs. Needs repair/securing by a qualified contractor.
5. RE- There are a few sections of loose vinyl siding above the rear entrance to the crawl space. Needs repair/securing by a qualified contractor to prevent potential damage.

### INTERIOR

6. RI - The fireplace flue/liner has been repaired with a cement coating to the liner. Recommend obtain and maintain all paperwork and warranties for the work performed. Note: The damper door is missing to the fireplace which will create heat loss during colder months. Needs repair/damper door added.
7. RI – The second floor hallway bathroom door needs adjustment to close and lock properly. Needs repair by qualified contractor.

### SYSTEMS

8. RS – The red metal cover is missing to the emergency shut off switch at the top of the basement stairs. Needs repair/cover added.
9. RS - There is not enough clearance across the front of the main electrical panel in the basement. Standards require 3-ft across the front of panel for safety. Needs repair/clearance added by a qualified contractor.
10. RS- Some of the insulation has fallen out from between the floor joists in the rear crawl space. Needs repair/new insulation added for energy efficiency.
11. RS- There are two old electrical wires in the rear basement for a prior electric dryer hook up. Recommend shutting off the breakers to these wires or having them removed for safety.
12. RS- There is one PVC plumbing vent that is disconnected in the rear attic and should extend through the roof line to vent outside. Needs repair by a licensed plumber for proper venting.

RE – Repair Exterior	ME – Maintenance/Notes Exterior
RI – Repair Interior	MI – Maintenance/Notes Interior
RS – Repair System	MS – Maintenance/Notes System

## MAINTENANCE/NOTES

Below is a summary of the notes and maintenance suggestions as listed in the details column of the report:

### **EXTERIOR**

1. ME - All wood porches/decks require periodic maintenance and/or repairs. Annual cleaning, repairs & sealing are recommended to prevent water damage and to prolong the porches/decks life.
2. ME - Trim or remove all vegetation, vines, bushes, and branches that touch or grow on the walls, foundation, roof, or chimney to prevent possible insect intrusion and physical damage to the structure as ongoing maintenance.
3. ME- Asphalt driveway surfaces require ongoing maintenance and should be sealed every 2-4 years.
4. ME- Some gutters are clogged with leaves and should be cleaned to prevent water and ice damage and promote proper drainage of rain water off the roof, as ongoing maintenance.
5. ME- The roof shingles are a newer installation and in satisfactory condition at the time of inspection. Obtain a copy of the roofers contracts/receipts and all related warranties (including manufactures shingles).

### **INTERIOR**

6. MI - Normal preparation will be needed prior to repainting the interior walls and ceilings.
7. MI - There was no evidence of water penetration in the basement at the time of inspection and the basement was dry. For safety with increased water table you may want to perform the following repairs to eliminate the chance of water penetration. These repairs include, but are not limited to:
  - Add a dehumidifier to help reduce humidity levels during warmer months.
  - Periodically test the sump pumps to ensure they are working.
  - Add a partial french drain system if needed.
  - All gutters need to be kept cleared to ensure that they properly divert roof surface water.
  - Flat/negative areas around the home's exterior may require re-grading.
  - If these steps do not eliminate the water penetration concerns, additional repairs/steps will be needed.
8. MI - There was no visible evidence of any wood destroying insects at the time of inspection and a clear certification will follow by email from the termite company.
9. MI- Recommend adding a section of flooring at the entrance to the attic for safety.
10. MI -This home has a finished basement. Therefore, a visual inspection beneath the walls and ceilings, in those areas, to detect any problems, was not possible.

### **SYSTEMS**

11. MS - Air Conditioning Systems could not be inspected/tested because it was too cold outside. The compressor unit cannot be operated when it is below 60 degrees without causing damage.
12. MS - Recommend adding the Heating and air conditioner Systems on an annual service and repair contract with the utility company or licensed HVAC contractor. Note: Heating systems were working correctly when tested.
13. MS -Recommended that you use natural air filters for your furnace/AC. Change it every 90 days to assure optimum filtration of harmful airborne particles and efficiency. Filter size is 16x25x1.
14. MS- The main sewer pipe from the street to the house is the original cast iron pipe. This type of pipe material has an estimated life expectancy of 50 to 75 years and usually rusts and cracks over time. Recommend having this pipe evaluated/ scoped with a camera or obtain replacement insurance which is usually offered by the water company.
15. MS -There was evidence of an oil tank line extending through the front basement floor. There may be a buried oil tank in the ground. It is strongly recommended that you obtain proper certification from the seller stating that the oil tank was legally and properly removed or have a professional tank sweep performed prior to closing.

