

## Definitions

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

Appears Serviceable	We did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.
Marginal Repair	This item or component warrants additional attention, repair, or monitoring. Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.
Safety Hazard Not Present	This item is a safety hazard. Correction is needed. Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

## General Information

### Property Information

Property Address SAMPLE BI - LEVEL HOME INSPECTION  
City WOODBRIDGE State NEW JERSEY Zip ZIP CODE  
Contact Name REALTOR'S NAME  
Phone PHONE NUMBER Fax FAX NUMBER

### Client Information

Client Name BUYER'S NAME  
Client Address BUYER'S ADDRESS  
City GREEN BROOK State NEW JERSEY Zip ZIP CODE  
Phone BUYER'S PHONE NUMBER Fax FAX NUMBER  
E-Mail BUYER'S E-MAIL ADDRESS

### Inspection Company

Inspector Name GERALD WARREN  
Company Name G. Warren, Inc.  
Company Address PO Box 4526  
City Metuchen State NJ Zip 08840  
Phone G WARREN INC HOME INSPECTION Fax 908-753-1711  
E-Mail gwarreninc@aol.com  
File Number 0122082202  
Amount Received paid in full ( checks )

### Conditions

Others Present Buyer's Agent Property Occupied ( Occupied )  
Estimated Age 45 YEARS Entrance Faces ( Unknown )  
Inspection Date 07-05-07  
Start Time 9:45 AM End Time 12:30 PM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 85 DEGREES  
Weather Clear Soil Conditions ( Dry )  
Space Below Grade None  
Building Type (Bi - level) Garage ( Attached )  
Sewage Disposal Determination, not included in inspection How Verified (not part of inspection)

<b>General Information (Continued)</b>
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Water Source Determination, not included in inspection How Verified (not part of inspection)  
 Additions/Modifications (unknown, no documentation supplied)

Permits Obtained (Recommend permit search for repairs/alterations ) How Verified permit  
 search not included in inspection, recommend permit search for alterations/repairs or  
 equipment replacement

<b>Lots and Grounds</b>
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|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Repair | <b>Driveway:</b> (Asphalt) general normal maintenance required, REPAIR NEEDED, Poor condition, recommend estimate for repair or replacement by a licensed contractor before closing                                                                                  |
| 2. Repair | <b>Walks:</b> (concrete) Normal settlement noted., general maintenance required, REPAIR NEEDED, Poor condition, recommend estimate for repair or replacement by a licensed contractor before closing ( trip hazards by trees)                                        |
| 3. Repair | <b>Stairs/exterior/front:</b> (concrete) general maintenance require, maintain and repair when necessary, Missing handrails, safety issue trip hazard at step before entrance steps, recommend evaluation and repair by licensed contractor before closing           |
| 4. Repair | <b>Patio:</b> (concrete) Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing                                                                                                                                 |
| 5. Repair | <b>Grading:</b> (Flat and negative slope) Flat site could cause water problems in severe weather, Recommend adding soil to slope away from foundation at the flat areas as a precaution against exterior water pooling or interior water penetration. negative slope |
| 6. Repair | <b>Vegetation:</b> (Shrubs) Tree planted too close to foundation, roots may cause damage to the foundation, removal may be necessary, recommend evaluation and repair by licensed contractor before closing                                                          |
| 7. Repair | <b>Fences:</b> (Chain link fence) Any fence inspection is courtesy only, no guarantees. Fence is not included in the home inspection. REPAIR NEEDED, chain link fence is damaged and rusted                                                                          |
| 8. Repair | <b>Additional Observations:</b> tree limbs close to roof trim tree limbs back from roof or remove tree( tree in back yard)                                                                                                                                           |

<b>Exterior Surface and Components</b>
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<b>major house covering Exterior Surface</b>	
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|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Repair        | Type: (Wood shingle siding) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing |
| 2. Repair        | Trim/Fascia: (Wood) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing         |
| 3. Repair        | Soffits: (Wood) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing             |
| 4. Repair        | Bell: (Standard) Inoperative, needs repair                                                                                                                                                                               |
| 5. Marginal      | Doors/entry: (Exterior door, Conventional) Regular normal door maintenance needed, adjust hardware, door and check weather strip.                                                                                        |
| 6. Repair        | Door/patio or deck: (Standard exterior door) Repair needed, more than general maintenance required on door, hardware, weather strip, etc. maintain and repair as necessary                                               |
| 7. Repair        | Exterior windows condition: (Exterior window condition) All windows - general maintenance required, caulk frame, paint and maintain, and repair when necessary                                                           |
| 8. Not Inspected | Elect Outlets ext: (Not included in inspection)                                                                                                                                                                          |
| 9. Repair        | Additional Observations: (storm door) Repair needed, recommend evaluation and repair by licensed contractor before closing                                                                                               |

