

## Definitions

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

S	Satisfactory	Functional with no obvious signs of defect.
NI	Not Present/Inspected	Item not present or not found or the item was unable to be inspected for some reason
CI	Client Information	Information or maintenance tip.
M	Maintenance Required	Item is not fully functional, due to normal wear and tear, and requires repair or servicing in the near future.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Street: **219 Churchill Drive**

City, State, Zip: **Anywhere, NJ**

Building Type: **Single family** Style: **2 story** Garage: **Attached, /detached**

Estimated Age: **New** Property Occupied: **No**

Space Below Grade: **Basement**

Water Source: **City** How Verified: **Visual Inspection**

Sewage Disposal: **City** How Verified: **Visual Inspection**

Electric On:  Yes  No  Not Applicable

Water On:  Yes  No  Not Applicable

Gas/Oil On:  Yes  No  Not Applicable

General Comments: **New Home There were numerous defects in the finished woodwork throughout the home. This includes but is not limited to the hall bath, the master bedroom door and the window trim in the power room. The builder assures the buyer that the detail work has not been completed and all of these issues will be addressed.**

**Ask for a copy of your NJ 10 Year Home Warranty, the builders written service and warranty program, a list of all subcontractors and their phone numbers for emergencies, Certificate of Occupancy, all warranties for roofing/siding/windows, appliances and mechanical equipment, and the names of the local utility companies.**

### Client Information:

Client Name:

Client Address:

City, State, Zip:

Client Phone Number:

Client E-Mail:

Fee Paid: How Paid: **Check**

Realtor's Name: **None**

### Inspector and Inspection Day Information

Inspector: **Phillip R. Hinman**

<b>General Information (Continued)</b>
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Company Name **Inspections, Plus**

Company Address **1 Charter Oak Place**

City **Clementon** State **NJ** Zip **8021**

Inspection Company Phone: **856-784-2835** Fax: **856-784-5013**

NJ Home Inspector's License Number: **24GI00061200**

Others Present: **Buyers**

Inspection Date: **July 30, 2007** Entrance Faces: **N/A**

Start Time: **11 am** End Time: **3:30 pm**

Weather: **Intermittent rain** Soil Conditions: **Wet**

Temperature: **80 's**

## General Information (Continued)

### **Additional Property Information**

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Wood Destroying Insects: **Recommend hiring an exterminator for a service contract.**

Environmental Issues: **This visual inspection is not intended to be a complete environmental inspection, nor a mold, asbestos, lead paint, well, septic system or contaminated soils inspection.**

**We have attempted to report any conditions observed which may indicate the presence of one or any of the above items.**

**We recommend that the appropriate professional be consulted should there be any indication of the presence of mold, asbestos, lead paint, wells, septic system or contaminated soils.**

## Roof

S N I C I M D

The Roof Surface

1. Method of Inspection: **At eaves and walk on where possible**
2. Style of Roof: **Intersecting gables**
3. Layers of Existing Roofing: **One layer of roof shingles are present.**
4. Approximate Age: **New**
5. Life Expectancy **17-20 Years with routine maintenance**
6.      Material and Condition: **Asphalt shingle Seal all exposed nail heads on cap flashings and where the roof lines intersect with vertical walls.**  
There is some debris left on the roof from original construction such as nails and shingle cutoffs and the shingles have been damaged from walking on them during construction.  
Damaged shingles were noted to the right of the fireplace chase.  
Replace all damaged shingles and all shingles where the granules have been worn off from walking on them.

S N I C I M D

All Miscellaneous Roof Items

7.      Flashing: **Aluminum**
8.      Plumbing Vents: **ABS**
9.      Electrical Connection to the Home: **Underground utilities**
10.      Valleys: **Asphalt shingle, overlapped**
11.      Gutters: **Aluminum Important maintenance tip-The maintenance of gutters and downspouts are critical to controlling roof water run off. Problems often caused by allowing water to run along the foundation are hydrostatic pressure which can damage foundation walls and water infiltration into basement/crawlspace. Ponding of water will also damage root systems of plants and grass.**
12.      Downspouts: **Aluminum The downspouts have been poorly installed and water is overflowing the splash blocks causing soil erosion. Correct as required to keep water from running along the foundation wall.**  
  
Be sure all splash blocks are pitched away from the home, all downspouts have elbows and that the water can be diverted at least 5' away from the foundation. All storm water should be diverted out of flower and landscaping beds.

