



HOME INSPECTION

www.rootshomeinspection.com



INSPECTION REPORT

Roost Home Inspection

Office: 908 769-0028

Text: 908 917-5771

Bill@Rootshomeinspection.com

www.rootshomeinspection.com

Thank you for choosing Roost Home Inspection. Enclosed is your inspection report which details the concerns and notes discovered during your inspection. This report includes ratings, detailed notes, pictures, and summary. This report, your Pre-Inspection Agreement and the State regulated guidelines for inspections should be included together in your review. The Pre-Inspection Agreement is your receipt.

Please read this report and all documentation in its entirety

The inspection protocols and standards used 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: <https://www.njconsumeraffairs.gov/regulations/Chapter-40-Subchapter-15-Home-Inspection-Advisory-Committee.pdf>.

Our findings are a snapshot in time and a limited, non-invasive, visual inspection only.

No home/building inspection can guarantee that some components or systems will require repair or replacement in the near future. The few hours spent on this inspection only reports the condition of the home/building at the time of the inspection. The inspection looks for the more serious problems that may exist and may influence your decisions and next steps.

This inspection **is not an insurance policy or warranty.** Some problems will only be discovered after regular use of the components. This is an ongoing and never-ending process. Warranties that cover all major systems and appliances are available for purchase.

Be sure to obtain all permits, receipts, warranties, and paperwork related to all construction, renovations, installations, appliances, and repairs associated with this purchase. These documents should be reviewed and maintained for your records.

**ALL recommendations including repairs and further evaluation.
MUST BE PERFORMED
by qualified contractor and PRIOR TO CLOSING.**

If you should have any questions regarding the findings, please contact us. Good luck with your new purchase.

Respectfully,

Roost Home Inspection

Office 908 769-0028

Cell/Text 908 917-5771

bill@rootshomeinspection.com

Bill Root

NJ License # 24GI00067600

Bill Root Jr

NJ License # 24GI00198100

Summary Report

This home/building and associated the components requires repairs and maintenance. You must obtain further evaluation and estimates from qualified and licensed contractors in all areas detailed in this report. Issues have been pointed out in the inspection as per state regulations, but qualified/licensed contractors may find additional work necessary. **ALL OF THIS DUE DILIGENCE MUST BE PERFORMED PRIOR TO CLOSING.** Below is a summary of the repair concerns as listed in the detail column of the report:

REPAIRS

EXTERIOR

1. The Pergola/like structure was not evaluated. As per the state requirements for home inspection, these structures are not included. However, it was noted that there is damage and wood rot damage. Need further evaluation by a qualified contractor and repair for safety and proper function.

Driveway/Garage

2. The detached garage metal roof appears to be an older metal roof installation. Recommend monitoring for leaks and repair or replace as needed. Recommend obtaining a copy of all related paperwork associated with this installation, including permits, contracts, receipts, warranties (including manufactures shingles).
3. There are multiple issues regarding the driveway. The issues include but are not limited to: Cracking/deterioration to the asphalt portion of the driveway throughout and cracking/spalling to mortar joints between the stone portion of the driveway throughout. Needs further evaluation and repairs or replacements by a qualified driveway contractor for safety.
4. There is a horizontal crack running through a large section of the driveway retaining wall. Needs further evaluation and repair by a qualified contractor for safety.
5. There is cracking to the detached concrete garage floor. Needs further evaluation and repair by a qualified mason contractor for safety.

Landscaping

6. The exterior wood fence/s are in overall poor condition. The issues include but are not limited to: Water rot to wood fence components throughout including the patio pergola, termite damage to many of the wood fence posts, leaning sections of wood fence, and the fence/s around the AC condensers lack a gate for proper entrance. Needs further evaluation and repairs or replacements by a qualified contractor for safety.
7. There is termite damage to wood fences posts throughout the exterior of the home. Needs further evaluation, treatment, and repairs by qualified contractors for safety. See full evaluation in separate report sent via email from the termite company.
8. The paver retaining wall in the rear of the home is visibly leaning. Needs further evaluation and repair or replacement by a qualified contractor for safety.
9. The siding is improperly in contact with the front left-side porch. This condition can allow insects/moisture to enter behind the siding and prematurely damage siding/components without visual detection. Needs further evaluation and repair by qualified contractors for safety.
10. There are rodent traps/rodent activity on the exterior of the home and birds' nests on the home in various areas. Needs further evaluation and remediation by a qualified pest control contractor for safety.
11. There is stacked wood against the left-side of the exterior garage. Needs proper removal by a qualified contractor for safety and to prevent insect infestation. All stacked firewood should be away from a structure, stored off the ground and covered at the top.
12. Trim or remove all vegetation, vines, bushes, and branches that touch, grow, or excessively shade the walls, foundation, roof, or chimney to prevent possible insect intrusion and physical damage to the structure. There was a limited view of the structure and components beneath the excessive vegetation. Needs repair and further evaluation by qualified contractors for safety.

Walkways/Patios/Porches

13. The side/rear brick walkway is in poor condition with settled, uneven and cracked bricks throughout. Additionally. There is moss and weeds growing in between the bricks throughout. Recommend removing weeds, adding fungicide, and adding sand in-between the pavers to prevent re-growth. Needs further evaluation and repairs or replacement by a qualified contractor for safety.

REPAIRS Continued

EXTERIOR Continued

Walkways/Patios/Porches

14. There are several issues regarding the rear elevated patio and associated steps. The issues include but are not limited to: Cracking/spalling mortar joints between slates and the associated stairs lack a graspable handrail. Needs further evaluation and repairs or replacements by a qualified contractor for safety.
15. The front left sidewalk has slate set into the landscape. There are cracked or loose slates throughout. Needs further evaluation and repairs or replacement by a qualified contractor for safety.
16. There are several issues regarding the rear pool patio. The issues include but are not limited to: Cracking the concrete portions of the patio and cracking/spalling mortar joints between slates. Needs further evaluation and repairs or replacements by a qualified contractor for safety.
17. There is a cracked section of the rear concrete/slate walkway near the garage man door. Needs further evaluation and repairs or replacement by a qualified contractor for safety.
18. There is cracking and spalling concrete mortar joints between slates on the front walkway. Needs further evaluation and repairs or replacements by a qualified contractor for safety.