<b>Garage/Carport</b>
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<b>built in garage Garage</b>	
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|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Type of Structure: (wood frame) | Car Spaces: (None converted to storage space)                                                                                                                                                                                              |
| 2. Repair                          | Door/vehicle: (Missing door) garage has been converted to storage space, door has been removed, recommend checking for township permits for garage conversion before closing                                                               |
| 3. Not Present                     | Operation/door: door removed                                                                                                                                                                                                               |
| 4. Repair                          | Ext. Surface: (Same as House) Wood shakes need maintenance and repair - recommend evaluation and repair by licensed contractor before closing( some composition shakes noted in the interior back wall of the garage, may contain asbestos |
| 5. Appears Serviceable             | Roof: same as house                                                                                                                                                                                                                        |
| 6. Appears Serviceable             | Structure/roof: (Standard Truss framing) limited inspection of the garage attic area due to storage ( inspection limited from access only, recommend inspection by licensed contractor when storage is removed                             |
| 7. Repair                          | Door/exterior: (Standard exterior door) Poor condition, repairs needed, recommend evaluation and repair by licensed contractor before closing                                                                                              |
| 8. Safety Hazard                   | Door/house entry: (Glass window door) safety hazard - glass in door, compromises the fire retardant capabilities of the door                                                                                                               |
| 9. Marginal                        | Ceiling: (plywood floor structure added for storage in garage) plywood structure added for storage, general maintenance required, limited view of condition due to storage, recommend                                                      |

Garage/Carport (Continued)

Ceiling: (continued)

- 10. Repair close inspection at walk through  
Walls: (Drywall and wood) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
- 11. Not Inspected Floor/Foundation: (concrete floor) limited garage inspection - due to storage, the garage floor and walls could not fully inspect, recommend a close inspection at walk through when garage is empty and the floor and walls are visible
- 12. Not Present Electrical: (No outlet noted) No outlet noted, recommend installing outlet to meet modern day electrical demands
- 13. Repair Windows: (Standard windows) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
- 14. Repair Gutters/Downspouts: same as house Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
- 15. Repair Additional Observations: (Extension cord wiring) extension cord wiring used for permanent wiring, recommend evaluation and repair by licensed contractor before closing

Slab Structure

- 1. Appears Serviceable Structure Type: (Slab foundation, wood frame) the original walls have been covered by modern siding which limits the inspection of the original structural walls. the visible inspection of the structural walls, appears serviceable, No liability will be accepted for improper construction or problems covered by exterior or interior finished wall material.
- 2. Appears Serviceable Foundation: Poured slab foundation slab settlement is average for the age of the dwelling, slab not visible - the concrete slab is not visible, the slab is covered with finished floor material, this is visible only inspection, the inspector is not allowed to lift or remove any floor covering to examine the slab for settlement cracks or evaluate the surface condition of the slab
- 3. Appears Serviceable Walls: (Wood frame) the visible inspection of the structural walls, appears serviceable, The structural walls are covered by finished material, no liability will be accepted for improper construction or problems covered by finished wall material.
- 4. Appears Serviceable Floor/Slab: (concrete floor) slab foundation settlement is average for the age of the dwelling, slab not visible - the concrete slab is not visible, the slab is covered with finished floor material, this is visible only inspection, the inspector is not allowed to lift or remove any floor covering to examine the slab for settlement cracks or evaluate the surface condition of the slab
- 5. Repair Additional Observations: ( second level floor) floor deflection noted in back left bedroom, recommend evaluation and repair of complete second floor by licensed contractor before closing

