

## 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 RANCH INSPECTION  
City EDISON State NEW JERSEY Zip ZIP CODE  
Contact Name REALTOR'S NAME  
Phone PHONE # Fax FAX NUMBER

### Client Information

Client Name BUYER'S NAME  
Client Address BUYER'S HOME ADDRESS  
City EDISON State NEW JERSEY Zip 08820  
Phone BUYER'S # Fax FAX NUMBER IF APPLICABLE  
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 0801072206  
Amount Received PAID IN FULL ( CHECKS )

### Conditions

Others Present Buyer's Agent Property Occupied ( Occupied )  
Estimated Age 40 YEARS Entrance Faces ( Unknown )  
Inspection Date 08-01-07  
Start Time 1:45 PM End Time 4:30 PM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 80 DEGREES  
Weather Clear Soil Conditions Damp  
Space Below Grade Basement  
Building Type Ranch style Garage ( Detached )  
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. Appears Serviceable | <b>Driveway:</b> (concrete) general normal maintenance required                                                                                                                                                                    |
| 2. Repair              | <b>Walks:</b> (concrete) more than Normal settlement noted., general maintenance required, REPAIR NEEDED, Trip hazard, lifted slab or slabs by trees, recommend evaluation and repair by licensed contractor before closing        |
| 3. Appears Serviceable | <b>Stairs/exterior/front:</b> (One step entrance) general maintenance require, maintain and repair when necessary                                                                                                                  |
| 4. Appears Serviceable | <b>Rear/exterior/stairs:</b> (One step entrance) general maintenance require, maintain and repair when necessary                                                                                                                   |
| 5. Marginal            | <b>Grading:</b> (Flat) 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. |
| 6. Appears Serviceable | <b>Vegetation:</b> (Shrubs)                                                                                                                                                                                                        |
| 7. Repair              | <b>Walls/Retaining:</b> (Brick) REPAIR NEEDED Wall is leaning                                                                                                                                                                      |

<b>Exterior Surface and Components</b>
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major house covering Exterior Surface

- |                        |                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Appears Serviceable | <b>Type:</b> (Brick veneer) General maintenance required, maintain and repair when necessary                                                                |
| 2. Appears Serviceable | <b>Trim/Fascia:</b> (Metal) General maintenance required, maintain and repair when necessary                                                                |
| 3. Appears Serviceable | <b>Soffits:</b> (Metal) General maintenance required, maintain and repair when necessary                                                                    |
| 4. Repair              | <b>Bell:</b> (Standard) Inoperative, needs repair                                                                                                           |
| 5. Appears Serviceable | <b>Doors/entry:</b> (Exterior door, Conventional) Regular normal door maintenance needed, adjust hardware, door and check weather strip.                    |
| 6. Appears Serviceable | <b>Door/patio or deck:</b> (side exterior door) normal general maintenance required on door, hardware, weather strip, etc. maintain and repair as necessary |
| 7. Appears Serviceable | <b>Window Wells:</b> (Window wells noted) General maintenance required                                                                                      |
| 8. Safety Hazard       | <b>Elect Outlets ext:</b> (110 VAC) older screw cap type outlet, recommend up date for safety                                                               |

<b>Garage/Carport</b>
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**Detached Garage**

- |                                        |                                                                                                                                                                                                                       |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Type of Structure: (Concrete walls) | Car Spaces: one                                                                                                                                                                                                       |
| 2. Repair                              | Door/vehicle: (roll up) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Damaged door panels, repairs needed. - recommend evaluation and repair by licensed contractor before closing |
| 3. Appears Serviceable                 | Operation/door: (Functional) General maintenance required, maintain and repair when necessary the track wheels, track adjustments and mechanical adjustments                                                          |
| 4. Appears Serviceable                 | Opener/door: (Manual) General normal maintenance required                                                                                                                                                             |
| 5. Appears Serviceable                 | Ext. Surface: (Same as House)                                                                                                                                                                                         |
| 6. Repair                              | Roof: (Asphalt shingle) Roof at end of useful life, recommend evaluation and repair by licensed contractor before closing                                                                                             |
| 7. Appears Serviceable                 | Structure/roof: (Standard Truss framing)                                                                                                                                                                              |
| 8. Repair                              | Door/exterior: (solid wood) REPAIR NEEDED, Poor condition, repairs needed, recommend evaluation and repair by licensed contractor before closing                                                                      |
| 9. Appears Serviceable                 | Ceiling: (Exposed framing)                                                                                                                                                                                            |
| 10. Appears Serviceable                | Walls: (Concrete)                                                                                                                                                                                                     |
| 11. Appears Serviceable                | Floor/Foundation: (concrete floor)                                                                                                                                                                                    |
| 12. Appears Serviceable                | Electrical: (110 V Standard)                                                                                                                                                                                          |
| 13. Appears Serviceable                | Windows: (Standard windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary                                                                                                 |
| 14. Marginal                           | Gutters/Downspouts: (Aluminum gutters/downspouts) general maintenance required, caulk, seal,, clean and repair Note-en ground drains, termination not determined recommend above ground extensions where necessary    |
| 15. Marginal                           | Additional Observations: (Retaining wall) retaining wall and brick work behind garage needs maintenance and repair                                                                                                    |