RE – Repair Exterior	ME – Maintenance/Notes Exterior
RI – Repair Interior	MI – Maintenance/Notes Interior
RS – Repair System	MS – Maintenance/Notes System

# Inspection Detail Report







## Property Inspected










<b>Address of property Inspected</b> Street address		<b>Time/Day/Date:</b> Friday, January 01, 2016 9:00	<input checked="" type="checkbox"/> Radon <input checked="" type="checkbox"/> Termite
<b>Client</b> Client Name		<b>Client Tel</b> 908-123-1234	<b>Client Email</b> Clientname@gmail.com;
<b>Client Realtor:</b> Realtor Name		<b>Realtor Tel</b> 908-222-3333	realtorname@yahoo.com;
<b>Client Attorney</b> Attorney Name		<b>Attorney Tel</b> 908-555-6666	attorneyname@gmail.com;
<b>Client Present:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Apx Age:</b> 75 <b>Style:</b> Colonial	<b>Weather:</b> Clear 50s








## Rating Key






<b>S</b>	<b>Serviceable/Satisfactory</b>	“The system/component/area is functional, shows signs of typical aging and requires maintenance”
<b>M</b>	<b>Marginal</b>	“The system/component/area is functional, but may require immediate maintenance. Its condition should be monitored for further repairs or replacement.”
<b>P</b>	<b>Poor</b>	“The system/component/area is functional, has reached the end of its life expectancy, is defective, and/or is not functioning at the time of inspection. It requires immediate repair or replacement.”

## Findings

EXTERIOR		RATING	DETAILS
	<b>Foundation</b>	<b>S M P</b>	
1)	Exterior Foundation Concrete /stone	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
2)	Ground Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	<b>Landscaping</b>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ME - Trim or remove all vegetation, vines, bushes, and branches that touch or grow on the walls, foundation, roof, or chimney to prevent possible insect intrusion and physical damage to the structure as ongoing maintenance.
	<b>Walkways</b>	<b>S M P</b>	
3)	Public Sidewalk NONE		
4)	Front Walkway Paver Blocks	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	<b>Porch/Patio/Deck</b>	<b>S M P</b>	
5)	Front Porch with Steps Concrete/Slate/Brick	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	 <p>ME - All wood porches/decks require periodic maintenance and/or repairs. Annual cleaning, repairs &amp; sealing are recommended to prevent water damage and to prolong the porches/decks life.</p> <p>RE- The railing is loose/pulling away from the rear wood porch stairs. Needs repair/securing by a qualified contractor.</p>
6)	Rear Porch with Steps Wood	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
			
7)	Rear Patio . Paver Blocks	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

 <b>Driveway</b> ..	<b>S M P</b>	RE – There is evidence of cracks to the asphalt driveway.
8) Driveway Asphalt 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Recommend repair and sealing by a qualified driveway contractor.  ME- Asphalt driveway surfaces require ongoing maintenance and should be sealed every 2-4 years.
 <b>Fence</b>	<b>S M P</b>	
9) Fence Wood .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
10) Retaining Walls NONE		
 <b>Roofing</b> from the roof edge	<b>S M P</b>	ME- The roof shingles are a newer installation and in satisfactory condition at the time of inspection. Obtain a copy of the roofers contracts/receipts and all related warranties (including manufactures shingles).
11) . Roof Type: Gable Fiberglass/Asphalt Shingles One Layer/s Apx. Age 8 . .yrs Apx. Life Exp. 30 . .yrs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
12) Flashing - Vent Pipes/Other Roof Penetrations	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
13) Skylights: .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Chimney/Flue</b> Masonry	<b>S M P</b>	
14) Chimney/s <input checked="" type="checkbox"/> Flashing .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
15) Cap/s	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Gutters &amp; Leaders</b> .	<b>S M P</b>	ME- Some gutters are clogged with leaves and should be cleaned to prevent water and ice damage and promote proper drainage of rain water off the roof, as ongoing maintenance.
16) Gutters Aluminum	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
17) Down Spouts and Elbows .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
18) Splash Plates and Extensions .	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	 RE - Recommend adding splash plates and extensions to the gutter downspouts in order to keep water away from the house and from penetrating foundation.
 <b>Exterior Siding</b>	<b>S M P</b>	
19) Wall Covering Vinyl	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
20) Soffits/Eaves/Fascia Capped Aluminum/vinyl	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
21) Trim Capped Aluminum/vinyl	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
22) Flashing/Caulking	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	 RE- There are a few sections of loose vinyl siding above the rear entrance to the crawl space. Needs repair/securing by a qualified contractor to prevent potential damage.