Roof

(Main roof ) Roof Surface

- 1. Method of Inspection: (Ground level)
- 2. Style Roof: (Gable)
- 3. Repair **Material:** (Asphalt Shingles) Roof settlement is more than average for the age of the dwelling, REPAIR NEEDED, roof deflection noted, more than normal settlement, recommend evaluation and repairs by licensed contractor before closing
- 4. Est./shingle layers: appears one layer **Note -** the layers of shingle is estimated from a side view of the shingles at the edge of the roof, However, many times the shingle edge is covered with metal and not exposed. The inspector is not allowed to lift shingles to determine the exact number of shingle layers. **MAINTENANCE NOTE -** if there is two layers of shingle, more than normal maintenance is required on the roof and flashings due to the age of the old flashings.
- 5. Estimated Age: 7 to 10 years estimated age
- 6. Type Shingles: Timberline Shingles - manufactures estimated useful life of shingles is 25 to 30 years, with proper professional installation and maintenance
- 7. Repair **Flashing:** (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks. REPAIR NEEDED where Garage roof meets house, check all flashings, recommend evaluation and repairs by licensed contractor before closing
- 8. Appears Serviceable **Valleys:** (not visible) Regular valley maintenance is required to avoid roof leaks.
- 9. Appears Serviceable **Vents/plumbing:** (not visible) General periodic vent pipe flashing maintenance is recommended to avoid roof leaks, One has to go on roof to check or service flashings which is outside the scope of a home inspection
- 10. Repair **Gutters/Downspouts:** (Aluminum) General normal maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, the gutters and downspouts are in poor condition, recommend evaluation and repair by licensed contractor before closing

(Mid section of house roof) Chimney

- 11. Appears Serviceable **Chimney:** (Metal type chimney) General maintenance of chimney and flashing is required to avoid water problems.
- 12. Appears Serviceable **Flue/Flue Cap:** (Metal flue with flue cap) Chimney interior condition of flue liner and chimney caps are not visible and not included in inspection. The report that the flue "appears serviceable " means that there is a visible flue liner sticking out of the top of the chimney, the statement is not a opinion or guarantee of condition.
- 13. Appears Serviceable **Flashing/chimney:** (Unknown, not visible) General periodic chimney flashing maintenance is recommended to avoid roof leaks, One has to go on roof and lift shingles to inspect flashings which is outside the scope of a home inspection

Electrical

- 1. Service Size Amps: (100 Amps estimated)) Volts: 110-240 VAC
  - 2. Appears Serviceable Service: (overhead conventional utility line)
  - 3. Appears Serviceable 120 VAC Branch Circuits: (Copper)
  - 4. Appears Serviceable Conductor Type: (Non-metallic sheathed cable)
  - 5. Appears Serviceable Ground: (grounding sys. not visible) the actual grounding line is not visible however, the system is grounded
  - 6. Not Inspected Smoke Detectors: (Not part of inspection) Not inspected, normally the township will test smoke detectors
- laundry room, back of Garage Electric Panel
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- 7. Appears Serviceable Manufacturer: (General Electric)
  - 8. Maximum Capacity: (Panel capacity rating, not verified)
  - 9. Appears Serviceable Main Breaker Size: (100 Amps)
  - 10. Appears Serviceable Breakers: (Standard modern breaker)
  - 11. Is the panel bonded? Yes
  - 12. Repair Additional Observations: (exposed wires noted) open electrical box in laundry room, recommend evaluation and repair by licensed contractor before closing
  - 13. Safety Hazard Additional Observations: (Extension cords wire used as permanent wiring) in the garage area and some other areas of the house

Kitchen

(First floor) Kitchen

- 1. Repair Stove/oven: (Standard stove/oven) REPAIR NEEDED, Stove in poor condition, repair or replace. stove is past the manufactures estimated useful life.
- 2. Marginal Ventilator: (Standard hood fan) Grease filter needs to be cleaned
- 3. Repair Dishwasher: (Conventional dishwasher) Dishwasher is functional, it was run through a full cycle without any leaks or problems, any test of dishwasher is courtesy only, no guarantees, REPAIR NEEDED damaged door panel
- 4. Air Gap Present? No (acceptable, high loop method of discharge)
- 5. Appears Serviceable Refrigerator: standard Any test of refrigerator is courtesy only, no guarantees
- 6. Appears Serviceable Sink: (Standard sink)
- 7. Appears Serviceable Electrical: (Standard/3 prong outlets) recommend GFCI outlets be installed for safety in sink and counter area
- 8. Appears Serviceable Plumbing/Fixtures: (Standard faucet/plumbing) note - large main sewer drain under the kitchen sink this must be considered when up dating kitchen
- 9. Appears Serviceable Counter Tops: (Standard counter top) limited view, counter covered with personal items
- 10. Appears Serviceable Cabinets: ( Standard cabinets)
- 11. Marginal Ceiling: (Drywall) more than normal general maintenance required, paint, fill common cracks, maintain and repair when necessary
- 12. Marginal Walls: (Drywall) more than normal general maintenance required, fill common cracks, maintain and repair when necessary
- 13. Appears Serviceable Floor: (Tile) floor settlement is average for the age of the dwelling