Roof /Chimney/Gutters

19. The lower metal roofs appear to be older installations. Recommend monitoring for leaks and repair or replace as needed. Recommend obtaining a copy of all related paperwork associated with this installation, including permits, contracts, receipts, warranties (including manufactures shingles).
20. The roof shingles are older and in need of repairs. The issues include but are not limited to: Exposed nail heads visible on areas of roof ridge/where shingles meet the siding, exposed starter strips around the chimney, there are loose shingles in front of the front center dormers and visible light coming in around several of the plumbing vent flashings. Water staining was noted on the flooring in the attic around the plumbing vents and sheathing in the right-side attic from the chimney flashing, and on the ceiling on the left-side of the 2nd floor. Areas appeared dry when evaluated and the moisture appears to have come from previous roof leaks. Needs further evaluation and repairs or replacement by a qualified roofing contractor for safety. Recommend obtaining a copy of all related paperwork associated with this installation, including permits, contracts, receipts, warranties (including manufactures shingles).
21. There are multiple issues regarding the gutters and associated components. The issues include but are not limited to: Several of the gutters are leaking or not properly draining, clogged troths where gutters meet downspouts, one rear gutter by the pool area does not tie into an internal drain and is draining next to the foundation and the detached garage lacks a gutter system. Needs further evaluation, cleaning and repairs or replacements by a qualified contractor for safety.
22. There are several gutter downspouts which were leaking when evaluated. Needs further evaluation and repairs or replacements by a qualified contractor for safety.
23. There are multiple issues regarding the exterior siding and associated components. The issues include but are not limited to: Wood rot and flaking paint visible to many sections of wood siding/components, damaged wood trim around one of the attached garage doors, cedar siding improperly in contact with the roof shingles in several sections, stucco siding installed improperly in contact with the metal roof, cracking to a section of stucco siding and several gaps, openings or penetrations which are not properly caulked or sealed. Soffit vent grills are painted over obstructing the vents with paint. Needs further evaluation and repairs or replacement by a qualified siding contractor for safety.

Siding /Foundation

24. There are several issues regarding the detached garage wood exterior siding and associated components. The issues include but are not limited to: visual water rot damage, holes, flaking paint and wood rot throughout. Needs further evaluation and repairs or replacements by a qualified siding contractor for safety. Additionally, recommend recaulking around all windows, doors, trim, and other penetrations in the exterior siding.
25. There is a vent cap missing form a PVC pipe exiting from the rear stone siding by the pool area. Needs repair by a qualified contractor for safety.

Windows /Doors

26. There are multiple issues regarding the exterior windows. The issues include but are not limited to: Water rot visible to the windowsill of the front windows of the sunroom, top sash of window in the front sunroom not functioning properly and missing window screens throughout. Needs further evaluation and repairs or replacements by a qualified contractor or safety.

REPAIRS Continued

INTERIOR

27. Recommend re-caulking perimeter of the bathtub/shower, spout, and diverter in the 2nd Floor Full bathroom to prevent water intrusion and leaking. Needs repair by a qualified contractor for safety.
28. Several of the interior doors lack door stoppers which prevent the doors from causing damage to the walls when opened. Recommend door stoppers are added to all interior doors by a qualified contractor for safety.
29. The handrails are missing from the stairs leading to the garage and attic. Standards require a handrail on both sides of steps 40 inches wide and 3 or more risers. Needs handrails added by a qualified contractor for safety.
30. There is a visible infestation of wasps and lady bugs on the 2nd floor and attic of the home. There is rodent, wasp and ladybug activity throughout the attic space. There are rodent droppings, dead rodents, and rodent activity in the basement. Needs further evaluation and remediation by a qualified pest control contractor for safety.
31. There is visible water staining/damage to the ceiling in the left-side bedroom. The area appeared dry when evaluated and the moisture appears to have come from a previous roof leak. Needs further evaluation and repairs or replacements by qualified contractors for safety.
32. There is visible water staining on areas of the roof sheathing and on the floor beneath the plumbing vents and chimney flashings. Areas appeared dry when evaluated and the leaks appear to have come from the roof/around plumbing and chimney flashings. Needs further evaluation and repairs or replacements by a qualified roofing contractor for safety.
33. There is a vertical crack in the foundation wall near the central vacuum system. Needs further evaluation and repair, if necessary, by a qualified mason contractor for safety.
34. There is evidence of water penetration issues visible in the **Basement**. These issues include but are not limited to: Efflorescence on the foundation walls. Needs further evaluation and repair by qualified basement waterproofing contractor for safety. Pin-pointing the origin of the water penetration can be difficult, and usually requires several repairs to eliminate the water penetration issues. These repairs may include the following, but are not limited to:
 - Add a dehumidifier to help reduce humidity levels during warmer months.
 - Add a French drain system.
 - Add a sump pump and pit w/ a battery backup pump to ensure function if the power goes out. Test periodically.
 - Add DRY LOC paint to the foundation walls.
 - Additional repairs will be needed if these steps do not eliminate the water penetration concerns.
 - All gutters need to be kept clear to ensure that they properly divert roof surface water.
 - All the exterior of the house must be properly sealed. This includes all windows, doors, and the siding materials.
 - Any flat/negative areas around the exterior may require re-grading.
35. The three fireplaces and all associated components were not fully evaluated. As per the state requirements, only a tier 1 inspection was performed. However, the following issues were noted: The family room fireplace has visible creosote buildup inside the smoke chamber and damper which is a byproduct of burning wood. The living room gas log fireplace key to shut gas off valve on the wall next to the fireplace is missing. The flue/liner was not completely visible from inside the firebox and was not evaluated. Needs further evaluation including a tier 2 inspection and cleaning by a qualified chimney contractor for safety, prior to use. Obtain all procedures and service-related paperwork.

SYSTEMS

Electric

36. There are multiple issues regarding electrical wiring in the home. The issues include but are not limited to: electrical wiring ran improperly on the exterior without rear chimney without conduit, electrical wire not properly secured near the AC condensers and rust to metal conduit running on the floor near the water main in the rear basement. Needs further evaluation and repairs or replacements by a licensed electrician for safety.
37. There are multiple issues regarding light fixtures and fans in the home. The issues include but are not limited to: One of the fans in the gym was not functioning when tested, the fan in the master bedroom is rubbing when tested and the light in the 2nd floor hallway closet is extremely dim. Needs further evaluation and repairs or replacement by a licensed electrician for safety.
38. There are several open junction boxes in the basement. Needs repair, covers added by a licensed electrician for safety.

HVAC

39. The Heating System is older and at the manufactures life expectancy. The unit was functioning at the time of inspection. All units should be serviced, certified and put on an annual service/repair contract with a licensed HVAC contractor. Budget for a replacement when needed.

REPAIRS Continued

SYSTEMS continued

40. The Trane Air Conditioner systems are older and past the manufacture's life expectancy. The units could not be inspected/tested because it was too cold outside. The compressor units cannot be operated when it is below 60 degrees without causing damage. Recommend having all units serviced, certified by a licensed HVAC contractor, and obtaining an annual service/repair contract. Budget for replacements when needed.
41. There are multiple issues regarding the AC line sets on the exterior of the home. The issues include but are not limited to: Damaged insulation on several line sets throughout and several of the line sets are improperly buried in the mulch. Needs further evaluation and repairs or replacements by a licensed HVAC contractor for safety.