 <b>Windows</b>	<b>S M P</b>	
23) Thermopane Insulated Wood	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
24) Basement: Thermopane Insulated Metal/Vinyl	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Exterior Doors</b>	<b>S M P</b>	RE – The screen on the exterior sliding door is torn. Needs repair by qualified contractor.
25) Exterior Entry Doors Metal/Wood	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
26) Slider Thermopane Insulated Wood	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
 <b>Garage</b> 1 Car	<b>S M P</b>	
27) <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Inspected	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
28) Interior	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
29) Overhead Door/s: Manual	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Exterior Miscellaneous</b>		We do not check for the presence nor do we evaluate/test sprinkler or security systems. We do not inspect pools.
<b>INTERIOR</b>	<b>RATING</b>	<b>DETAILS</b>
30) <b>Walls</b> - Sheet Rock	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MI - Normal preparation will be needed prior to repainting the interior walls and ceilings.
31) <b>Ceilings</b> - Sheet Rock	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
32) <b>Floors</b> - Wood/Tile /Carpet....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Interior Doors</b>	<b>S M P</b>	RI – The second floor hallway bathroom door needs adjustment to close and lock properly. Needs repair by qualified contractor.
33) Doors	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
34) Lock sets	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
 <b>Interior Stairs</b>	<b>S M P</b>	
35) Steps, Stairways	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
36) Guardrails and Railings	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
37) Handrails	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Fireplace</b> Living Room	<b>S M P</b>	RI - The fireplace flue/liner has been repaired with a cement coating to the liner. Recommend obtain and maintain all paperwork and warranties for the work performed. Note: The damper door is missing to the fireplace which will create heat loss during colder months. Needs repair/damper door added.
38) <input checked="" type="checkbox"/> Wood Burning	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
39) <input checked="" type="checkbox"/> Masonry	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
40) <input checked="" type="checkbox"/> Damper	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
41) <b>Chimney Flue</b> (tier1) <input type="checkbox"/> Clay Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Kitchen</b>	<b>S M P</b>	
42) Kitchen Cabinets & Counter Tops	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
43) Kitchen Sinks Faucets	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
44) Kitchen Sink Sprayer	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
45) Kitchen Sink Trap	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
46) Garbage Disposal NONE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
47) Dish Washer	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
48) Stove Burners	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
49) Oven	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
50) Range Hood	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
51) Exhaust Fan	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
52) Range Hood Light	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
53) Refrigerator	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

 <b>Bathroom</b> 1st Floor Powder	<b>S M P</b>	
54) Sink Faucets .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
55) Sink Stopper/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
56) Sink Trap/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
57) Toilet Mechanism/Leaks .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
58) Toilet Secured to Floor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
59) Fan .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
60) Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Bathroom</b> 2nd Floor Full	<b>S M P</b>	
61) Sink Faucets .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
62) Sink Stopper/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
63) Sink Trap/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
64) Toilet Mechanism/Leaks .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
65) Toilet Secured to Floor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
66) Fan .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
67) Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
68) Tub <input type="checkbox"/> Jacuzzi Type .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
69) Tub Spout .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
70) Tub/Shower Faucet .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
71) Shower Head .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
72) Tub/Shower Drain & Stopper .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Bathroom</b> Master	<b>S M P</b>	
73) Sink Faucets .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
74) Sink Stopper/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
75) Sink Trap/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
76) Toilet Mechanism/Leaks .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
77) Toilet Secured to Floor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
78) Fan .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
79) Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
80) Shower Head .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
81) Shower Drain & Stopper .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Laundry</b>	<b>S M P</b>	
82) Plumbing Hookup for Washer	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
83) Washing Machine - Not Evaluated	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
84) Clothes Dryer - Not Evaluated	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
85) Clothes Dryer Vented to Outside/ gas hook up	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Attic</b> ..	<b>S M P</b>	MI- Recommend adding a section of flooring at the entrance to the attic for safety.
86) Entered By Pull Down Stairs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
87) Partial Flooring	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
88) Ventilation <input checked="" type="checkbox"/> Soffit Vents <input type="checkbox"/> Roof Vents <input checked="" type="checkbox"/> Ridge Vents <input checked="" type="checkbox"/> Gable Vents <input type="checkbox"/> Windows	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
89) <input type="checkbox"/> Roof Fan <input type="checkbox"/> Gable Fan <input type="checkbox"/> Whole House Fan	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
90) Structure Roof Framing <input type="checkbox"/> Trusses	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
91) Sheathing .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	