**Kitchen (Continued)**

14. Repair Windows: (Wood frame windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary, REPAIR NEEDED, Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
15. Appears Serviceable HVAC Source: (Main heating sys.)

**Bathroom****(2nd floor main) Bathroom**

1. Repair Doors: (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain.
2. Not Present Electrical: (Standard outlet) No outlet noted, recommend installing outlet to meet modern day electrical demands
3. Marginal Cabinet/counter: (Standard cabinets) general maintenance required
4. Appears Serviceable Sink/Basin: (Standard sink) General maintenance required
5. Repair Faucets/Traps: (Standard faucets/plumbing) REPAIR NEEDED tub drain control missing
6. Repair Tub/Surround: (Tub/ceramic tile surround) REPAIR NEEDED on the tub, the tiles, there is no drain faucet discharge, tub drain is damaged, the sliding doors are damaged, recommend evaluation and repair by licensed contractor before closing
7. Repair Toilets: (Standard toilet) The toilet is loose at the floor, needs repair
8. Repair Ventilation/heat: (Window vent) window damaged, needs replacement
9. Marginal Additional Observations: (Walls and ceiling) walls, floor and ceiling needs general maintenance/repair when necessary
10. Appears Serviceable Additional Observations: toilet open toilet in hall is serviceable, this is a toilet in the hall washing machine area

**Living Space****all rooms except kitchen and bathrooms Living Space**

1. Repair Closet: (Standard) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
2. Repair Ceiling: (Drywall) all ceilings need general maintenance, fill common cracks, maintain and repair when necessary, Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing, second floor ceilings has sever damage  
in the front room
3. Repair Walls: (Drywall) more than normal general maintenance required, fill common cracks, maintain and repair when necessary, REPAIR NEEDED, Poor condition, recommend evaluation and repair by licensed contractor before closing
4. Repair Floor: (Wood/carpet/concrete) floor settlement is more than normal for the age of the dwelling, limited view of floors due to household furnishings, maintenance and repair required on the second floor bedroom, floor deflection noted. maintain and repair all floors where necessary
5. Repair Doors: (Standard interior doors) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before

<b>Living Space (Continued)</b>
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**Doors: (continued)**

closing (all doors)

- |                        |                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. Repair              | <b>Windows:</b> (Mixed/original/modern) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing (all windows)                                                       |
| 7. Appears Serviceable | <b>Electrical:</b> (Standard/3 prong outlets) limited view due to storage                                                                                                                                          |
| 8. Appears Serviceable | <b>HVAC Source:</b> (Main heating sys.) limited view of room, furnishing and personal belongings, no heat source noted in rear bedroom with large bed, check at walk through for heat source, or check with owner. |
| 9. Repair              | <b>Additional Observations:</b> cracked tile in dinning room cracked tile, repair needed                                                                                                                           |
| 10. Safety Hazard      | <b>Additional Observations:</b> dividing rails in dinning room, openings too wide unsafe condition                                                                                                                 |
| 11. Safety Hazard      | <b>Additional Observations:</b> Mold like substance Mold like substance noted in closet                                                                                                                            |
| 12. Safety Hazard      | <b>Additional Observations:</b> rail on second floor and stair hand rail opening in rails too large                                                                                                                |

<b>Air Conditioning</b>
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**(Split system/Central air) AC System**