Plumbing

42. There appears to be an active radon system for this house. The radon system and all associated components were not fully evaluated. As per the state requirements for home inspection, radon systems are not included. However, it was noted that the manometer monitoring tube is missing from the system and is required. Needs further evaluation and repair by a qualified contractor for safety. Test canisters were placed in the basement to determine the radon levels present. The results of the test will be forwarded to you from the certified laboratory. Recommend obtaining all paperwork, procedures, and maintenance in regard to this system.
43. The 2nd Floor Full bathroom toilet seat is cracked/damaged. Additionally, the toilet could not be fully tested or evaluated as the water was shut off to the toilet. Needs further evaluation and repairs or replacement by a licensed plumber for safety.
44. The 2nd Floor Full bathroom tub drain stop is broken. Needs repair or replacement by a licensed plumber for safety and proper function.
45. The 2nd Floor Jack/Jill bathroom right-side sink faucet has a leak in the off position. Needs further evaluation and repair or replacement by a licensed plumber for safety.
46. The 2nd Floor Jack/Jill and basement bathroom sink drain stoppers are broken. Needs repairs or replacements by a licensed plumber for safety and proper function.
47. The diverter on the tub in the Master bathroom was not functioning. Water could not be diverted to the tub sprayer. Needs further evaluation and repair or replacement by a licensed plumber for safety.
48. The Master bathroom shower pan is incorrectly pitched allowing water to pool and not move towards the drain. Needs further evaluation and repair or replacement by a qualified contractor for safety.
49. The Master bathroom sink faucet has low water pressure. Needs further evaluation and repair or replacement by a licensed plumber for safety.
50. The metal braided hose which feeds the shower sprayers in the 2nd Floor Jack/Jill bathroom is damage. Needs further evaluation and repair or replacement by a licensed plumber for safety.
51. The sink faucet in the right-side rear of the kitchen has low water pressure and the sprayer which is built into the faucet was not working. Needs further evaluation and repair or replacement by a licensed plumber for safety.
52. There is a leak on a shutoff valve near the water main in the basement. Needs further evaluation and repair or replacement by a licensed plumber for safety.
53. There is a broken plastic plumbing strap to support the copper water pipe in the front unfinished basement area. Needs repair by a licensed plumber for safety.

MAINTENANCE/NOTES

This house has had renovations and/or repairs. Recommend obtaining all contract/warranty/agreements for the work completed, appliances and systems. Be sure to obtain copies of all necessary permits/inspections that were issued by the town. We recommend obtaining a "Warranty" to cover all major systems and appliances. Below is a summary of the notes and maintenance suggestions as listed in the detail column of the report:

EXTERIOR

1. Some of the landscape retaining walls are composed of stacked stones of various sizes. Many areas are covered with vegetation and not fully visible. These walls will require regular maintenance including restacking stones periodically. Monitor and repair as necessary.
2. The gutter downspouts appear to tie into a ground drainage system. This system is not visible or inspected. Needs further evaluation by qualified contractor to determine drainage and proper function. Recommend checking with the owner to see if these drains tie into a drywell system or storm drain. All drains should be kept clear of debris for proper function.

INTERIOR

3. Normal preparation will be needed prior to repainting the interior walls and ceilings. Including repair, preparation, and repainting by a qualified contractor as ongoing maintenance.
4. This home has a partially finished basement. Therefore, a visual inspection beneath the walls and ceilings, in those areas, to detect any problems, was not possible. This includes but is not limited to a complete visual inspection of the main beam, support columns and joists.

SYSTEMS

5. Any sprinkler system, water filter system, water softener system, speaker system, Intercom Systems, security System, Central Vacuum and all their associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by qualified contractors for safety and proper function. Obtain all paperwork, procedures, and maintenance in regard to this system
6. The exterior kitchen and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system
7. The playground equipment and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system
8. The pool and all associated components were not evaluated. As per the state requirements for home inspection, pools are not included. Recommend that the pool and associated components be evaluated by qualified contractors for safety and proper function. Recommend obtaining all service-related paperwork for owner and all companies serving the pool.
9. The presence of any generator and/or all associated components with a generator were not evaluated. As per the state requirements for home inspection these systems are not included. Recommend that the generator and associated components be evaluated by a licensed electrician for safety and proper function. Recommend obtaining all paperwork, procedures, and maintenance regarding this system.
10. The private septic system and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend obtaining all paperwork, procedures, and maintenance regarding this system. Recommend that the private professional septic contractor inspect and evaluate the system and all components for safety, proper function and prior to closing
11. The private well system and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend obtaining all paperwork, procedures, and maintenance regarding this system. Recommend that the private well and its components be inspected compliant to the provision of the New Jersey Private Well Testing Act prior to closing
12. We do not check for the presence of underground oil tanks; we do not evaluate underground oil tanks and we do not evaluate above ground oil tanks. **We cannot determine, with certainty, that there is no underground oil tank on this property.** Recommend a qualified tank sweep contractor conduct a tank sweep. Recommend obtaining all paperwork regarding any prior tank removal. Any tank removal must be completed under government guidelines for safety. We do not evaluate soil.

MAINTENANCE/NOTES

SYSTEMS

Electric

13. The thermostatic controlled roof fans were not accessible and could not be tested or fully evaluated. Needs further evaluation by a qualified contractor to determine the condition for safety.

HVAC

14. Filters require regular maintenance/changing for efficiency of the system and safety. Obtain all paperwork for service instructions for these filters.
15. The Armstrong Air Conditioning System/s are newer installations but could not be inspected/tested because it was too cold outside. The compressor units cannot be operated when it is below 60 degrees without causing damage. Recommend having all units put on an annual service and repair contract with a licensed HVAC contractor. Recommend obtaining all paperwork/warranties for installation and maintenance for your records.

PLUMBING

16. Potable hot water is produced by a tankless coil set into the boiler. It was functioning at the time of inspection.
17. Recommend installing Stainless Steel wrapped clothes washer water supply hoses to reduce or eliminate the possibility of bursting.
18. The beer tap/keg in the basement bar was not tested or evaluated. Needs further evaluation by a qualified contractor to determine proper function for safety.
19. The washing machine and dryer are considered personal property and not part of a home inspection. They were not evaluated.
20. **We did not inspect plumbing waste and associated components.** The main sewer pipe exiting the house is underground and not visible or inspected. Note: you are responsible for this pipe and the water main pipe from the street to the house) Recommend having this pipe evaluated/ scoped with a camera by a licensed plumber for safety and condition. Recommend obtaining and maintaining insurance for this pipe which is usually offered by the water company or homeowners' insurance.

Inspection Detail Report






Property Inspected

Address of property Inspected:		Time/Day/Date:	<input checked="" type="checkbox"/> Radon <input checked="" type="checkbox"/> Termite
Client:		Client Tel	
Style: Colonial		Apx Age: 23	Weather: Rain 40s

Rating Key

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

Findings

EXTERIOR	RATING	DETAILS
Landscaping	S M P	
1) Vegetation 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	 Trim or remove all vegetation, vines, bushes, and branches that touch, grow, or excessively shade the walls, foundation, roof, or chimney to prevent possible insect intrusion and physical damage to the structure. There was a limited view of the structure and components beneath the excessive vegetation. Needs repair and further evaluation by qualified contractors for safety.
2) Pest (not fully evaluated) 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	 There are rodent traps/rodent activity on the exterior of the home and birds' nests on the home in various areas. Needs further evaluation and remediation by a qualified pest control contractor for safety.
3) Debris 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	 There is stacked wood against the left-side of the exterior garage. Needs proper removal by a qualified contractor for safety and to prevent insect infestation. All stacked firewood should be away from a structure, stored off the ground and covered at the top.