(2) Heater Chimney

13.      Chimney Construction: **Metal pipe**
14.      Flue/Flue Cap: **Metal with flue cap**
15.      Chimney Flashing: **Integral flashed galvanized pan The chimney for the second floor unit is leaking. Water was dripping on the floor during inspection**

## Exterior Wall Finishes

S N I C I M D

Predominant Exterior Finish \_\_\_\_\_

1.      Type: Vinyl siding on wood frame walls **Replace all "shorts" less than 4 feet long.**  
**Install drip edge rather than "J" molding on the heads between twin windows so water does not run behind the siding.**  
**Install new vinyl corners where they are short of the soffits.**  
**Reinstall the dryer vent so that it does not pinch the siding.**  
**Clean the concrete dust off of the siding at the front door.**

Front Wall Exterior Finish \_\_\_\_\_

2.      Type: Brick veneer on wood frame walls **The metal flashing installed will allow driving rains to blow behind the flashing. Install new flashing or properly caulk the joint at the brick and flashing**

3. \_\_\_\_\_ Exterior Details

S N I C I M D

4.      Architectural Trim: **Fypon** type of trims noted **Repair the shutters on the living room and master bedroom closet windows**
5.      Soffit, Fascia, and Rakes: Vented vinyl soffit and metal fascia
6.      Door Bell: Hard wired
7.      Windows: Vinyl single hung **Repair the broken exterior trim on the fixed window in the master bedroom bathroom**
8.      Exterior Lighting: Surface mount
9.      Exterior Electric Outlets: 120 VAC GFCI present
10. Reset the GFCI at:  Garage  Basement  Other Exterior GFCI  Powder Room  Electrical Panel  
 Master Bath  Hall Bath
11.      Hose Bibbs: Gate
12.      Gas Meter: **Exterior surface mount with shut off valve at meter Recommend leaving a wrench near the shut off valve of the gas meter so the gas to the home can be easily shut off during an emergency situation.**

## Lots and Grounds

S N I C I M D

1.      Street Walks: Concrete
2.      Service Walks: Concrete
3.      Driveway: Concrete **The driveway is cracked at the corner near the left turn into the driveway.**
4.      Grading: Minor slope
5.      Landscaping: Trees, shrubs and mulch **The sod, hydro seeding and shrubs are in poor condition from lack of watering. Replace all dead shrubs and sod and re seed as required**
6.      Main Steps/Stoops: Concrete treads and risers
7.      Rear Steps/Stoops: None noted
8.      Front Porch: Stoop style porch
9.      Front Porch Floor: Concrete
10.      Patio: None present
11.      Window Wells: Metal window wells present **Add covers to all window wells to prevent accumulation of storm water in the well which will run down along the foundation wall.**

S N I C I M D

## Garage

**The Garage**

1. Type of Structure: Wood frame Car Spaces: 2
2.  Garage Doors: Metal overhead **Both bottom door panels have been damaged. Replace and re paint as required.**
3.  Floor/Foundation: Concrete walls and floor
4.  Door Operation: Manual with safety wires
5.  Roof Structure: Wood truss
6.  Windows: Vinyl single hung
7.  Attic Access: Access panel
8.  Walls: Bare taped drywall, Exposed framing
9.  Ceiling: Bare taped drywall
10.  Firewall Separation Wall: Bare taped drywall **There is no identification on the drywall to be certain of it's fire rating. Homes built at the time were typically constructed using 5/8" fire rated drywall on the walls and ceilings. If living space is above the garage 2 layers of 5/8" is required. Ask seller for any information available about the drywall of the home.**
11.  Rated Door: Steel insulated door
12.  Garage Stairs: Wood stairs and railings
13.  Electrical: 120 VAC GFCI and lighting circuits

## Attic

S N I C I M D

**The Attic**

1.  Accessed by: Hatch in bedroom ceiling **The access panel was painted shut and the paper ripped while accessing the attic for inspection of the attic and the heater. Replace the panel.**
2. Method of Inspection: In the attic
3.  Unable to Inspect: 20% **There was no access to the attic area under the Front "A" roof. Recommend cutting a hole in the roof sheathing under the "A" roof to provide airflow from attic to attic and for periodic inspections of the area.**
4.  Ventilation: Ridge vents and soffit vents
5.  Insulation: Blown in
6.  Vapor Barrier: Paper
7.  Insulation Depth: 10"
8.  Attic/Whole House Fan: None present
9.  Wiring/Lighting: 120 VAC and lighting
10.  Moisture Penetration: Ongoing water penetration noted **The flashing/rain for the chimney of the attic heater is leaking**
11.  Bathroom Fan Venting: **The bath fan is venting, through the roof**
12. Attic Storage Details  No Storage  Light  Heavy  Not Floored  Partial Floored  Floored
13.  Storage Comments: **Alert! Pre-manufactured roof trusses are not designed for storage. Stored items may impact the structural integrity of the roof truss system. This applies to all roof areas with roof truss construction**
14.  Inspector's Note: Miscellaneous items **the heaters are pinched**

## Bedroom

S N I C I M D

**Master Bedroom**

1.  Ceiling: Painted drywall
2.  Walls: Painted drywall

<b>Bedroom (Continued)</b>
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- 3.      Floor: Carpet
- 4.      Entrance Doors: 6 Panel hardboard **Sand and repaint the top of the door to provide a uniform finish**
- 5.      Windows: Vinyl single hung
- 6.      Closet & Door: Walk In
- 7.      Electrical: 120 VAC
- 8.      HVAC Source: Ceiling register
- 9.      Cold Air Returns: Ceiling