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|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Appears Serviceable  | <b>A/C System Operation:</b> (Functional) Recommend obtaining a service contract on A/C compressor/condenser and system, and have the unit/system checked and serviced periodically as per the manufactures recommendation.<br>NOTE - The adequacy of the central air unit is beyond the scope of a home inspection. The inspector is not required to determine cooling supply adequacy or distribution balance. The inspector will determine if the temperature differential between the supply and return air is within an acceptable range of a functional unit. |
| 2. Appears Serviceable  | <b>Condensate Removal:</b> (PVC) limited view of Condensate line, not leaking at time of inspection, however a Condensate line needs periodic inspection for leaks. leaks from this type line that goes unnoticed has been known to do serious rust damage to the furnace                                                                                                                                                                                                                                                                                           |
| 3. Appears Serviceable  | <b>Exterior Unit:</b> (Ground level mount)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4. Unable To Inspect:   | (not applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5. Manufacturer:        | Carrier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6. Model Number:        | undetermined Serial Number: undetermined                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7. Area Served:         | Complete dwelling Approximate Age: 8 years, estimated age, this is estimate only, no date on identification tag                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8. Appears Serviceable  | <b>Supply Temperature</b> 56 degrees - adequate temperature differential<br><b>Return Temperature</b> (70 degrees - return temperature)                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 9. Fuel Type:           | 120-240 VAC Temperature Differential: acceptable temp range                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 10. Type:               | Central A/C Capacity: (Not verified)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11. Appears Serviceable | <b>compressor/condenser:</b> (standard) normal periodic maintenance required as per manufactures recommendations, recommend obtaining a service contract before closing                                                                                                                                                                                                                                                                                                                                                                                             |
| 12. Appears Serviceable | <b>Refrigerant Lines:</b> (Serviceable condition)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



**Air Conditioning (Continued)**

13. Appears Serviceable **Electrical Disconnect:** (Standard electrical box) electrical disconnect - visible inspection only, the disconnect is not tested with a standard home inspection
14. Appears Serviceable **Ductwork:** (Metal) limited view of ductwork, full finished dwelling
15. Appears Serviceable **Blower Fan/Filters:** (Fan/disposable filter Same fan and filter used for furnace and central a/c. See heating comments if any, on furnace blower fan and filter
16. Appears Serviceable **Thermostats:** (Standard) Thermostats are not checked for calibration or timed functions. The inspection is limited to whether or not the thermostat turns the heating unit on and off

**Attic****main house section Attic**

1. Method of Inspection: (Access only, limited view)
2. Repair **Framing/roof:** (Standard Truss framing) sagged rafters noted due to age and condition
3. Repair **Sheathing:** (standard sheathing) deteriorated plywood noted, A qualified roofing contractor is recommended to evaluate and estimate repairs before closing
4. Repair **Ventilation:** (gable/soffit vents) Vents covered or blocked, recommend improving the ventilation with roof vents
5. Repair **Insulation:** (Batts) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
6. Not Inspected **Depth/insulation:** (Undetermined)
7. Not Inspected **Vapor Barrier:** (Insulation vapor barrier)
8. Repair **Wiring/Lighting:** (Loose hanging wires noted) Evaluation by a licensed electrician is recommended before closing
9. Appears Serviceable **Moisture:** (none noted, limited view) Note - limited inspection of attic, this is a visual inspection, moisture instrument testing is not part of the inspection, no liability will be accepted for moisture content.

**Heating System****(First floor) Heating System**

1. Appears Serviceable **Heating System Operation:** (Appears functional)
2. Manufacturer: Rudd - Silhouette # 2
3. Type: Forced air Capacity: 100,000 btu
4. Area Served: Complete dwelling Approximate Age: (4 years, estimated age, no exact date on tag)
5. Fuel Type: Natural gas
6. Unable to Inspect: (Furnace heat exchanger and internal sections)
7. Appears Serviceable **Blower Fan/Filter:** (Fan/disposable filter filter is extremely dirty, needs changing
8. Repair **Distribution:** (forced air ducts/register) limited heat ducts to second floor, recommend evaluation and repair by licensed contractor before closing
9. Appears Serviceable **Flue Pipe:** (Metal flue pipe)
10. Appears Serviceable **Controls:** (Operational controls) Operational controls - the only controls tested were the operation controls, manufactures safety

<b>Heating System (Continued)</b>
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**Controls: (continued)**

controls were not tripped or tested, this is beyond the scope of a home inspection

11. Appears Serviceable **Thermostats:** (Standard) Thermostats are not checked for calibration or timed functions. The inspection is limited to whether or not the thermostat turns the heating unit on and off
12. Tank Location: N/A
13. Suspected Asbestos: No