- 4) Grading/touching siding
☐ Soil/Mulch ☐ Stone ☒ Porch ☐ Walkway



☐ ☐ ☒



The siding is improperly in contact with the front left-side porch. This condition can allow insects/moisture to enter behind the siding and prematurely damage siding/components without visual detection. Needs further evaluation and repair by qualified contractors for safety.

Fences

- 5) Fences Wood .



S M P

☐ ☐ ☒









The exterior wood fence/s are in overall poor condition. The issues include but are not limited to: Water rot to wood fence components throughout including the patio pergola, termite damage to many of the wood fence posts, leaning sections of wood fence, and the fence/s around the AC condensers lack a gate for proper entrance. Needs further evaluation and repairs or replacements by a qualified contractor for safety.

- 6) Fence Metal .



☒ ☐ ☐

Landscape Walls		S	M	P	
7)	Retaining Wall Stacked Stone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	  <p>Some of the landscape retaining walls are composed of stacked stones of various sizes. Many areas are covered with vegetation and not fully visible. These walls will require regular maintenance including restacking stones periodically. Monitor and repair as necessary.</p>
8)	Retaining Wall Paver	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	  <p>The paver retaining wall in the rear of the home is visibly leaning. Needs further evaluation and repair or replacement by a qualified contractor for safety.</p>
9)	Driveway Retaining Wall Concrete/Stone ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	  <p>There is a horizontal crack running through a large section of the driveway retaining wall. Needs further evaluation and repair by a qualified contractor for safety.</p>






Walkways	S M P	
10) Front-Left Walkway Slate .. 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	 The front left sidewalk has slate set into the landscape. There are cracked or loose slates throughout. Needs further evaluation and repairs or replacement by a qualified contractor for safety.
11) Front-Right Walkway Concrete/Slate .. 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	 There is cracking and spalling concrete mortar joints between slates on the front walkway. Needs further evaluation and repairs or replacements by a qualified contractor for safety.
12) Side/Rear Walkway Brick .. 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	 The side/rear brick walkway is in poor condition with settled, uneven and cracked bricks throughout. Additionally, there is moss and weeds growing in between the bricks throughout. Recommend removing weeds, adding fungicide, and adding sand in-between the pavers to prevent re-growth. Needs further evaluation and repairs or replacement by a qualified contractor for safety.
13) Rear Walkway Concrete/Slate .. 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	 There is a cracked section of the rear concrete/slate walkway near the garage man door. Needs further evaluation and repairs or replacement by a qualified contractor for safety.








Porches	S M P	
14) Front Left Porch with Steps Concrete/Slate/Stone 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
15) Front Right Porch with Steps Concrete/Slate/Stone	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Patios		
16) Rear Pool Patio . Concrete/Slate/Stone 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	 There are several issues regarding the rear pool patio. The issues include but are not limited to: Cracking the concrete portions of the patio and cracking/spalling mortar joints between slates. Needs further evaluation and repairs or replacements by a qualified contractor for safety.
17) Rear Elevated Patio with Steps Concrete/Slate/Stone 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	 There are several issues regarding the rear elevated patio and associated steps. The issues include but are not limited to: Cracking/spalling mortar joints between slates and the associated stairs lack a graspable handrail. Needs further evaluation and repairs or replacements by a qualified contractor for safety.


Foundation		S M P	
18)	Exterior Foundation Concrete Not fully visible	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Exterior Siding		S M P	
19)	Wall Covering Stone	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
20)	Wall Covering Cedar Siding	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
21)	Wall Covering Stucco	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
22)	Soffits/Eaves/Fascia Wood	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
23)	Trim Wood	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
24)	Flashing/Caulking	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>There are multiple issues regarding the exterior siding and associated components. The issues include but are not limited to: Wood rot and flaking paint visible to many sections of wood siding/components, damaged wood trim around one of the attached garage doors, cedar siding improperly in contact with the roof shingles in several sections, stucco siding installed improperly in contact with the metal roof, cracking to a section of stucco siding and several gaps, openings or penetrations which are not properly caulked or sealed. Soffit vent grills are painted over obstructing the vents with paint. Needs further evaluation and repairs or replacement by a qualified siding contractor for safety.</p>  <p>There is a vent cap missing from a PVC pipe exiting from the rear stone siding by the pool area. Needs repair by a qualified contractor for safety.</p>





<div data-bbox="56 42 506 79" data-label="Section-Header"> Roofing on the ground with binoculars </div> <div data-bbox="48 84 570 180" data-label="Text"> <p>25) Main Roof Type: Gable Fiberglass/Asphalt Shingles One Layer/s Apx. Age 24yrs Apx. Life Exp. 30-50yrs</p> </div> <div data-bbox="50 180 662 926" data-label="Image"> </div>	<div data-bbox="699 42 833 79" data-label="Text"> S M P </div> <div data-bbox="699 84 824 121" data-label="Text"> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> </div>	<div data-bbox="873 42 1583 415" data-label="Image"> </div> <div data-bbox="873 415 1604 871" data-label="Text"> <p>The roof shingles are older and in need of repairs. The issues include but are not limited to: Exposed nail heads visible on areas of roof ridge/where shingles meet the siding, exposed starter strips around the chimney, there are loose shingles in front of the front center dormers and visible light coming in around several of the plumbing vent flashings. Water staining was noted on the flooring in the attic around the plumbing vents and sheathing in the right-side attic from the chimney flashing, and on the ceiling on the left-side of the 2nd floor. Areas appeared dry when evaluated and the moisture appears to have come from previous roof leaks. Needs further evaluation and repairs or replacement by a qualified roofing contractor for safety. Recommend obtaining a copy of all related paperwork associated with this installation, including permits, contracts, receipts, warranties (including manufacturers shingles).</p> </div>
<div data-bbox="48 932 555 995" data-label="Text"> <p>26) Lower Roof Type: Shed Metal Apx. Age 24yrs Apx. Life Exp. 40-75yrs</p> </div> <div data-bbox="118 995 596 1367" data-label="Image"> </div>	<div data-bbox="699 932 824 970" data-label="Text"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	<div data-bbox="873 905 1604 1056" data-label="Text"> <p>The lower metal roofs appear to be older installations. Recommend monitoring for leaks and repair or replace as needed. Recommend obtaining a copy of all related paperwork associated with this installation, including permits, contracts, receipts, warranties (including manufacturers shingles).</p> </div>
<div data-bbox="48 1375 625 1402" data-label="Text"> <p>27) Flashing - Vent Pipes/Other Roof Penetrations</p> </div>	<div data-bbox="699 1375 824 1413" data-label="Text"> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	
<div data-bbox="56 1417 396 1455" data-label="Section-Header"> Chimney/Flue Masonry </div>	<div data-bbox="699 1417 833 1455" data-label="Text"> S M P </div>	
<div data-bbox="48 1459 482 1486" data-label="Text"> <p>28) Chimney/s See Disclaimer Below</p> </div>	<div data-bbox="699 1459 824 1497" data-label="Text"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	
<div data-bbox="48 1501 220 1528" data-label="Text"> <p>29) Flashing</p> </div>	<div data-bbox="699 1501 824 1539" data-label="Text"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	
<div data-bbox="48 1543 186 1570" data-label="Text"> <p>30) Cap/s</p> </div> <div data-bbox="118 1570 596 1942" data-label="Image"> </div>	<div data-bbox="699 1543 824 1581" data-label="Text"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	<div data-bbox="880 1411 1360 1785" data-label="Image"> </div>