<b>Structure</b>
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- |                        |                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Appears Serviceable | Structure Type: (Concrete and brick) foundation structural settlement is average for age                                                                                                                                                                 |
| 2. Appears Serviceable | Foundation: (Poured slab) foundation settlement is average for the age of the dwelling                                                                                                                                                                   |
| 3. Appears Serviceable | Beams: (Solid wood)                                                                                                                                                                                                                                      |
| 4. Appears Serviceable | Walls: (Brick/mortar) 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. |
| 5. Appears Serviceable | Joists/Trusses: (conventional wood framing)                                                                                                                                                                                                              |
| 6. Appears Serviceable | Columns: (Steel support columns)                                                                                                                                                                                                                         |
| 7. Appears Serviceable | Floor/Slab: (concrete floor) floor settlement is average for the age of the dwelling                                                                                                                                                                     |

<b>Roof</b>
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**(Main roof ) Roof Surface**

1. Method of Inspection: (Ground level)
  2. Style Roof: (Gable)
  3. Repair                      **Material:** (Asphalt Shingles) Roof settlement is average for the age of the dwelling, REPAIR NEEDED, deterioration/shingle damage - roof shows signs of deterioration and shingle damage, recommend evaluation and repairs by licensed contractor before closing, Roof near end of useful life
  4. Est./shingle layers: appears two layers 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: 16 to 18 years estimated age
  6. Type Shingles: Standard shingles - manufactures estimated useful life of shingles is 18 to 22 years with proper professional installation and maintenance
  7. Appears Serviceable **Flashing:** (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks.
  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. Appears Serviceable **Gutters/Downspouts:** (Aluminum) General normal maintenance required, maintain and repair when necessary
- 
- back side of house Chimney
11. Appears Serviceable **Chimney:** (Brick and mortar) General maintenance of chimney and flashing is required to avoid water problems.
  12. Repair                      **Flue/Flue Cap:** (No flue liner noted) 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. Repair                      **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, REPAIR NEEDED, Flashing leak noted in attic

**Electrical**

- 1. Service Size Amps: (150 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

**(Basement) Electric Panel**

- 7. Appears Serviceable Manufacturer: (Murray)
- 8. Maximum Capacity: (Panel capacity rating, not verified)
- 9. Appears Serviceable Main Breaker Size: (150 amps estimated)
- 10. Appears Serviceable Breakers: (Standard modern breaker)
- 11. Is the panel bonded? Yes

**Kitchen**

**(First floor) Kitchen**

- 1. Appears Serviceable Stove/oven: (Standard stove/oven) older stove, still functional, General maintenance and cleaning of burners is recommended
- 2. Appears Serviceable Ventilator: (Fan ventilator) vents to exterior
- 3. Not Present Dishwasher: (No dishwasher)
- 4. Air Gap Present? No
- 5. Appears Serviceable Refrigerator: (Standard refrigerator) Any test of refrigerator is courtesy only, no guarantees
- 6. Appears Serviceable Sink: (Standard sink)
- 7. Safety Hazard Electrical: (Two prong outlets) old two prong outlets, recommend up date to three prong and GFCI outlets for safety
- 8. Appears Serviceable Plumbing/Fixtures: (Standard faucet/plumbing)
- 9. Appears Serviceable Counter Tops: (Standard counter top)
- 10. Marginal Cabinets: (Older standard cabinets) older cabinets with noticeable wear and tear, cabinets are still functional but need adjustment and maintenance
- 11. Appears Serviceable Ceiling: (Drywall) normal general maintenance required on all ceilings, paint, fill common cracks, maintain and repair when necessary
- 12. Appears Serviceable Walls: (Drywall/tile) 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
- 14. Appears Serviceable Doors: (Standard entry door) Normal door maintenance required, adjust doors, hardware and maintain.
- 15. Repair Windows: (Wood double hung) General maintenance required, caulk, seal, free up and maintain and repair when necessary, REPAIR NEEDED, hard operation-needs maintenance and improvements for ease of operation, recommend evaluation and repair by licensed contractor before closing
- 16. Appears Serviceable HVAC Source: (Main heating sys.)