Rear Middle Bedroom

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- 10.      Ceiling: Painted drywall
- 11.      Walls: Painted drywall
- 12.      Floor: Carpet
- 13.      Entrance Doors: 6 Panel hardboard
- 14.      Windows: Vinyl single hung
- 15.      Closet & Door: Average size
- 16.      Electrical: 120 VAC
- 17.      HVAC Source: Ceiling register
- 18.      Cold Air Returns: Transfer grille

Left Rear Bedroom

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- 19.      Ceiling: Painted drywall
- 20.      Walls: Painted drywall
- 21.      Floor: Carpet
- 22.      Entrance Doors: 6 Panel hardboard
- 23.      Windows: Vinyl single hung
- 24.      Closet & Door: Average size
- 25.      Electrical: 120 VAC
- 26.      HVAC Source: Ceiling register
- 27.      Cold Air Returns: Transfer grille

Left Front Bedroom

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- 28.      Ceiling: Painted drywall
- 29.      Walls: Painted drywall **There is a bulge in the wall at the left front corner of the room. See the "Structure" section of the report for details**
- 30.      Floor: Carpet
- 31.      Entrance Doors: 6 Panel hardboard
- 32.      Windows: Vinyl single hung
- 33.      Closet & Door: Average size
- 34.      Electrical: 120 VAC
- 35.      HVAC Source: Ceiling register
- 36.      Cold Air Returns: Transfer grille

## Bathroom

S N I C I M D

**Hall Bathroom**

- |     |  |                          |                                     |                          |                                     |  |
|-----|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| 1.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall   |
| 2.  | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walls: Painted drywall <b>Repair the drywall at the baseboard near the right-hand side of the bathroom vanity</b>  |
| 3.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Vinyl floor covering  |
| 4.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Entrance Doors: 6 Panel painted hardboard  |
| 5.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC GFCI and lighting circuits   |
| 6.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | GFCI Outlets: 120 VAC GFCI   |
| 7.  | Reset the GFCI at: <input type="checkbox"/> Garage <input type="checkbox"/> Basement <input type="checkbox"/> Powder Room <input type="checkbox"/> Electrical Panel <input type="checkbox"/> Master Bath <input checked="" type="checkbox"/> Hall Bath |                          |                                     |                          |                                     |  |
| 8.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Cabinets: Wood with flat panel doors   |
| 9.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Counters: Cultured marble top with integral bowl   |
| 10. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Faucet and Trap: Chrome fixtures   |
| 11. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Toilets: Sterling  |
| 12. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Bathtub: Fiberglass tub  |
| 13. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Bathtub Walls: Ceramic tile  |
| 14. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Tub Faucets: Chrome fixtures   |
| 15. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Tub/Shower Enclosure: Curtain rod noted  |
| 16. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Ceiling register  |
| 17. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ventilation: Electric ventilation fan  |
| 18. | <input type="checkbox"/>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Inspectors' Notes: <b>Maintenance tip A good caulk joint should be installed at the floor where the tub, shower, toilet and baseboard meet to stop water infiltration to the substrate. Water can damage the substrate during normal use of the room and while cleaning the floor. A good caulk joint should be installed around all faucets and shower heads, where the surrounds meet the tub decks and shower pans because water can leak behind the fixtures/faucets and damage the substrate.</b> |

**Master Bathroom**

- |     |                                     |                          |                                     |                          |                                     |  |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall   |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall   |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Vinyl floor covering  |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Entrance Doors: 6 Panel hardboard  |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Fixed vinyl   |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC GFCI and lighting circuits   |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | GFCI Outlets: 120 VAC GFCI   |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Cabinets: Wood with flat panel doors   |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Counters: Cultured marble top with integral bowl   |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Faucet and Trap: Chrome fixtures   |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Toilets: Sterling  |
| 30. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Bathtub: Fiberglass tub <b>Remove the glue in the bottom of the tub.</b>   |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Bathtub Walls: Ceramic tile  |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Tub Faucets: Chrome fixtures   |
| 33. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tub/Shower Enclosure: Curtain rod noted <b>Relocate the shower curtain rod as per the hall bath</b>  |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Ceiling register  |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ventilation: Electric ventilation fan  |
| 36. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Inspectors' Notes: <b>Maintenance tip A good caulk joint should be installed at the floor where the tub, shower, toilet and baseboard meet to stop water infiltration to the substrate. Water can damage the substrate during normal use of the room and while cleaning the floor. A good caulk joint should be installed around all faucets and shower heads, where the surrounds meet the tub decks and shower pans because water can leak behind the fixtures/faucets and damage the substrate.</b> |

