

Inspections, Plus

09:35 June 13, 2007

Page 1 of 29
Sample HI Report

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:

Building Type: **Single family** Style: **Split Level** Garage: **Detached**

Estimated Age: **30 Plus years** Property Occupied: **Yes**

Space Below Grade: **Basement/Crawlspace Combination**

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: **Inspections by other trades are recommended This home has undergone substantial renovations. It is recommended that the seller provide proof of all permits and required inspections.**

Due to of unprofessional work noted it is recommended that a licensed plumbing, electrical, and HVAC contractor inspect each system to determine if there are installation and design flaws that cannot be determined during a non-invasive/non-technically exhaustive home inspection.

Client Information:

Client Name:

City, State, Zip:

Client Phone Number: **856-625-5783**

Fee Paid: **\$510** How Paid: **Check**

Fax: **856-783-6193**

Inspector and Inspection Day Information

Inspector: **Phillip R. Hinman**

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: **Buyer and Buyer's Agent, Seller**

Inspection Date: **April 13, 2007** Entrance Faces: **N/A**

Start Time: **2 pm** End Time: **6 pm**

Weather: **Clear and cold** Soil Conditions: **Damp**

Temperature: **40 's**

General Information (Continued)

Additional Property Information

Wood Destroying Insects: Recommend hiring an exterminator for a service contract to provide long term control of household pests and wood destroying insects
A wood destroying insect report will be forwarded to you directly by the Pest Control Company.

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.

Note: It appears as though the sewer and water connections are the municipal connections. Asked the seller to warrant that if there was a well and septic system present at one time that they have been closed/taken out of service as per our DEP regulations

Other Exterior Systems: Old cistern/well noted Ask the seller to disclose all information regarding this system.

Roof

S N I C I M D

The Original Home Roof Surface _____

1. Method of Inspection: On roof
2. Style of Roof: Intersecting gables
3. Layers of Existing Roofing: One layer of roof shingles are present.
4. Approximate Age: 5 plus years
5. Life Expectancy 17-20 Years with routine maintenance
6. Material and Condition: Asphalt shingle It is possible that the lower roof is older than the upper roof.
It was also noted that ridge vent shingles were installed recently on the upper roof.
Ask the seller for any information available about the ages of the roofing and the reason for the new ridge vents.

The Miscellaneous Roof Items _____

7. Flashing: Aluminum
8. Plumbing Vents: Mix of material types
9. Electrical Connection to the Home: Surface mount Tree branches need to be trimmed to avoid damage to the overhead service. Call the utility company for service.
10. Valleys: Asphalt shingle, overlapped
11. Gutters: Aluminum There are gutter guards present on some gutters and not others. There is also some gutter guard that needs to be secured to perform as intended. While made to provide a maintenance free system the gutters can still clog from years of some debris that bypasses the system as well as from damage. It is recommended that the system be checked yearly for build up on the gutter guard, damage and for any clogging that may have taken place.

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 There are downspouts that are allowing water to run along the foundation walls and into the crawlspace.
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. Have a licensed and qualified handyman/gutter contractor repair as required

Fireplace, Heater Chimney _____

13. Chimney Construction: Brick The cement wash at the top of the chimney is cracked and should be sealed with caulk to prevent water filtration and damage to the chimney from the water.
Many mortar joints need to be pointed to prevent water infiltration. It is recommended that a small cement wash be installed where accent bricks protrude past the chimney so water will run off of the bricks. See photo.
A licensed and qualified chimney contractor should be consulted to evaluate the required repairs.
14. Flue/Flue Cap: Terra cotta flue with spark arrester An attempt was made to remove this spark arresters to view the the flues but the screws were rusted and could not be removed therefore in inspection of the flues were was not performed.
15. Chimney Flashing: Metal Philadelphia flashing (Not let into the mortar) There is an active leak at the chimney flashing. Have a licensed and qualified roofer evaluate and estimate the required repairs.

Philadelphia flashing noted. This type of flashing relies principally on caulking as the first line of protection against water infiltration where it

Roof (Continued)

Chimney Flashing: (continued)

turns into the chimney at the top of the flashing. Check periodically for cracks/separation of the caulking.

Exterior Wall Finishes

S N I C I M D

Predominant Exterior Finish _____

1. Type: Vinyl siding on wood frame walls Remove all building paper at the bottom course of siding on the addition for cosmetic reasons. Power wash the siding for cosmetic reasons.

Caulk all areas of the home. This includes any cracks, seal around all windows and doors and any penetration through the walls from cables, meters, louvers, architectural details and mechanical lines.