92) No Visible Leaks	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
93) Insulation apx 10" in/s Installed at Floor Level	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
94) Insulation <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> faced	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

 <b>Basement</b>	<b>S M P</b>
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95) <input type="checkbox"/> Concrete Slab .	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
96) <input checked="" type="checkbox"/> Crawl Space Entered	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
97) <input checked="" type="checkbox"/> Crawl Space Insulation .	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
98) <input checked="" type="checkbox"/> Basement Partially Finished	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
99) <b>Walls</b> - Sheet Rock ..	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
100) <b>Ceiling</b> - Sheet Rock	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
101) <b>Floor</b> - Concrete .....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
102) Main Support Beam/s: Wood	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
103) Support Columns: Steel/Cinderblock	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
104) <input checked="" type="checkbox"/> Joists <input checked="" type="checkbox"/> Joist Cross Bridge Supports	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
105) Water/Moisture: Dry When Inspected	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
106) <b>Evidence of Water Penetration</b> 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
107) <input type="checkbox"/> Efflorescence	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
108) <input type="checkbox"/> Water Proof Coating	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
109) <input checked="" type="checkbox"/> Sump Pit <input type="checkbox"/> Water in Pit <input checked="" type="checkbox"/> Pump	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>


110) <input type="checkbox"/> Battery Backup <input checked="" type="checkbox"/> Hydraulic Backup	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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111) <input type="checkbox"/> Perimeter/French Drain Full	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
112) <input type="checkbox"/> Floor Drain	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
113) <input type="checkbox"/> Dehumidifier	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

 <b>Wood Destroying Insects</b>	
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<b>SYSTEMS</b>	<b>RATING</b>	<b>DETAILS</b>
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 <b>Heating System</b> . 1 Unit	<b>S M P</b>
114) . <b>Comfortmaker</b> Forced Hot Air Gas Fired Apx. BTU's 100,000 Apx. Age 5 . yrs Apx. Life Exp. 20 to 25yrs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
115) . <b>Gibson</b> Forced Hot Air Gas Fired Apx. BTU's 75,000 Apx. Age 8 . yrs Apx. Life Exp. 20 to 25yrs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
116) Vent System: Direct Vent	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
117) Furnace Filters: .	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
118) Thermostat/s: Automatic	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
119) Asbestos (In/Around Heating Sys & Ducts/Pipes)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
120) Oil Tank/s** See Disclaimer Below	

MI -This home has a finished basement. Therefore, a visual inspection beneath the walls and ceilings, in those areas, to detect any problems, was not possible.



RS- Some of the insulation has fallen out from between the floor joists in the rear crawl space. Needs repair/new insulation added for energy efficiency.

MI - There was no evidence of water penetration in the basement at the time of inspection and the basement was dry. For safety with increased water table you may want to perform the following repairs to eliminate the chance of water penetration. These repairs include, but are not limited to:

- All gutters need to be kept cleared to ensure that they properly divert roof surface water.
- Flat/negative areas around the home's exterior may require re-grading.
- Add a partial french drain system if needed.
- Periodically test the sump pumps to ensure they are working.
- Add a dehumidifier to help reduce humidity levels during warmer months.






If these steps do not eliminate the water penetration concerns, additional repairs/steps will be needed.