## Foyer and Upper Hallways

### The Foyer & Upper Hallways

- |     |                                     |                          |                          |                          |                                     |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceilings: Painted drywall  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall   |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floors: Hardwood   |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Main Entrance Door: Fiberglass   |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Interior Doors: 6 Panel hardboard  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Foyer Closet: Average size   |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Fixed vinyl   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC outlets and lighting circuits  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling Fixture/Fan Hanging light fixture  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Floor register  |
| 11. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Main Stair: Wood stairs and railings <b>The stair stringer is badly cracked on the left-hand side of the bottom set of stairs. Sand and paint as required for a uniform finish. If the stair is badly damaged these cracks may recur</b> |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Upper Hallway Closet: Average size   |

## Living Spaces

### S N I C I M D

#### Living Room

- |    |                                     |                          |                          |                          |                                     |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall  |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall  |
| 3. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floor: Carpet <b>A substantial bow in the wall was noted at the floor on the left side near the front of the room. See the "Structure" section of the report for more details</b>                 |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Vinyl single hung  |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC   |
| 6. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | HVAC Source: Floor register <b>There was only one register noted in this room. Heating and cooling in this area may not be satisfactory during the peak heating and cooling days of the year.</b> |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Cold Air Returns: Central return utilized   |

#### Dining Room

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall                          |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall                            |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet                                     |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl single hung                        |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC outlets and lighting circuits |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling Fixture/Fan: Hanging light fixture        |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor register                       |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cold Air Returns: Central return utilized         |

#### Family Room

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall                  |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall                    |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet                             |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl single hung                |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC                       |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor register               |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cold Air Returns: Central return utilized |

#### Sun Room

- |     |                                     |                          |                          |                          |                          |                          |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall   |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Sheet very floor  |

## Living Spaces (Continued)

- |     |                                     |                          |                                     |                          |                          |  |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Door: Glass sliding door                                  |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl single hung, Fixed vinyl window                     |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC and 120 VAC GFCI outlets and lighting circuits |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling Fixture/Fan: Blanked off with no fixture                   |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor register  |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Cold Air Returns: Central return utilized                          |

## Powder Room

- |     |  |                          |                                     |                          |                          |                                     |   |
|-----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
|     | S  | N                        | I                                   | C                        | M                        | D                                   |   |
| 1.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall  |
| 2.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall  |
| 3.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Wood floors  |
| 4.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Entrance Door: 6 Panel hardboard  |
| 5.  | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Fixed vinyl <span style="color: red;">Repair the trim work around the window for cosmetic reasons.</span>  |
| 6.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC GFCI and lighting circuits  |
| 7.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | GFCI Outlets: 120 VAC GFCI  |
| 8.  | Reset the GFCI at: <input type="radio"/> Garage <input type="radio"/> Basement <input type="radio"/> Electrical Panel <input checked="" type="radio"/> Master Bath <input type="radio"/> Hall Bath |                          |                                     |                          |                          |                                     |   |
| 9.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Sink/Basin: Pedestal  |
| 10. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Faucets/Traps: Chrome fixtures  |
| 11. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Toilets: Sterling   |
| 12. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Floor register   |
| 13. | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ventilation: Electric ventilation fan   |
| 14. | <input type="checkbox"/>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Inspectors' Notes: <span style="color: green;">Maintenance tip A good caulk joint should be installed at the floor where at the base of the toilet and where the baseboard meets to stop water infiltration to the substrate. Water can damage the substrate during normal use of the room and while cleaning the floor. A good caulk joint should be installed around all wall mounted sinks and counter tops for sanitary reasons.</span> |

## Fireplace/Wood Stove

- |                             |                                     |                          |                          |                          |                                     |                          |  |
|-----------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
|                             | S                                   | N                        | I                        | C                        | M                                   | D                        |  |
| Family Room Fireplace _____ |                                     |                          |                          |                          |                                     |                          |  |
| 1.                          | Type: Gas log                       |                          |                          |                          |                                     |                          |  |
| 2.                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fireplace Construction: Prefab <span style="color: red;">There is no shutoff valve under the fireplace in the basement. This is likely a requirement that has been overlooked</span> |
| 3.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Firebox Construction: Requires disassembly to check  |
| 4.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Flue: Metal  |
| 5.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Damper: Metal  |
| 6.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Smoke Chamber: Metal   |
| 7.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Fireplace Facing/Mantel: Wood mantel with natural stone surround   |
| 8.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Hearth: Flush mounted  |

## Kitchen

- |                      |                                     |                          |                          |                          |                          |                          |                          |
|----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                      | S                                   | N                        | I                        | C                        | M                        | D                        |                          |
| & Nook Kitchen _____ |                                     |                          |                          |                          |                          |                          |                          |
| 1.                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall |
| 2.                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall   |

## Kitchen (Continued)

- 3.      Floor: Sheet vinyl floor **The kitchen floor is badly humped just to the family room's side of the island cabinet. There is also obvious inconsistencies that the floor where the wall in the sunroom meets the rear family room wall**
- 4.      Interior Doors: 6 Panel hardboard
- 5.      Pantry: Average
- 6.      Electrical: 120 VAC and 120 VAC GFCI outlets and lighting circuits
- 7.      GFCI Outlets: 120 VAC GFCI
- 8.      Main Ceiling Fixture: Surface mounted light fixture
- 9.      Nook Fixture: Recessed lighting
- 10.      HVAC Source: None noted **No heat source noted! A heating source is required in a room to be considered living space. Recommend a licensed and qualified HVAC contractor evaluate and estimate the required repairs.**
- 11. 