<p>Gutters & Leaders</p> <p>31) Gutters Aluminum ..</p> 	<p>S M P</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p>	 <p>There are multiple issues regarding the gutters and associated components. The issues include but are not limited to: Several of the gutters are leaking or not properly draining, clogged troths where gutters meet downspouts, one rear gutter by the pool area does not tie into an internal drain and is draining next to the foundation and the detached garage lacks a gutter system. Needs further evaluation, cleaning and repairs or replacements by a qualified contractor for safety.</p>
<p>32) Down Spouts and Elbows</p> 	<p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>There are several gutter downspouts which were leaking when evaluated. Needs further evaluation and repairs or replacements by a qualified contractor for safety.</p> 
<p>33) Drainage underground/not visible</p> 		 <p>The gutter downspouts appear to tie into a ground drainage system. This system is not visible or inspected. Needs further evaluation by qualified contractor to determine drainage and proper function. Recommend checking with the owner to see if these drains tie into a drywell system or storm drain. All drains should be kept clear of debris for proper function.</p>
<p>Windows</p> <p>34) Thermopane Insulated Wood</p> 	<p>S M P</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p>	 <p>There are multiple issues regarding the exterior windows. The issues include but are not limited to: Water rot visible to the windowsill of the front windows of the sunroom, top sash of window in the front sunroom not functioning properly and missing window screens throughout. Needs further evaluation and repairs or replacements by a qualified contractor or safety.</p>
<p>35) Screens</p>	<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p>	



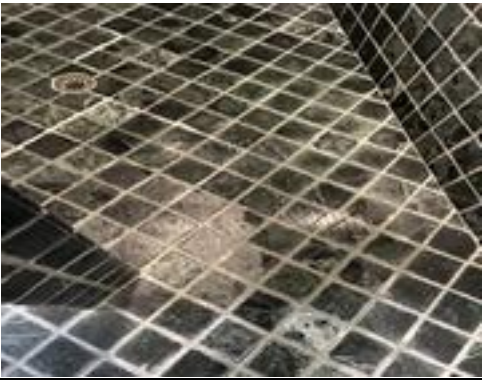
Exterior Doors 36) Exterior Entry Doors Wood ...	S M P <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Driveway .. 37) Driveway Asphalt/Stone/Concrete .. 	S M P <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	 There are multiple issues regarding the driveway. The issues include but are not limited to: Cracking/deterioration to the asphalt portion of the driveway throughout and cracking/spalling to mortar joints between the stone portion of the driveway throughout. Needs further evaluation and repairs or replacements by a qualified driveway contractor for safety.
Garage 3 Doors 38) <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Fully Inspected 39) Interior  40) Overhead Door/s: Electric Opener	S M P 38) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 39) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 40) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	






Garage Detached 3 Door		S	M	P
41) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Not Fully Inspected		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42) Exterior		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43) Interior		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
44) Overhead Door/s: Manual		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45) Roof Type: Gable Metal Apx. Age 25yrs Apx. Life Exp. 40-75yrs		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		 There is cracking to the detached concrete garage floor. Needs further evaluation and repair by a qualified mason contractor for safety.		
		 There are several issues regarding the detached garage wood exterior siding and associated components. The issues include but are not limited to: visual water rot damage, holes, flaking paint and wood rot throughout. Needs further evaluation and repairs or replacements by a qualified siding contractor for safety. Additionally, recommend recaulking around all windows, doors, trim, and other penetrations in the exterior siding.		
		 The detached garage metal roof appears to be an older metal roof installation. Recommend monitoring for leaks and repair or replace as needed. Recommend obtaining a copy of all related paperwork associated with this installation, including permits, contracts, receipts, warranties (including manufacturer's shingles).		

INTERIOR		RATING	DETAILS
46) Ceilings - Sheet Rock		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Normal preparation will be needed prior to repainting the interior walls and ceilings. Including repair, preparation, and repainting by a qualified contractor as ongoing maintenance.
47) Walls - Sheet Rock		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	 <p>There is a visible infestation of wasps and lady bugs on the 2nd floor and attic of the home. Needs further evaluation and remediation by a qualified pest control contractor for safety.</p> <p>There is visible water staining/damage to the ceiling in the left-side bedroom. The area appeared dry when evaluated and the moisture appears to have come from a previous roof leak. Needs further evaluation and repairs or replacements by qualified contractors for safety.</p>
48) Floors - Wood/Tile/Carpet...		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Interior Doors		S M P	Several of the interior doors lack door stoppers which prevent the doors from causing damage to the walls when opened. Recommend door stoppers are added to all interior doors by a qualified contractor for safety.
49) Doors		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
50) Lock sets		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	  <p>The handrails are missing from the stairs leading to the garage and attic. Standards require a handrail on both sides of steps 40 inches wide and 3 or more risers. Needs handrails added by a qualified contractor for safety.</p>
Interior Stairs		S M P	
51) Steps, Stairways		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
52) Guardrails and Railings		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
53) Handrails		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	

Fireplace (tier 1) Family Room		S M P	
54) Wood Burning		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
55) Masonry		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
56) Damper		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
57) Chimney/Flue Clay Tile		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>The family room fireplace and all associated components were not fully evaluated. As per the state requirements, only a tier 1 inspection was performed. There was visible creosote buildup inside the smoke chamber and damper which is a byproduct of burning wood. The flue/liner was not completely visible from inside the firebox and was not evaluated. Needs further evaluation including a tier 2 inspection and cleaning by a qualified chimney contractor for safety, prior to use.</p>
Fireplace (tier 1) Dining Room		S M P	
58) Gas Logs Insert		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
59) Masonry		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
60) Damper		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
61) Chimney/Flue Clay Tile		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
Fireplace (tier 1) Living Room		S M P	<p>The dining room gas log fireplace was working when tested. As per the state requirements, only a tier 1 inspection was performed. The flue/liner was not completely visible from inside the firebox and was not evaluated. Needs further evaluation including a tier 2 inspection by a qualified chimney contractor for safety and prior to use. Obtain all procedures and service-related paperwork.</p>
62) Gas Logs		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
63) Masonry		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
64) Damper		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
65) Chimney/Flue Clay Tile		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	