**Bathroom**

**(1st floor main) Bathroom**

- 1. Appears Serviceable **Doors:** (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain.
- 2. Safety Hazard **Electrical:** (No electric outlet) No outlet noted, recommend installing outlet to meet modern day electrical demands, light plug in outlets are not considered functional bathroom outlets
- 3. Appears Serviceable **Cabinet/counter:** (Standard cabinets)
- 4. Appears Serviceable **Sink/Basin:** (Standard sink)
- 5. Appears Serviceable **Faucets/Traps:** (Standard faucets/plumbing)
- 6. Appears Serviceable **Tub/Surround:** (Tub/plastic surround) caulking maintenance - replace caulking and sealer at tub surround when necessary
- 7. Appears Serviceable **Toilets:** (Standard toilet)
- 8. Marginal **Ventilation/heat:** (Window vent) general maintenance required, window is stuck closed
- 9. Appears Serviceable **Additional Observations:** (Basement toilet) bathroom toilet is functional, toilet is in open, not really a half bath

**Living Space**

inspection. Any report or comment on the following is courtesy only, no guarantees given or liability accepted.

Floors - Floors covered by carpets, tiles, Pergo wood or other type coverings, cannot be judged for structure or condition. Floor damage and stains may also be hidden by furniture which restricts and limits the inspection.

Walls - The condition of walls behind wallpaper, paneling and furniture cannot be judged.

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

- 1. Appears Serviceable **Closet:** (Standard) general normal door maintenance required, adjust hardware and door when necessary
- 2. Appears Serviceable **Ceiling:** (Drywall) normal general maintenance required, paint, fill common cracks, maintain and repair when necessary
- 3. Appears Serviceable **Walls:** (Drywall) normal general maintenance required, fill common cracks, maintain and repair when necessary
- 4. Appears Serviceable **Floor:** (wood) floor settlement is average for the age of the dwelling
- 5. Appears Serviceable **Doors:** (Standard interior doors) Normal door maintenance required, adjust doors, hardware and maintain.
- 6. Marginal **Windows:** (Wood double hung) General maintenance required, caulk, seal, free up and maintain and repair when necessary, older windows, all need maintenance or repair
- 7. Marginal **Electrical:** (Two prong outlets) old two prong outlets throughout house, recommend up date to three prong outlets for safety
- 8. Appears Serviceable **HVAC Source:** (Main heating sys.)

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

1. Appears Serviceable **A/C System Operation:** (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.  
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 **Condensate Removal:** (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 **Exterior Unit:** (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:** 6 years, estimated age
8. Appears Serviceable **Supply Temperature** 55 degrees - adequate temperature differential  
**Return Temperature** (68 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 **compressor/condenser:** (standard) normal periodic maintenance required as per manufactures recommendations, recommend obtaining a service contract before closing
12. Appears Serviceable **Refrigerant Lines:** (Serviceable condition)
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

<b>Attic</b>
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**main house section Attic**

1. Method of Inspection: In the attic
2. Appears Serviceable **Framing/roof:** (Standard Truss framing) Frame settlement is average for age
3. Appears Serviceable **Sheathing:** (standard sheathing)
4. Repair **Ventilation:** (Gable vents) attic needs venting improvement, soffit vents have been covered over with metal
5. Not Inspected **Insulation:** (unknown, not visible) attic completely floored, insulation if any, not visible
6. Not Inspected **Depth/insulation:** (Undetermined)
7. Not Inspected **Vapor Barrier:** (Not visible)
8. Repair **Fan/attic:** (home made fan setup) recommend roof vents be installed instead of hanging fan by gable vent.
9. Appears Serviceable **Wiring/Lighting:** (110 VAC)
10. 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.
11. Repair **Additional Observations:** (Repair observation) soffit vents closed off, recommend up date of attic venting
12. Safety Hazard **Additional Observations:** Rail around stair opening in attic unsafe rails, openings in rails is too wide, child could crawl under and fall down the stair well

<b>Basement</b>
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**(Main house basement) Basement**