Cabinets and Appliances:
- 12.      Cabinets: Wood with flat panel doors **Replace the drawer front on the island whose color variation is unacceptable. Fill all nail holes on the moldings that has been used to conceal the gaps between the cabinets in the walls**
- 13.      Counter Tops/Backsplash: Formica **Caulk around the sink and where the back splash meets the wall for sanitary reasons.**
- 14.      Sink: Stainless steel
- 15.      Plumbing/Fixtures: Chrome single lever
- 16.      Disposal: In-Sinkerator
- 17.      Cooking Appliances: General Electric, Gas Range
- 18.      Microwave: No outlet. **Install an outlet in the cabinet above the range for a future microwave. This must be on a dedicated circuit with no other appliance attached.**
- 19.      Ventilator: Hood over the range
- 20.      Dishwasher: General Electric
- 21.      High Loop or Air Gap Present? High loop is present
- 22.      Refrigerator: None noted, Not part of the real estate transaction, Refrigerator and microwave noted, Sub-Zero, Westinghouse, Whirlpool

## Laundry Room/Area

- S N I C I M D
- The Laundry Room/Area
- 1.      Ceiling: Painted drywall
  - 2.      Walls: Painted drywall
  - 3.      Floors: sheet vinyl flooring
  - 4.      Entrance Door: Wood louvered
  - 5.      HVAC Source: Low side wall registers
  - 6.      Electrical: 120 VAC and 120 VAC GFCI outlets and lighting circuits
  - 7.      Washer: None present
  - 8.      Washer Electric: 120 VAC
  - 9.      Washer Drain: Wall mounted drain
  - 10.      Water Connection: Gate **Be sure to use reinforced hoses for the washer water connection for additional protection from bursting water lines**
  - 11.      Dryer: None present
  - 12.      Dryer Electric: 120 VAC
  - 13.      Dryer Gas Line: Black iron pipe and flex
  - 14.      Dryer Vent: Rigid metal
  - 15.      Laundry Tub: Plastic

## Plumbing

S N I C I M D

**The Water Main:** \_\_\_\_\_

- 1.      Main Water Service Line: **Not visible**
- 2.      Main Water Shutoff: **Basement**
- 3.      Interior Water Lines: **CPVC**

**The Sanitary Sewer Main:** \_\_\_\_\_

- 4.      Street Line: **ABS** This line can only be inspected from the interior and there is no way to warrant it's condition outside of the foundation wall.
- 5.      Interior Drain Lines: **ABS**
- 6.      Roof Vent Pipes: **ABS**

**The Water Heater:** \_\_\_\_\_

- 7. Manufacturer: **Bradford-White**
- 8. Model Number: **MI403S6FBN** Serial Number: **DC8977936**
- 9. Type: **Natural gas** Capacity: **40 Gallon**
- 10. Approximate Age: **New** Area Served: **Entire home**
- 11. Life Expectancy: **10-15 Years with diligent maintenance**
- 12.      Water Heater Operation: **Appears serviceable**
- 13.      Flue Pipe: **Metal vent**
- 14.      TPRV and Drain Tube: **CPCV**
- 15.      Electrical Bonding: **Miscellaneous Notes** The input and output lines of a water heater should be bonded for safety reasons.

**The Interior Gas Lines:** \_\_\_\_\_

- 16.      Interior Gas Lines: **Black iron pipe and flex lines**
- 17.      Inspector's Notes: **Miscellaneous Notes** The plumbing components of a home should be checked periodically for leaks

## Electrical

S N I C I M D

**Main Electrical Service:** \_\_\_\_\_

- 1. Service Amperage: **200** Service Voltage: **120/240 VAC**
- 2.      Service & Conductor Type: **Underground aluminum**
- 3.      Grounding: **Rod in ground only.**

**Main Electric Panel:** \_\_\_\_\_

- 4. Manufacturer: **Siemens**
- 5. Max Capacity: **200 Amps**
- 6. 120 VAC Branch Circuits: **Copper** Number of Circuits: **26**
- 7. 240 VAC Branch Circuits: **Copper and aluminum** Number of Circuits: **2**
- 8. Expansion Slots Available:  Yes  No
- 9.      Main Breaker Size: **200 Amps** The main breaker is not tested at a home inspection due to the possibility of damaging sensitive electrical equipment and setting off an alarm. Also testing the main breaker would necessitate the need to reset clocks, computers and the like. Recommend if you like testing the switch at the walk through
- 10.      Breakers: **CU/AL/HACR**
- 11.      Conductor Type: **Romex**