<b>Plumbing</b>
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1. Repair **Service Line:** (Copper) some corrosion noted on main line, recommend maintenance or repair before closing
2. Appears Serviceable **Water Shutoff:** (Furnace room)
3. Appears Serviceable **Water Lines:** (Copper) limited view of water lines, no responsibility or liability will be accepted for any plumbing lines of any type that are not visible
4. Appears Serviceable **Drain Pipes:** standard drain' pipes, not visible limited view of drain and vent lines, no responsibility will be accepted for any plumbing lines of any type that are not visible
5. Appears Serviceable **Vent Pipes:** (standard/metal/cast iron) limited view of drain and vent lines, no responsibility will be accepted for any plumbing lines of any type that are not visible
6. Appears Serviceable **Gas Service Lines:** (black iron/Insulflex)
- (Furnace room) **Water Heater**
7. Repair **Water Heater Operation:** Functional at time of inspection Functional, nearing the end of useful life, manufactures estimated useful life of heater is 10 to 12 years.
8. Not Present **Water Catch Pan:** (None noted) recommend installing a catch pan and drain as a safety precaution in the event of a leak. A catch pan is recommended when the heater is located in a finished area or near a finished area.
9. Manufacturer: Ruud
10. Model Number: (undetermined) Serial Number: (undetermined)
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: 18 years, estimated age Area Served: Complete dwelling
13. Appears Serviceable **Flue Pipe:** (Metal flue pipe)
14. Appears Serviceable **TPRV and Drain Tube:** (Copper)

<b>Laundry Room/Area</b>
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**1st Floor Laundry Room/Area**

- |                        |                                                                                                                                                                                                                                                   |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Appears Serviceable | <b>Electrical:</b> (Standard outlet)                                                                                                                                                                                                              |
| 2. Repair              | <b>Tub/laundry:</b> (Standard free standing tub) drain is slow, tub fills when washer discharges                                                                                                                                                  |
| 3. Appears Serviceable | <b>Vent/dryer:</b> (Metal flex) dryer vent cleaning - recommend dryer vent cleaning for safety before using                                                                                                                                       |
| 4. Appears Serviceable | <b>Floor:</b> (concrete) This inspection does not cover any damage concealed by carpeting, rugs or furniture                                                                                                                                      |
| 5. Appears Serviceable | <b>Drain/washer:</b> (Standpipe style drain)                                                                                                                                                                                                      |
| 6. Not Present         | <b>Catch Pan/washer:</b> (None noted) recommend installing a catch pan and drain as a safety precaution in the event of a leak. A catch pan is recommended when the washer is located in a finished area or near a finished area or stored items. |
| 7. Appears Serviceable | <b>Washer/Dryer</b> (Washer/Dryer) any test of washer and dryer is courtesy only, no guarantees                                                                                                                                                   |
| 8. Safety Hazard       | <b>Additional Observations:</b> Electric Dryer. Noted observation, no electric plug disconnect, wired right into Electric panel box                                                                                                               |
| 9. Appears Serviceable | <b>Additional Observations:</b> washing machine located in different location than dryer the washer is located in the in hall that leads to the Garage                                                                                            |
| 10. Repair             | <b>Additional Observations:</b> washing machine the tub drain is slow to drain when washing machine discharges into the drain line                                                                                                                |

## Marginal Summary

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

### Exterior Surface and Components

1. **Doors/entry:** (Exterior door, Conventional) Regular normal door maintenance needed, adjust hardware, door and check weather strip.

### Garage/Carport

2. **built in garage Garage Ceiling:** (plywood floor structure added for storage in garage) plywood structure added for storage, general maintenance required, limited view of condition due to storage, recommend close inspection at walk through

### Kitchen

3. (First floor) **Kitchen Ventilator:** (Standard hood fan) Grease filter needs to be cleaned
4. (First floor) **Kitchen Ceiling:** (Drywall) more than normal general maintenance required, paint, fill common cracks, maintain and repair when necessary
5. (First floor) **Kitchen Walls:** (Drywall) more than normal general maintenance required, fill common cracks, maintain and repair when necessary

### Bathroom

6. (2nd floor main) **Bathroom Cabinet/counter:** (Standard cabinets) general maintenance required
7. (2nd floor main) **Bathroom Additional Observations:** (Walls and ceiling) walls, floor and ceiling needs general maintenance/repair when necessary

<b>Repair Summary</b>
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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