Kitchen	S	M	P	
66) Kitchen Cabinets & Counter Tops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
67) Kitchen Sinks Faucets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
68) Kitchen Sink Sprayer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
69) Kitchen Sink Trap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
70) Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
71) Dish Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
72) Stove Burners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
73) Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
74) Range Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
75) Exhaust Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The sink faucet in the right-side rear of the kitchen has low water pressure and the sprayer which is built into the faucet was not working. Needs further evaluation and repair or replacement by a licensed plumber for safety.</p>
76) Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom Basement Full	S	M	P	<p>The Basement Full bathroom sink drain stop is broken. Needs repair or replacement by a licensed plumber for safety and proper function.</p>
77) Sink Faucets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
78) Sink Stopper/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
79) Sink Trap/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
80) Toilet Mechanism	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
81) Toilet Secured Floor/Tank/Seat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
82) Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
83) Tile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
84) Shower Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
85) Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
86) Shower Drain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom 1st Floor Powder	S	M	P	
87) Sink Faucets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
88) Sink Stopper/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
89) Sink Trap/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
90) Toilet Mechanism	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
91) Toilet Secured Floor/Tank/Seat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
92) Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom 2nd Floor Jack/Jill	S	M	P	<p>The 2nd Floor Jack/Jill bathroom right-side sink faucet has a leak in the off position. Needs further evaluation and repair or replacement by a licensed plumber for safety.</p> <p>The 2nd Floor Jack/Jill bathroom sink drain stoppers are broken. Needs repairs or replacements by a licensed plumber for safety and proper function.</p> <p>The metal braided hose which feeds the shower sprayers in the 2nd Floor Jack/Jill bathroom is damage. Needs further evaluation and repair or replacement by a licensed plumber for safety.</p>
93) Sink Faucets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
94) Sink Stopper/s	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
95) Sink Trap/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
96) Toilet Mechanism	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
97) Toilet Secured Floor/Tank/Seat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
98) Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
99) Tile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
100) Shower Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
101) Shower Head	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
102) Shower Drain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Bathroom 2nd Floor Full	S M P	
103) Sink Faucets .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	 <p>The 2nd Floor Full bathroom toilet seat is cracked/damaged. Additionally, the toilet could not be fully tested or evaluated as the water was shut off to the toilet. Needs further evaluation and repairs or replacement by a licensed plumber for safety.</p> <p>Recommend re-caulking perimeter of the bathtub/shower, spout, and diverter in the 2nd Floor Full bathroom to prevent water intrusion and leaking. Needs repair by a qualified contractor for safety.</p> <p>The 2nd Floor Full bathroom tub drain stop is broken. Needs repair or replacement by a licensed plumber for safety and proper function.</p>
104) Sink Stopper/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
105) Sink Trap/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
106) Toilet Mechanism .	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
107) Toilet Secured Floor/Tank/Seat	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
108) Fan .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
109) Tile	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
110) Tub <input type="checkbox"/> Jacuzzi Type .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
111) Tub Spout .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
112) Tub/Shower Faucet .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
113) Shower Head .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
114) Tub/Shower Drain & Stopper .	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Bathroom Master	S M P	 <p>The Master bathroom sink faucet has low water pressure. Needs further evaluation and repair or replacement by a licensed plumber for safety.</p> <p>The Master bathroom shower pan is incorrectly pitched allowing water to pool and not move towards the drain. Needs further evaluation and repair or replacement by a qualified contractor for safety.</p> <p>The diverter on the tub in the Master bathroom was not functioning. Water could not be diverted to the tub sprayer. Needs further evaluation and repair or replacement by a licensed plumber for safety.</p>
115) Sink Faucets .	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
116) Sink Stopper/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
117) Sink Trap/s .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
118) Toilet Mechanism .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
119) Toilet Secured Floor/Tank/Seat	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
120) Fan .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
121) Tile	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
		
122) Tub <input type="checkbox"/> Jacuzzi Type .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
123) Tub Spout .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
124) Tub/Shower Faucet .	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
125) Shower Head .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
126) Tub/Shower Drain & Stopper .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Laundry		S	M	P	 <p>The washing machine and dryer are considered personal property and not part of a home inspection. They were not evaluated.</p> <p>Recommend installing Stainless Steel wrapped clothes washer water supply hoses to reduce or eliminate the possibility of bursting.</p>
127) Plumbing Hookup for Washer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
128) Washing Machine - Not Evaluated		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
129) Clothes Dryer - Not Evaluated ...		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
130) Dryer - Vented to Exterior		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
131) Utility Sink .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bar Basement		S	M	P	  <p>The beer tap/keg in the basement bar was not tested or evaluated. Needs further evaluation by a qualified contractor to determine proper function for safety.</p>
132) Cabinets & Counter Tops		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
133) Sinks Faucets .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
134) Sink Trap .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
135) Refrigerator .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bar 2nd Floor		S	M	P	
136) Cabinets & Counter Tops		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
137) Sinks Faucets .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
138) Sink Trap .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
139) Refrigerator .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utility Sink Garage		S	M	P	 
140) Sinks Faucets .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
141) Sink Trap .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
142) Ice Maker .		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
143) Ejection Pump		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ATTIC		S	M	P
144) Entered Walk Up		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
145) Full Flooring Partial Finished		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				
146) Structure Roof Framing ..		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147) Sheathing ..		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				
148) Attic Vents <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Roof		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149) Attic Fan <input checked="" type="checkbox"/> Roof Fan/s		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				
150) Insulation Apx 8" at Floor <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> faced <input type="checkbox"/> blow in		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>












There is rodent, wasp and ladybug activity throughout the attic space. Needs further evaluation and remediation by a qualified pest control contractor for safety.










There is visible water staining on areas of the roof sheathing and on the floor beneath the plumbing vents and chimney flashings. Areas appeared dry when evaluated and the leaks appear to have come from the roof/around plumbing and chimney flashings. Needs further evaluation and repairs or replacements by a qualified roofing contractor for safety.

The thermostatic controlled roof fans were not accessible and could not be tested or fully evaluated. Needs further evaluation by a qualified contractor to determine the condition for safety.