**All Electrical Devices:** \_\_\_\_\_

- 12.      Outlets, Switches and Fixtures: Where accessible all devices were tested A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. See room schedule for details of any required repairs.
- 13. GFCI Present:  Bathrooms  Garage  Kitchen  Exterior Outlets  None Noted
- 14.      Carbon Monoxide & Smoke Detectors: **Noted but not tested** The smoke and carbon

## Electrical (Continued)

Carbon Monoxide & Smoke Detectors: (continued)

monoxide detectors will be checked by the local municipality as required by state law and therefore not inspected during the home inspection.

## Heating System

S N I C I M D

### First Floor Heating System

1. Manufacturer: **Comfortmaker**
2. Model Number: **N8MPN050B12B1** Serial Number: **A071845387**
3. Fuel Type: **Natural gas** Heater Location: **Basement**
4. Type: **Forced air** Capacity: **50,000 BTU's**
5. Area Served: **1st floor** Approximate Age: **New**
6. Life Expectancy **20-30 Years** with routine maintenance
7.      Heating System Operation: **The heater did not respond to the thermostat** Have a licensed and qualified HVAC contractor evaluate the system and estimate the required repairs
8.      Burners/Heat Exchanger: **2 Burner**
9.      Flue Pipe: **Metal vent**
10.      Air Flow & Distribution: **Metal duct**
11.      Combustion Air: **Adequate combustion air is available to the heater**
12.      Blower Fan/Filter: **Direct drive with disposable filter**

### Second Floor Heating System

13. Manufacturer: **Comfortmaker**
14. Model Number: **N8MPN050B12B1** Serial Number: **A071845405**
15. Fuel Type: **Natural gas** Heater Location: **Basement**
16. Type: **Forced air** Capacity: **50,000 BTU's**
17. Area Served: **Second floor** Approximate Age: **New**
18. Life Expectancy **20-30 Years** with routine maintenance
19.      Heating System Operation: **The heater did not respond to the thermostat** The gas valve was turned off at the heater at the time of inspection. Have a licensed and qualified HVAC contractor evaluate the system and estimate the required repairs
20.      Burners/Heat Exchanger: **2 Burner**
21.      Flue Pipe: **Metal vent**
22.      Air Flow & Distribution: **Metal duct and insulated flex duct** Flex duct in the attic is pinched excessively and likely restricting airflow.
23.      Combustion Air: **Adequate combustion air is available to the heater**
24.      Blower Fan/Filter: **Direct drive with disposable filter**
25.      Thermostats: **One on each floor**
26.      Fuel Supply: **Natural gas**
27.      Inspector's Notes: **Miscellaneous Notes** There is only one cold air return on the first floor. This return is extremely loud and will interfere with some normal activities particularly in the family room and kitchen. Have a licensed and qualified heating contractor evaluate and estimate the required repairs.

The heater cabinet panel cover screws are loose/stripped and make removal of these panels difficult. This was noted on both heating units.

Recommend obtaining a annual service contract/breakdown policy on furnace and AC Condenser which will help attain the maximum life span and efficiency of the unit.

## Air Conditioning

### First Floor AC System

1. Manufacturer: **Comfortmaker**
2. Model Number: **N2A330AKA200** Serial Number: **E070910826**
3. Fuel Type: **220-240 VAC** Temperature Differential: **12 degrees**
4. Area Served: **1st floor** Approximate Age: **New**
5. Type: **Central A/C** Capacity: **2 1/2 tons**
6. Life Expectancy: **10-15 Years with diligent maintenance**
7.      A/C System Operation: **Appears serviceable**
8.      Air Handler/"A" Coil: **Basement**
9.      Electrical Disconnect: **Pull switch** If part of the disconnect assembly install the cover below the pullout switch for safety reasons
10.      Min/Max Fuses Size: **The correct breaker is used**
11.      Condensate Removal: **Electric pump and plastic tubing**
12.      Refrigerant Lines: **Suction line and liquid line**

### Second Floor Air Conditioning

13. Manufacturer: **Comfortmaker**
14. Model Number: **N2A330AKA200** Serial Number: **E0703987**
15. Fuel Type: **220-240 VAC** Temperature Differential: **14 degrees**
16. Area Served: **Second floor** Approximate Age: **New**
17. Type: **Central A/C** Capacity: **2 1/2 tons**
18. Life Expectancy: **10-15 Years with diligent maintenance**
19.      A/C System Operation: **Appears serviceable**
20.      Air Handler/"A" Coil: **Attic**
21.      Electrical Disconnect: **Pull switch**
22.      Min/Max Fuses Size: **The correct breaker is used**
23.      Condensate Removal: **PVC**
24.      Refrigerant Lines: **Suction line and liquid line**