1. Basement type (Open basement) **Observation/scope** Note - open basement disclaimer - this is a visible inspection the inspector is not responsible for areas hidden by storage or finished areas. See moisture comments, A report of no water problems noted at the time of inspection, does not guarantee that there will never be water penetration into the basement. All basements are below ground and susceptible to water penetration particularly in severe weather.
2. Appears Serviceable **Ceiling:** (Ceiling tiles) normal general maintenance required on ceiling tiles
3. Appears Serviceable **Walls:** concrete and drywall Foundation settlement is average for age of dwelling
4. Safety Hazard **Floor:** (concrete) floor settlement is average for the age of the dwelling, also noted tile covered, believe the tiles may contain asbestos, recommend evaluation and repair by licensed contractor before closing
5. Not Present **Floor Drain:** (None noted)
6. Repair **Windows:** (Metal windows) Standard windows - normal general maintenance required, caulk, seal, paint, repair where necessary. maintenance needed, rust on metal noted
7. Marginal **Electrical:** (Two prong outlets) recommend up date to three prong for safety
8. Not Present **Sump Pump:** (None noted, limited view, floor tile covered)
9. Appears Serviceable **Moisture stains:** (None noted)



**Basement (Continued)**

10. Safety Hazard      **Basement Stairs/Railings:** (Stairs/hand rail) Hand rail needed on right side of basement stairs. A person or child could fall off the stairs to basement floor without a safety rail.

**Heating System****(Basement) Heating System**

1. Repair      **Heating System Operation:** (Functional needs service) Dirt in burn chamber and unusual flame pattern, it appears that the unit has not been serviced in the last year as per manufactures service requirements, recommend evaluation and repair by licensed contractor before closing
2. Manufacturer: Weil McLain
3. Type: Boiler system/hot water Capacity: 119000 btu
4. Area Served: Complete dwelling Approximate Age: 17 years, estimated age
5. Fuel Type: Natural gas
6. Unable to Inspect: (Furnace heat exchanger and internal sections)
7. Appears Serviceable Distribution: (Radiator/hot water)
8. Appears Serviceable Flue Pipe: (Metal flue pipe)
9. Appears Serviceable Controls: (Operational controls) Operational controls - the only controls tested were the operation controls, manufactures safety controls were not tripped or tested, this is beyond the scope of a home inspection
10. 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
11. Tank Location: N/A
12. Suspected Asbestos: No

**Plumbing**

1. Appears Serviceable Service Line: (Copper)
2. Appears Serviceable Water Shutoff: (Basement)
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. Repair      **Drain Pipes:** (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, REPAIR NEEDED, corrosion noted on drain lines in the basement
5. Appears Serviceable Vent Pipes: (Standard vent lines) 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)
- Basement Water Heater**
7. Repair      **Water Heater Operation:** Functional at time of inspection Water heater is past the end of it's design life, presently making noise which is a sign that it needs replacement
8. Not Present      **Water Catch Pan:** (None noted) recommend installing a catch pan and

<b>Plumbing (Continued)</b>
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**Water Catch Pan: (continued)**

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: Rheem
- 10. Model Number: (undetermined) Serial Number: (undetermined)
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 20 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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**Basement Laundry Room/Area**

- 1. Appears Serviceable Electrical: (Standard outlet)
- 2. Appears Serviceable Vent/dryer: (Metal flex)
- 3. Appears Serviceable Gas Line/dryer: (Standard utility line)
- 4. Safety Hazard Floor: (Tile) tiles may be asbestos tiles, evaluation by licensed contractor is recommended before closing
- 5. Repair Drain/washer: Drains to laundry tub REPAIR NEEDED, leak at tub drain
- 6. Not Present Catch Pan/washer: (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 Washer/Dryer (Washer/Dryer) any test of washer and dryer is courtesy only, no guarantees, washer is functional dryer not tested, not plugged into outlet, No extension cord available
- 8. Repair Additional Observations: (Maintenance or repair needed) home made shower stall, not tested, water shower head on wrong wall

## 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.

### Lots and Grounds

1. **Grading:** (Flat) 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.

### Garage/Carport

2. **Detached Garage Gutters/Downspouts:** (Aluminum gutters/downspouts) general maintenance required, caulk, seal, , clean and repair Note-en ground drains, termination not determined recommend above ground extensions where necessary
3. **Detached Garage Additional Observations:** (Retaining wall) retaining wall and brick work behind garage needs maintenance and repair

### Kitchen

4. **(First floor) Kitchen Cabinets:** (Older standard cabinets) older cabinets with noticeable wear and tear, cabinets are still functional but need adjustment and maintenance

### Bathroom

5. **(1st floor main) Bathroom Ventilation/heat:** (Window vent) general maintenance required, window is stuck closed

### Living Space

6. **all rooms except kitchen and bathrooms Living Space Windows:** (Wood double hung) General maintenance required, caulk, seal, free up and maintain and repair when necessary, older windows, all need maintenance or repair
7. **all rooms except kitchen and bathrooms Living Space Electrical:** (Two prong outlets) old two prong outlets throughout house, recommend up date to three prong outlets for safety