MI - There was no visible evidence of any wood destroying insects at the time of inspection and a clear certification will follow by email from the termite company.

MS - Recommend adding the Heating and air conditioner Systems on an annual service and repair contract with the utility company or licensed HVAC contractor. Note; heating systems were working correctly when tested.

MS -Recommended that you use natural air filters for your furnace/AC. Change it every 90 days to assure optimum filtration of harmful airborne particles and efficiency. Filter size is 16x25x1.

MS -There was evidence of an oil tank line extending through the front basement floor. There may be a buried oil tank in the ground. It is strongly recommended that you obtain proper certification from the seller stating that the oil tank was legally and properly removed or have a professional tank sweep performed prior to closing.


<b>Ancillary Systems</b>		We do not check for the presence nor do we evaluate/test Carbon Monoxide/ Smoke Detectors/Humidifiers. Note that most towns check smoke detectors PRIOR to closing as part of the CO process.	
121) Carbon Monoxide Detectors / Smoke Detectors			
122) Humidifier .			
 <b>Air Conditioning</b> . .	<b>S M P</b>	MS - Air Conditioning Systems could not be inspected/tested because it was too cold outside. The compressor unit cannot be operated when it is below 60 degrees without causing damage.	
123) . <b>Comfortmaker</b> CENTRAL A/C <b>Source</b> electric/split system Size 3.5 tons Apx. Age 5 . .yrs Apx. Life Exp. 15 to 20yrs	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
124) . <b>Gibson</b> CENTRAL A/C <b>Source</b> electric/split system Size 2.5 tons Apx. Age 8 . .yrs Apx. Life Exp. 15 to 20yrs	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
125) A/C Filters: .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
126) <input checked="" type="checkbox"/> Tested	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Electrical System</b>	<b>S M P</b>		
127) Entrance Cable Condition - Overhead	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	 <p>RS - There is not enough clearance across the front of the main electrical panel in the basement. Standards require 3-ft across the front of panel for safety. Needs repair/clearance added by a qualified contractor.</p>	
128) Service Grounded to Waterline	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
129) <b>GE</b> 200 amps/srv 110/240 volts <b>Main Panel</b> in Basement <input checked="" type="checkbox"/> Circuit Breakers	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
130) Main Disconnect/Shut off In Main Panel	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
131) <b>Wiring</b> <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
132) <input checked="" type="checkbox"/> Romex <input checked="" type="checkbox"/> BX <input type="checkbox"/> Conduit	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
133) Outlets “ <b>Checked</b> ” - Wired Properly/Working	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
134) (GFCI) Ground Fault Circuit Interrupter Outlets	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
135) Lighting Fixtures & Switches	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
136) Ceiling Fans: .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
137) Central Vacuum: NONE <input type="checkbox"/> Not Tested	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		 <p>RS- There are two old electrical wires in the rear basement for a prior electric dryer hook up. Recommend shutting off the breakers to these wires or having them removed for safety.</p>  <p>RS – The red metal cover is missing to the emergency shut off switch at the top of the basement stairs. Needs repair/cover added.</p>

 Plumbing	S	M	P
138) Main Service Pipe Copper . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139) Piping Thru Home Copper . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
140) Drain Pipe Material PVC . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
141) Waste Cast Iron Not Visible Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
142) Vent PVC .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
143) <b>Water Main Valve &amp; Location</b> In Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144) Water Pressure .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145) <b>Gas Meter Main Valve Location</b> In Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146) Gas Piping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147) Sewage Disposal Sys <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Not Tested			
148) Water System <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Not Tested			
149) Well and Components <input checked="" type="checkbox"/> Not Evaluated			
150) Water Quality <input checked="" type="checkbox"/> Not Evaluated			

MS- The main sewer pipe from the street to the house is the original cast iron pipe. This type of pipe material has an estimated life expectancy of 50 to 75 years and usually rusts and cracks over time. Recommend having this pipe evaluated/ scoped with a camera or obtain replacement insurance which is usually offered by the water company.



RS- There is one PVC plumbing vent that is disconnected in the rear attic and should extend through the roof line to vent outside. Needs repair by a licensed plumber for proper venting.