## Structure

### S N I C I M D

### The Structure

1.      Structure Type: **Wood frame**
2.      Foundation: **Poured concrete walls**
3.      Differential Movement: **No movement or displacement noted**
4.      Sill Plates: **Wood plates noted**
5.      Beams/Girders: **Laminated**
6.      Piers/Posts: **Steel posts**
7.      Floor Joists/Trusses: **2x10-16" on center**
8.      Subfloor: **Oriented strand board**
9.      Above Grade Bearing Walls: **Wood frame walls** The walls could not be seen due to finishes but the walls are likely wood frames walls typical of this construction. The visual inspection of the walls are limited to looking for bows in the drywall and the siding.
10.      Roof Framing: **2x4 Truss-24" on center** Roof trusses are a designed system dependent on lateral bracing to insure structural integrity under excessive loads such as snow. The lateral bracing in this home has not been installed properly. Braces must be installed on all required lateral bracing transferring the loads from the compression members of the trusses back to the wall framing.
11.      Sheathing: **Oriented Strand Board**
12.      Possible Structural Issue: Severely bowed framing noted There was a bow in the wall noted on the left side of the home of some concern. This bow is present on both floors in the living room and left front bedroom at



## Maintenance Required 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.

### General Information

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1. Wood Destroying Insects: **Recommend hiring an exterminator for a service contract.**
2. Environmental Issues: **This visual inspection is not intended to be a complete environmental inspection, nor a mold, asbestos, lead paint, well, septic system or contaminated soils inspection.**  
**We have attempted to report any conditions observed which may indicate the presence of one or any of the above items.**  
**We recommend that the appropriate professional be consulted should there be any indication of the presence of mold, asbestos, lead paint, wells, septic system or contaminated soils.**

### Lots and Grounds

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3. Window Wells: **Metal window wells present Add covers to all window wells to prevent accumulation of storm water in the well which will run down along the foundation wall.**

### Plumbing

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4. The Sanitary Sewer Main: Street Line: **ABS This line can only be inspected from the interior and there is no way to warrant it's condition outside of the foundation wall.**

## Defective Summary

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

### General Information

1. **General Comments: New Home** There were numerous defects in the finished woodwork throughout the home. This includes but is not limited to the hall bath, the master bedroom door and the window trim in the power room. The builder assures the buyer that the detail work has not been completed and all of these issues will be addressed.

Ask for a copy of your NJ 10 Year Home Warranty, the builders written service and warranty program, a list of all subcontractors and their phone numbers for emergencies, Certificate of Occupancy, all warranties for roofing/siding/windows, appliances and mechanical equipment, and the names of the local utility companies.

### Roof

2. **The Roof Surface Material and Condition: Asphalt shingle** Seal all exposed nail heads on cap flashings and where the roof lines intersect with vertical walls. There is some debris left on the roof from original construction such as nails and shingle cutoffs and the shingles have been damaged from walking on them during construction. Damaged shingles were noted to the right of the fireplace chase. Replace all damaged shingles and all shingles where the granules have been worn off from walking on them.

3. **All Miscellaneous Roof Items Downspouts: Aluminum** The downspouts have been poorly installed and water is overflowing the splash blocks causing soil erosion. Correct as required to keep water from running along the foundation wall.

Be sure all splash blocks are pitched away from the home, all downspouts have elbows and that the water can be diverted at least 5' away from the foundation. All storm water should be diverted out of flower and landscaping beds.

4. (2) **Heater Chimney Chimney Flashing: Integral flashed galvanized pan** The chimney for the second floor unit is leaking. Water was dripping on the floor during inspection

### Exterior Wall Finishes

5. **Predominant Exterior Finish Type: Vinyl siding on wood frame walls** Replace all "shorts" less than 4 feet long. Install drip edge rather than "J" molding on the heads between twin windows so water does not run behind the siding. Install new vinyl corners where they are short of the soffits. Reinstall the dryer vent so that it does not pinch the siding. Clean the concrete dust off of the siding at the front door.
6. **Front Wall Exterior Finish Type: Brick veneer on wood frame walls** The metal flashing installed will allow driving rains to blow behind the flashing. Install new flashing or properly caulk the joint at the brick and flashing
7. **Architectural Trim: Fypon type of trims noted** Repair the shutters on the living room and master bedroom closet windows
8. **Windows: Vinyl single hung** Repair the broken exterior trim on the fixed window in the master bedroom bathroom

### Lots and Grounds

9. **Driveway: Concrete** The driveway is cracked at the corner near the left turn into the driveway.
10. **Landscaping: Trees, shrubs and mulch** The sod, hydro seeding and shrubs are in poor condition from lack of watering. Replace all dead shrubs and sod and re seed as required