### Basement

8. **(Main house basement) Basement Electrical:** (Two prong outlets) recommend up date to three prong for safety

<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

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1. Walks: (concrete) more than Normal settlement noted., general maintenance required, REPAIR NEEDED, Trip hazard, lifted slab or slabs by trees, recommend evaluation and repair by licensed contractor before closing
2. Walls/Retaining: (Brick) REPAIR NEEDED Wall is leaning

### Exterior Surface and Components

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3. Bell: (Standard) Inoperative, needs repair

### Garage/Carport

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4. Detached Garage Door/vehicle: (roll up) General maintenance required, maintain and repair when necessary, REPAIR NEEDED, Damaged door panels, repairs needed. - recommend evaluation and repair by licensed contractor before closing
5. Detached Garage Roof: (Asphalt shingle) Roof at end of useful life, recommend evaluation and repair by licensed contractor before closing
6. Detached Garage Door/exterior: (solid wood) REPAIR NEEDED, Poor condition, repairs needed, recommend evaluation and repair by licensed contractor before closing

### Roof

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7. (Main roof ) Roof Surface Material: (Asphalt Shingles) Roof settlement is average for the age of the dwelling, REPAIR NEEDED, deterioration/shingle damage - roof shows signs of deterioration and shingle damage, recommend evaluation and repairs by licensed contractor before closing, Roof near end of useful life
8. back side of house Chimney Flue/Flue Cap: (No flue liner noted) 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.
9. back side of house Chimney 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, REPAIR NEEDED, Flashing leak noted in attic

### Kitchen

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10. (First floor) Kitchen Windows: (Wood double hung) General maintenance required, caulk, seal, free up and maintain and repair when necessary, REPAIR NEEDED, hard operation-needs maintenance and improvements for ease of operation, recommend evaluation and repair by licensed contractor before closing

### Attic

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11. main house section Attic Ventilation: (Gable vents) attic needs venting improvement, soffit vents have been covered over with metal
12. main house section Attic Fan/attic: (home made fan setup) recommend roof vents be installed instead of hanging fan by gable vent.
13. main house section Attic Additional Observations: (Repair observation) soffit vents closed off, recommend up date of attic venting

### Basement

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14. (Main house basement) Basement Windows: (Metal windows) Standard windows - normal general maintenance required, caulk, seal, paint, repair where necessary. maintenance needed, rust on metal noted

**Repair Summary (Continued)**

**Heating System**

15. (Basement) Heating System Heating System Operation: (Functional needs service} Dirt in burn chamber and unusual flame pattern, it appears that the unit has not been serviced in the last year as per manufactures service requirements, recommend evaluation and repair by licensed contractor before closing

**Plumbing**

16. Drain Pipes: (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, REPAIR NEEDED, corrosion noted on drain lines in the basement
17. Basement Water Heater Water Heater Operation: Functional at time of inspection Water heater is past the end of it's design life, presently making noise which is a sign that it needs replacement

**Laundry Room/Area**

18. Basement Laundry Room/Area Drain/washer: Drains to laundry tub REPAIR NEEDED, leak at tub drain
19. Basement Laundry Room/Area Additional Observations: (Maintenance or repair needed) home made shower stall, not tested, water shower head on wrong wall

**Safety Hazard Summary**

**Exterior Surface and Components**

1. Elect Outlets ext: (110 VAC) older screw cap type outlet, recommend up date for safety

**Kitchen**

2. (First floor) Kitchen Electrical: (Two prong outlets) old two prong outlets, recommend up date to three prong and GFCI outlets for safety

**Bathroom**

3. (1st floor main) Bathroom Electrical: (No electric outlet) No outlet noted, recommend installing outlet to meet modern day electrical demands, light plug in outlets are not considered functional bathroom outlets

**Attic**

4. main house section Attic Additional Observations: Rail around stair opening in attic unsafe rails, openings in rails is too wide, child could crawl under and fall down the stair well

**Basement**

5. (Main house basement) Basement Floor: (concrete) floor settlement is average for the age of the dwelling, also noted tile covered, believe the tiles may contain asbestos, recommend evaluation and repair by licensed contractor before closing

6. (Main house basement) Basement Stairs/Railings: (Stairs/hand rail) Hand rail needed on right side of basement stairs. A person or child could fall off the stairs to basement floor without a safety rail.

**Laundry Room/Area**

7. Basement Laundry Room/Area Floor: (Tile) tiles may be asbestos tiles, evaluation by licensed contractor is recommended before closing