Basement		S	M	P	<p>This home has a partially finished basement. Therefore, a visual inspection beneath the walls and ceilings, in those areas, to detect any problems, was not possible. This includes but is not limited to a complete visual inspection of the main beam, support columns and joists.</p> 
151)	<input checked="" type="checkbox"/> Basement Partially Finished	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
152)	Walls - Concrete/Wood Paneling /Sheet Rock 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
153)	Ceiling - Unfinished	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
154)	Floor - Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
155)	Main Support Beam/s: Not fully Visible/Engineered Lumber 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>There are rodent droppings, dead rodents, and rodent activity in the basement. Needs further evaluation and remediation by a qualified pest control contractor for safety.</p> <p>There is a vertical crack in the foundation wall near the central vacuum system. Needs further evaluation and repair, if necessary, by a qualified mason contractor for safety.</p> 
156)	Support Columns: Not fully Visible/Steel/Cinderblock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
157)	Joists Not fully Visible/Engineered Lumber	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
158)	Sill Plate: Not fully Visible/Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Evidence of Water Penetration 					
159)	Water/Moisture: Dry When Inspected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>There is evidence of water penetration issues visible in the Basement. These issues include but are not limited to: Efflorescence on the foundation walls. Needs further evaluation and repair by qualified basement waterproofing contractor for safety. Pin-pointing the origin of the water penetration can be difficult, and usually requires several repairs to eliminate the water penetration issues. These repairs may include the following, but are not limited to:</p> <ul style="list-style-type: none"> • All gutters need to be kept clear to ensure that they properly divert roof surface water. • Any flat/negative areas around the exterior may require re-grading. • All the exterior of the house must be properly sealed. This includes all windows, doors, and the siding materials. • Add a French drain system. • Add a sump pump and pit w/ a battery backup pump to ensure function if the power goes out. Test periodically. • Add DRY LOC paint to the foundation walls. • Add a dehumidifier to help reduce humidity levels during warmer months. • Additional repairs will be needed if these steps do not eliminate the water penetration concerns.
160)	<input checked="" type="checkbox"/> Efflorescence 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water Prevention  None- visible		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SYSTEMS	RATING	DETAILS	
Air - Conditioning System . .	S M P		
161) . Trane CENTRAL A/C Source electric/split system Size 2.5 tons. Apx. Age 23yrs Apx. Life Exp. 15yrs 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
162) . Trane CENTRAL A/C Source electric/split system Size 2.5 tons. Apx. Age 23yrs Apx. Life Exp. 15yrs	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The Trane Air Conditioner systems are older and past the manufacture's life expectancy. The units could not be inspected/tested because it was too cold outside. The compressor units cannot be operated when it is below 60 degrees without causing damage. Recommend having all units serviced, certified by a licensed HVAC contractor, and obtaining an annual service/repair contract. Budget for replacements when needed.</p>	
163) . Trane CENTRAL A/C Source electric/split system Size 2.5 tons. Apx. Age 23yrs Apx. Life Exp. 15yrs	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The Armstrong Air Conditioning System/s are newer installations but could not be inspected/tested because it was too cold outside. The compressor units cannot be operated when it is below 60 degrees without causing damage. Recommend having all units put on an annual service and repair contract with a licensed HVAC contractor. Recommend obtaining all paperwork/warranties for installation and maintenance for your records.</p>	
164) . Armstrong CENTRAL A/C Source electric/split system Size 2.5 tons. Apx. Age 2yrs Apx. Life Exp. 15yrs 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
165) . Armstrong CENTRAL A/C Source electric/split system Size 2.5 tons. Apx. Age 1yrs Apx. Life Exp. 15yrs	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>There are multiple issues regarding the AC line sets on the exterior of the home. The issues include but are not limited to: Damaged insulation on several line sets throughout and several of the line sets are improperly buried in the mulch. Needs further evaluation and repairs or replacements by a licensed HVAC contractor for safety.</p>	
166) Filters: . 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Filters require regular maintenance/changing for efficiency of the system and safety. Obtain all paperwork for service instructions for these filters.</p>	

Heating System		S M P	
167)	Burnham Hot Water Boiler Gas Fired Apx. BTU's 230,000 Apx. Age 23yrs Apx. Life Exp. 20 to 25yrs	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
168)	Vent System: Chimney/Flue	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
169)	Thermostat/s:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Water Heater Holding tank Part of Heating System			 <p>The Heating System is older and at the manufactures life expectancy. The unit was functioning at the time of inspection. All units should be serviced, certified and put on an annual service/repair contract with a licensed HVAC contractor. Budget for a replacement when needed.</p> <p>Potable hot water is produced by a tankless coil set into the boiler. It was functioning at the time of inspection.</p>
Plumbing/Pipes Not Fully Visible/Not Fully Evaluated**		S M P	
170)	Main Service Pipe Plastic . .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
171)	Piping Thru Home Copper . .	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
			 <p>There is a leak on a shutoff valve near the water main in the basement. Needs further evaluation and repair or replacement by a licensed plumber for safety.</p> <p>There is a broken plastic plumbing strap to support the copper water pipe in the front unfinished basement area. Needs repair by a licensed plumber for safety.</p> <p>We did not inspect plumbing waste and associated components. The main sewer pipe exiting the house is underground and not visible or inspected. Note: you are responsible for this pipe and the water main pipe from the street to the house) Recommend having this pipe evaluated/ scoped with a camera by a licensed plumber for safety and condition. Recommend obtaining and maintaining insurance for this pipe which is usually offered by the water company or homeowners' insurance.</p>
172)	Drainpipe PVC .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
173)	Sewer /Waste piping Not visible/Not evaluated		
174)	Vent PVC . .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
175)	Water Main In Basement .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
176)	Water Pressure .	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Plumbing Other		S M P	
177)	Water System <input checked="" type="checkbox"/> Not Tested		
178)	Well and Components <input checked="" type="checkbox"/> Not Evaluated		
179)	Water Quality <input checked="" type="checkbox"/> Not Evaluated		
180)	Sewage Disposal System <input checked="" type="checkbox"/> Not Tested		

Electrical System		S	M	P
181) Entrance Cable Condition - Underground		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
182) Service Grounded to Water Line/Driven Rod		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
183) Square D 200 amps/srv 110/240 volts Main Panel in Basement <input checked="" type="checkbox"/> Circuit Breakers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
184) Square D 150 amps/srv 110/240 volts Main Panel in Basement <input checked="" type="checkbox"/> Circuit Breakers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
185) Main Disconnect/Shut off In Main Panel		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
186) Square D 90 amps/srv 110/240 volts Sub Panel in Laundry Room <input checked="" type="checkbox"/> Circuit Breakers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
187) Wiring <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
188) <input checked="" type="checkbox"/> Romex <input type="checkbox"/> BX <input type="checkbox"/> Conduit		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				
189) Open Junction Box(s) “visible”		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
190) Lighting Fixtures “Not all of the fixtures tested”		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
191) Ceiling Fans		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
192) Switches “Not all of the switches tested”		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
193) Outlets “Not all of the outlets tested”		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>















There are multiple issues regarding electrical wiring in the home. The issues include but are not limited to: electrical wiring ran improperly on the exterior without rear chimney without conduit, electrical wire not properly secured near the AC condensers and rust to metal conduit running on the floor near the water main in the rear basement. Needs further evaluation and repairs or replacements by a licensed electrician for safety.






There are several open junction boxes in the basement. Needs repair, covers added by a licensed electrician for safety.








There are multiple issues regarding light fixtures and fans in the home. The issues include but are not limited to: One of the fans in the gym was not functioning when tested, the fan in the master bedroom is rubbing when tested and the light in the 2nd floor hallway closet is extremely dim. Needs further evaluation and repairs or replacement by a licensed electrician for safety.