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### Lots and Grounds

1. **Driveway:** (Asphalt) general normal maintenance required, REPAIR NEEDED, Poor condition, recommend estimate for repair or replacement by a licensed contractor before closing
2. **Walks:** (concrete) Normal settlement noted., general maintenance required, REPAIR NEEDED, Poor condition, recommend estimate for repair or replacement by a licensed contractor before closing ( trip hazards by trees)
3. **Stairs/exterior/front:** (concrete) general maintenance require, maintain and repair when necessary, Missing handrails, safety issue trip hazard at step before entrance steps, recommend evaluation and repair by licensed contractor before closing
4. **Patio:** (concrete) Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing
5. **Grading:** (Flat and negative slope) Flat site could cause water problems in severe weather, Recommend adding soil to slope away from foundation at the flat areas as a precaution against exterior water pooling or interior water penetration. negative slope
6. **Vegetation:** (Shrubs) Tree planted too close to foundation, roots may cause damage to the foundation, removal may be necessary, recommend evaluation and repair by licensed contractor before closing
7. **Fences:** (Chain link fence) Any fence inspection is courtesy only, no guarantees. Fence is not included in the home inspection. REPAIR NEEDED, chain link fence is damaged and rusted
8. **Additional Observations:** tree limbs close to roof trim tree limbs back from roof or remove tree( tree in back yard)

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### Exterior Surface and Components

9. **major house covering Exterior Surface Type:** (Wood shingle siding) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing
10. **Trim/Fascia:** (Wood) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing
11. **Soffits:** (Wood) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, major repairs needed, recommend evaluation and repair by licensed contractor before closing
12. **Bell:** (Standard) Inoperative, needs repair
13. **Door/patio or deck:** (Standard exterior door) Repair needed, more than general maintenance required on door, hardware, weather strip, etc. maintain and repair as necessary
14. **Exterior windows condition:** (Exterior window condition) All windows - general maintenance required, caulk frame, paint and maintain, and repair when necessary
15. **Additional Observations:** (storm door) Repair needed, recommend evaluation and repair by licensed contractor before closing

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### Garage/Carport

16. **built in garage Garage Door/vehicle:** (Missing door) garage has been converted to storage space, door has been removed, recommend checking for township permits for garage conversion before closing
17. **built in garage Garage Ext. Surface:** (Same as House) Wood shakes need maintenance and repair - recommend evaluation and repair by licensed contractor before closing( some composition shakes noted in the interior back wall of the garage, may contain

**Repair Summary (Continued)****Ext. Surface: (continued)**

asbestos

18. built in garage Garage Door/exterior: (Standard exterior door) Poor condition, repairs needed, recommend evaluation and repair by licensed contractor before closing
19. built in garage Garage Walls: (Drywall and wood) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
20. built in garage Garage Windows: (Standard windows) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
21. built in garage Garage Gutters/Downspouts: same as house Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
22. built in garage Garage Additional Observations: (Extension cord wiring) extension cord wiring used for permanent wiring, recommend evaluation and repair by licensed contractor before closing

**Slab Structure**

23. Additional Observations: ( second level floor) floor deflection noted in back left bedroom, recommend evaluation and repair of complete second floor by licensed contractor before closing

**Roof**

24. (Main roof ) Roof Surface Material: (Asphalt Shingles) Roof settlement is more than average for the age of the dwelling, REPAIR NEEDED, roof deflection noted, more than normal settlement, recommend evaluation and repairs by licensed contractor before closing
25. Flashing: (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks. REPAIR NEEDED where Garage roof meets house, check all flashings, recommend evaluation and repairs by licensed contractor before closing
26. Gutters/Downspouts: (Aluminum) General normal maintenance required, maintain and repair when necessary, REPAIR NEEDED, Poor condition, the gutters and downspouts are in poor condition, recommend evaluation and repair by licensed contractor before closing

**Electrical**

27. laundry room, back of Garage Electric Panel Additional Observations: (exposed wires noted) open electrical box in laundry room, recommend evaluation and repair by licensed contractor before closing

**Kitchen**

28. (First floor) Kitchen Stove/oven: (Standard stove/oven) REPAIR NEEDED, Stove in poor condition, repair or replace. stove is past the manufactures estimated useful life.
29. (First floor) Kitchen Dishwasher: (Conventional dishwasher) Dishwasher is functional, it was run through a full cycle without any leaks or problems, any test of dishwasher is courtesy only, no guarantees, REPAIR NEEDED damaged door panel
30. (First floor) Kitchen Windows: (Wood frame windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary, REPAIR NEEDED, Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing

**Bathroom**

31. (2nd floor main) Bathroom Doors: (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain.
32. (2nd floor main) Bathroom Faucets/Traps: (Standard faucets/plumbing) REPAIR NEEDED tub drain control missing

<b>Repair Summary (Continued)</b>
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33. (2nd floor main) Bathroom Tub/Surround: (Tub/ceramic tile surround) REPAIR NEEDED on the tub, the tiles, there is no drain faucet discharge, tub drain is damaged, the sliding doors are damaged, recommend evaluation and repair by licensed contractor before closing
34. (2nd floor main) Bathroom Toilets: (Standard toilet) The toilet is loose at the floor, needs repair
35. (2nd floor main) Bathroom Ventilation/heat: (Window vent) window damaged, needs replacement

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**Living Space**

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36. all rooms except kitchen and bathrooms Living Space Closet: (Standard) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
37. all rooms except kitchen and bathrooms Living Space Ceiling: (Drywall) all ceilings need general maintenance, fill common cracks, maintain and repair when necessary, Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing, second floor ceilings has sever damage in the front room
38. all rooms except kitchen and bathrooms Living Space Walls: (Drywall) more than normal general maintenance required, fill common cracks, maintain and repair when necessary, REPAIR NEEDED, Poor condition, recommend evaluation and repair by licensed contractor before closing
39. all rooms except kitchen and bathrooms Living Space Floor: (Wood/carpet/concrete) floor settlement is more than normal for the age of the dwelling, limited view of floors due to household furnishings, maintenance and repair required on the second floor bedroom, floor deflection noted. maintain and repair all floors where necessary
40. all rooms except kitchen and bathrooms Living Space Doors: (Standard interior doors) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing (all doors)
41. all rooms except kitchen and bathrooms Living Space Windows: (Mixed/original/modern) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing (all windows)
42. all rooms except kitchen and bathrooms Living Space Additional Observations: cracked tile in dinning room cracked tile, repair needed

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**Attic**

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43. main house section Attic Framing/roof: (Standard Truss framing) sagged rafters noted due to age and condition
44. main house section Attic Sheathing: (standard sheathing) deteriorated plywood noted, A qualified roofing contractor is recommended to evaluate and estimate repairs before closing
45. main house section Attic Ventilation: (gable/soffit vents) Vents covered or blocked, recommend improving the ventilation with roof vents
46. main house section Attic Insulation: (Batts) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
47. main house section Attic Wiring/Lighting: (Loose hanging wires noted) Evaluation by a licensed electrician is recommended before closing

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**Heating System**

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48. (First floor) Heating System Distribution: (forced air ducts/register) limited heat ducts to second floor, recommend evaluation and repair by licensed contractor before closing

**Repair Summary (Continued)**

**Plumbing**

- 49. Service Line: (Copper) some corrosion noted on main line, recommend maintenance or repair before closing
- 50. (Furnace room) Water Heater Water Heater Operation: Functional at time of inspection  
Functional, nearing the end of useful life, manufactures estimated useful life of heater is 10 to 12 years.

**Laundry Room/Area**

- 51. 1st Floor Laundry Room/Area Tub/laundry: (Standard free standing tub) drain is slow, tub fills when washer discharges
- 52. 1st Floor Laundry Room/Area Additional Observations: washing machine the tub drain is slow to drain when washing machine discharges into the drain line



<b>Safety Hazard Summary</b>
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**Garage/Carport**

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1. built in garage Garage Door/house entry: (Glass window door) safety hazard - glass in door, compromises the fire retardant capabilities of the door

**Electrical**

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2. laundry room, back of Garage Electric Panel Additional Observations: (Extension cords wire used as permanent wiring) in the garage area and some other areas of the house

**Living Space**

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3. all rooms except kitchen and bathrooms Living Space Additional Observations: dividing rails in dinning room, openings too wide unsafe condition
4. all rooms except kitchen and bathrooms Living Space Additional Observations: Mold like substance Mold like substance noted in closet
5. all rooms except kitchen and bathrooms Living Space Additional Observations: rail on second floor and stair hand rail opening in rails too large

**Laundry Room/Area**

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6. 1st Floor Laundry Room/Area Additional Observations: Electric Dryer. Noted observation, no electric plug disconnect, wired right into Electric panel box