 Water Heater .	S	M	P
151) <b>Bradford-White Type</b> GAS Size 40 Apx. Age 7 . .yrs Apx. Life Exp. 15 to 20yrs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152) Vent System: Chimney/Flue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153) Pressure Relief Valve Safety Extension Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**\*The following items are not part of this inspection of any standard Home Inspection:** Awnings, Bulkheads, Central Vacuum Systems, Cutoff Valves, Docks, Exterior Hose Faucets, Fuel Storage Tanks, Grills, Hot Tubs, Out Building, Whirlpools , Piping (Including water, gas, oil, or propane), Pool Houses, Wells, Security Systems, Sheds, Barns or Storage Buildings, Sprinkler Systems, Swimming Pools & Filter systems and/or Exterior Wiring and Lighting (including low voltage landscape)

- 1) **This is a visual, non-invasive home inspection.** Therefore, we cannot determine issues that are not visible without destroying, damaging or removing obstacles or finished area.
- 2) **Warranty** – A home inspection is NOT a warranty. It is a snap shot in time noting of the condition of the house. This is a visual inspection only. We do not disassemble or remove walls, ceilings, systems or appliances to see what's inside. No home inspection will discover all the defects/issues in this home. Home inspections are designed to find major deficiencies that could affect your decision to purchase the home. Appliances are tested as per the standards of practice. You may be able to obtain a "Home Warranty" to cover all major systems and appliances in this home for 1 year. Your Realtor can give you more information.



- 3) **Underground Oil Tanks** - We cannot determine, with certainty, that there is no underground oil tank. We check for obvious signs of buried oil tanks, such as pipes coming through the basement wall or fill pipes in the yard. The only way to be sure there is no buried tank is to have an electronic scan done on the property. We strongly recommend a scan. It costs about \$250 and is performed by a certified company. If the owner claims to have removed a tank than you must obtain all paperwork including removal certifications and inspections to protect yourself against future problems. We do not evaluate any oil tanks, above or underground. If you know that an underground tank is present, be sure that the seller has tank insurance and have it transferred to you at or before closing. If no insurance policy exists, you should have it tested, certified and insured by a qualified company prior to closing. Also, ask at what age they will stop insuring the tank.
- 4) **Chimneys** – Fireplace and heating flue liners are not evaluated in this inspection. We provide a tier one level inspection of the fire place chimney only when possible. For homes over 20 years old we recommend an inspection by a certified chimney company.
- 5) **Mold & Mildew** - The presence of mold, mildew or other similar materials are difficult problems to diagnose. We make no representation that any mold does or does not exist in this home. Mold and mildew etc. could be concealed behind walls, under carpets, in the attic, the basement, the crawl space or other places not readily visible during this inspection. Mold and mildew are recognized as possible health hazards.
- 6) **Lead Based Paint** – If this home was built before **1978** and most likely has lead based paint. Lead is a known health hazard to all people, but especially to children and pregnant woman. More information about lead based paint and its dangers are available from EPA Web sites. We make no representation that any lead paint does or does not exist in this home.
- 7) **Asbestos** - The presence of asbestos materials are difficult problems to diagnose. We make no representation that any asbestos does or does not exist in this home. Asbestos can be concealed and requires laboratory testing to identify. More information available on EPA Web sites
- 8) Not all of the outlets were inspected or tested. A representative number of outlets were tested and operated properly unless noted otherwise in this report. Some outlets were not accessible at the time of the inspection (behind furniture etc.).

- 9) Washing machines, clothes dryers, refrigerators, microwaves and wall unit Air-Conditioners are NOT considered permanent parts of the house. As courtesy when possible we will test them to see that they operate. We do not evaluate their functionality or future performance. Dishwashers are tested for water supply and drainage when possible.
- 10) All repairs should be performed by qualified, reputable contractors in a good workmanship manner & receipts presented at prior closing.
- 11) **Stored Items, Obstructions, Clutter** - A thorough inspection of all areas of the home was not possible because some or all of the perimeter walls and/or flooring were not visible due to furniture, heavy clutter, stored items, shelves or other blockages. It is important that you examine these areas during your pre-closing walk-thru inspection and report any problems immediately. Normal prep may be needed before repainting but structural, water or insect damage could be present. A \$125 Re-inspection fee applies if you want to schedule a 2nd inspection of those areas after they are cleared and a visible inspection is possible.



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