Plumbing/Gas	S M P	
194) Gas Meter Main Exterior Wall	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
195) Gas Piping Not fully visible/Not Evaluated	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
196) Oil Tank/s		<p>We do not check for the presence of underground oil tanks; we do not evaluate underground oil tanks and we do not evaluate above ground oil tanks. We cannot determine, with certainty, that there is no underground oil tank on this property. Recommend a qualified tank sweep contractor conduct a tank sweep. Recommend obtaining all paperwork regarding any prior tank removal. Any tank removal must be completed under government guidelines for safety. We do not evaluate soil.</p>
197) Private Septic System Not Evaluated		<p>The private septic system and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend obtaining all paperwork, procedures, and maintenance regarding this system. Recommend that the private professional septic contractor inspect and evaluate the system and all components for safety, proper function and prior to closing</p>
198) Well System Not Evaluated 		 <p>The private well system and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend obtaining all paperwork, procedures, and maintenance regarding this system. Recommend that the private well and its components be inspected compliant to the provision of the New Jersey Private Well Testing Act prior to closing</p>
199) Water Softener Not Evaluated 		<p>The water softener system and all associated components were not evaluated. As per the state requirements for home inspection, this system is not included. Recommend further evaluation by a licensed plumber for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system.</p>
200) Water Filter Not Evaluated		<p>The water filter system and all associated components were not evaluated. As per the state requirements for home inspection, this system is not included. Recommend further evaluation by a</p>

 		<p>licensed plumber for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system</p>
<p>201) Sprinkler System Not Evaluated</p>  		<p>The sprinkler system and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified sprinkler contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system</p>
<p>202) Ancillary Systems – Not evaluated</p> <p>Carbon Monoxide Detectors</p> <p>Smoke Detectors</p>		<p>We do not check for the presence, nor do we evaluate/test Carbon Monoxide/ Smoke Detectors. Most towns check smoke detectors. as part of the CO process. Recommend having gas company or licensed HVAC contractor test furnace heat exchanger for cracks/ leakage.</p>
<p>203) Radon System/Notes Not Evaluated</p>  		<p>Rs* There appears to be an active radon system for this house. The radon system and all associated components were not fully evaluated. As per the state requirements for home inspection, radon systems are not included. However, it was noted that the manometer monitoring tube is missing from the system and is required. Needs further evaluation and repair by a qualified contractor for safety. Test canisters were placed in the basement to determine the radon levels present. The results of the test will be forwarded to you from the certified laboratory. Recommend obtaining all paperwork, procedures, and maintenance in regard to this system.</p>
<p>204) Pool</p> 		 <p>The pool and all associated components were not evaluated. As per the state requirements for home inspection, pools are not included. Recommend that the pool and associated components be evaluated by qualified contractors for safety and proper function. Recommend obtaining all service-related paperwork for owner and all companies serving the pool.</p>

<p>205) Generator Not Evaluated</p> 		<p>The presence of any generator and/or all associated components with a generator were not evaluated. As per the state requirements for home inspection these systems are not included. Recommend that the generator and associated components be evaluated by a licensed electrician for safety and proper function. Recommend obtaining all paperwork, procedures, and maintenance regarding this system.</p>
<p>206) Central Vacuum Not Evaluated</p> 		<p>The central vacuum system and all associated components were not evaluated. As per the state requirements for home inspection these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance in regard to this system</p>
<p>207) Security Systems Not Evaluated</p> 		<p>Any Security Systems and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a security system qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance in regard to this system</p>
<p>208) Intercom Not Evaluated</p> 		<p>Any Intercom Systems and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance in regard to this system</p>
<p>209) Speaker System Not Evaluated</p> 		<p>The speaker system and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance in regard to this system</p>

210) Pergola Not Evaluated 		The Pergola/like structure was not evaluated. As per the state requirements for home inspection, these structures are not included. However, it was noted that there is damage and wood rot damage. Need further evaluation by a qualified contractor and repair for safety and proper function.
211) Playground Equipment Not Evaluated 		The playground equipment and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system
212) Exterior Kitchen Not Evaluated 		 The exterior kitchen and all associated components were not evaluated. As per the state requirements for home inspection, these systems are not included. Recommend further evaluation by a qualified contractor for safety and proper function. Obtain all paperwork, procedures, and maintenance regarding this system
213)  Wood Destroying Insects		There is termite damage to wood fences posts throughout the exterior of the home. Needs further evaluation, treatment, and repairs by qualified contractors for safety. See full evaluation in separate report sent via email from the termite company.

***The following items are NOT part of this inspection or any Standard Home Inspection:** Awnings, Bulkheads, Central Vacuum Systems, Cutoff Valves, Docks, Exterior Hose Faucets, Fuel Storage Tanks, Grills, Hot Tubs, Out Buildings, 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) **As per State regulations this is a visual, non-invasive inspection.** We CANNOT 1) see behind finished areas 2) remove obstacles or 3) evaluate non-accessible areas. We do not disassemble or remove walls, ceilings, systems, or appliances to see what is inside.
- 2) **Warranty** – A inspection is **NOT** a warranty. It is a limited snapshot in time noting of the condition of the house/building as per state regulations. This is a visual inspection only. We do not disassemble or remove walls, ceilings, systems, or appliances to see what is inside. No “home inspection” will discover all the defects/issues in this home/building. Home inspections are designed to find major deficiencies. Appliances are tested as per the standards of practice. You may be able to obtain a “Warranty” to cover all major systems and appliances in this building for 1 year. Your realtor can give you more information.
- 3) **Chimneys** – **Fireplace flues and heating flue liners are not evaluated.** We provide a tier one level inspection of the fireplace chimney only when possible. For structures over 20 years old we recommend an inspection by a certified chimney company.

- 4) **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 Structure.** 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.
- 5) **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/building.** Asbestos can be concealed and requires laboratory testing to identify. More information available on EPA Web sites
- 6) **Lead** - If this building 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 does or does not exist in any components of this this home/building.
- 7) Most of the **plumbing piping** in this structure is “not visible” and could not be fully evaluated. Piping inspections, as per the state requirements, are limited to reporting the type of material that is visible and testing accessible fixtures for function.
- 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.). Motion sensor activated lights are not evaluated.
- 9) Washing machines, clothes dryers, refrigerators, microwaves, Wall/Window Unit Air-Conditioners and other like components are **NOT considered permanent parts** of the house. We do not fully evaluate their functionality or represent future performance.
- 10) All issues noted should be further evaluated and repaired by qualified contractors. **Qualified Contractor** is a contractor who has the proper license, skill set, experience, insurance, reputation and/or registration required to perform repairs safely and correctly. Recommend obtaining and keeping all paperwork including warranties and receipts associated with estimates and repairs. Plumbers, electricians, and HVAC contractors must be licensed by the state. Permits for work must be obtained and closed by the town associated prior to purchase.
- 11) **Stored Items, Obstructions, Clutter** - A thorough inspection of all areas of the home/building was not possible because some or all 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. A \$195-250 Re-inspection fee applies if you want to schedule a 2nd inspection of those areas after they are cleared, and accessible for inspection.
- 12) We cannot provide ages of components unless there are dates included on the unit and or ID plates. When ages are not noted we list the age as “apx” Approximate. Especially when dealing with the age of the roof. We highly recommend obtaining all documentation prior to purchase as we can only estimate the age of the roof.