## Defective Summary (Continued)

### Garage

11. The Garage Garage Doors: Metal overhead Both bottom door panels have been damaged. Replace and re paint as required.

### Attic

12. The Attic Accessed by: Hatch in bedroom ceiling The access panel was painted shut and the paper ripped while accessing the attic for inspection of the attic and the heater. Replace the panel.
13. The Attic Moisture Penetration: Ongoing water penetration noted The flashing/rain for the chimney of the attic heater is leaking
14. Inspector's Note: Miscellaneous items the heaters are pinched

### Bedroom

15. Master Bedroom Entrance Doors: 6 Panel hardboard Sand and repaint the top of the door to provide a uniform finish
16. Left Front Bedroom Walls: Painted drywall There is a bulge in the wall at the left front corner of the room. See the "Structure" section of the report for details

### Bathroom

17. Hall Bathroom Walls: Painted drywall Repair the drywall at the baseboard near the right-hand side of the bathroom vanity
18. Master Bathroom Bathtub: Fiberglass tub Remove the glue in the bottom of the tub.
19. Master Bathroom Tub/Shower Enclosure: Curtain rod noted Relocate the shower curtain rod as per the hall bath

### Foyer and Upper Hallways

20. The Foyer & Upper Hallways Main Stair: Wood stairs and railings The stair stringer is badly cracked on the left-hand side of the bottom set of stairs. Sand and paint as required for a uniform finish. If the stair is badly damaged these cracks may recur

### Living Spaces

21. Living Room Floor: Carpet A substantial bow in the wall was noted at the floor on the left side near the front of the room. See the "Structure" section of the report for more details
22. Living Room HVAC Source: Floor register There was only one register noted in this room. Heating and cooling in this area may not be satisfactory during the peak heating and cooling days of the year.

### Powder Room

23. Windows: Fixed vinyl Repair the trim work around the window for cosmetic reasons.

### Fireplace/Wood Stove

24. Family Room Fireplace Fireplace Construction: Prefab There is no shutoff valve under the fireplace in the basement. This is likely a requirement that has been overlooked

### Kitchen

25. & Nook Kitchen Floor: Sheet vinyl floor The kitchen floor is badly humped just to the family room's side of the island cabinet. There is also obvious inconsistencies that the floor where the wall in the sunroom meets the rear family room wall
26. & Nook Kitchen HVAC Source: None noted No heat source noted! A heating source is required in a room to be considered living space. Recommend a licensed and qualified HVAC contractor evaluate and estimate the required repairs.
27. & Nook Kitchen Cabinets: Wood with flat panel doors Replace the drawer front on the island whose color variation is unacceptable. Fill all nail holes on the moldings that has been used to conceal the gaps between the cabinets in the walls
28. & Nook Kitchen Microwave: No outlet. Install an outlet in the cabinet above the range for a future microwave. This must be on a dedicated circuit with no other appliance attached.

## Defective Summary (Continued)

### Plumbing

29. The Water Heater Electrical Bonding: **Miscellaneous Notes** The input and output lines of a water heater should be bonded for safety reasons.

### Heating System

30. First Floor Heating System Heating System Operation: The heater did not respond to the thermostat. Have a licensed and qualified HVAC contractor evaluate the system and estimate the required repairs.
31. Second Floor Heating System Heating System Operation: The heater did not respond to the thermostat. The gas valve was turned off at the heater at the time of inspection. Have a licensed and qualified HVAC contractor evaluate the system and estimate the required repairs.
32. Second Floor Heating System Air Flow & Distribution: Metal duct and insulated flex duct. Flex duct in the attic is pinched excessively and likely restricting airflow.
33. Inspector's Notes: **Miscellaneous Notes** There is only one cold air return on the first floor. This return is extremely loud and will interfere with some normal activities particularly in the family room and kitchen. Have a licensed and qualified heating contractor evaluate and estimate the required repairs.

The heater cabinet panel cover screws are loose/stripped and make removal of these panels difficult. This was noted on both heating units.

Recommend obtaining a annual service contract/breakdown policy on furnace and AC Condenser which will help attain the maximum life span and efficiency of the unit.

### Air Conditioning

34. First Floor AC System Electrical Disconnect: Pull switch. If part of the disconnect assembly install the cover below the pullout switch for safety reasons.

### Structure

35. The Structure Roof Framing: 2x4 Truss-24" on center. Roof trusses are a designed system dependent on lateral bracing to insure structural integrity under excessive loads such as snow. The lateral bracing in this home has not been installed properly. Braces must be installed on all required lateral bracing transferring the loads from the compression members of the trusses back to the wall framing.
36. The Structure Possible Structural Issue: Severely bowed framing noted. There was a bow in the wall noted on the left side of the home of some concern. This bow is present on both floors in the living room and left front bedroom at the floor and ceilings. At the least, an unacceptable cosmetic issue exists in the siding and in the drywall. At the worst, this could be a structural problem of some magnitude. It is recommended that a structural engineer be hired to evaluate and recommend any structural repairs required.