The maintenance of the caulking around the home should be an annual routine. Caulk is an important water infiltration barrier critical to the overall maintenance of your home. This will appear one time only but applies to all wall surfaces

Front Wall Exterior Finish _____

2. Type: Brick veneer on wood frame walls Be sure to caulk/seal the gaps between the top of the brick and the bottom of the siding to prevent water infiltration.

3. _____ Exterior Details

4. Soffit, Fascia, and Rakes: Mix of wood and metal soffit and fascia There is missing soffit on the left are the house. Install to complete the installation. Closure pieces were never installed between the metal soffit and the new vinyl siding. Install to complete the installation

5. Door Bell: Hard wired

6. Windows: Vinyl double hung

7. Storm Doors, Windows and Screens: Storm doors noted and appear serviceable

8. Exterior Lighting: Surface mount

9. Exterior Electric Outlets: Standard 120 VAC outlet present It is recommended to add GFCI outlets to ensure maximum user safety. Have a licensed and qualified electrical contractor evaluate and estimate the require repairs.

10. Hose Bibbs: Gate

11. Gas Meter: Exterior surface mount with shut off valve at meter Recommend leaving a wrench near the shut off valves of the gas meters so they 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 with typical cracks noted

2. Service Walks: Concrete with typical cracks noted

3. Driveway: Concrete with typical cracks noted Much of the aggregate of the driveway has been exposed from a poor finish work or use of improper chemicals. At this time this is a cosmetic problem that should be monitored

4. Grading: Moderate slope, Minor slope, Negative slope The grading around the home varies greatly and water trapped in flowerbeds is likely contributing to water infiltration into the crawlspace.

Where possible all grading should be pitched away from the home. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 6-10 feet away from the foundation.

Recommend having a landscaper or general contractor evaluate and estimate the required repairs

5. Landscaping: Trees, shrubs and mulch

6. Landscape/Lampost Lighting: Electric lampost Ask seller to provide information on the operation of this lampost. At the time of inspection a switch was not found

Lots and Grounds (Continued)

Landscape/Lampost Lighting: (continued)

for its operation. It may only be a burned-out bulb.

- 7. Main Steps/Stoops: Brick steps
- 8. Rear Steps/Stoops: Concrete treads and risers
- 9. Front Porch: Open air style
- 10. Window Wells: None present
- 11. Fences: None noted

The Shed

-
- 12. Foundation: Block foundation
 - 13. Floor: Concrete
 - 14. Exterior Surface: Vinyl siding on wood frame walls
 - 15. Roofing: Asphalt shingle
 - 16. Roof Structure: Rafter
 - 17. Ceiling: Exposed conventional framing
 - 18. Walls: Exposed wood framing
 - 19. Exterior Doors: Wood swing doors There were plywood doors noted in need of painting.
 - 20. Windows: Vinyl double hung
 - 21. Electrical: 120 VAC
 - 22. GFCI Outlets Yes No
 - 23. Stored Items Inspection difficult/limited There are many stored items blocking visual access to many areas. During the walk through inspect walls, windows and doors for satisfactory conditions

Porch/Deck

S N I C I M D

Side Deck

1. Footings/Piers: Concrete Piers
2. Connection to the Home: Nails and lag bolts
3. Beams/Girders: Built up wood girder
4. Floor Framing 2x10- 16" on center
5. Framing Materials Treated Materials Standard Lumber Unknown
6. Floor Finish: Trex composite type of material
7. Guard Rail: None present **The deck is more than 30" above the ground and guard rails should be installed for safety reasons.
A guardrail system should be constructed so that a 4 " sphere cannot pass through any member of the guardrail. The guard rail should be 36-42" high**
8. Stairs: None present **Ask seller if the stairs will be installed on the deck**
9. Skirting: None noted

Detached Garage

The Detached Garage

1. Type of Structure: Wood frame Car Spaces: 2
2. Foundation: Block foundation
3. Garage Floor: Concrete
4. Garage Doors: Metal overhead
5. Door Operation: Auto reverse with electric door opener **Adjust the auto reverse on the garage door so less force is needed to engage the reverse function for safety reasons.**
6. Exterior Surface Vinyl siding on wood frame walls
7. Roofing: Asphalt shingles
8. Roof Structure: Rafter **It is recommended that 2 x 4 collar ties be installed 32 inches on center to tie the roof structure together. Have a licensed and qualified carpenter/general contractor evaluate and estimate the required repairs**
9. Service Doors: Steel insulated door **The seals of the insulated glass are broken. Replace for cosmetic and insulating reasons. Have a licensed and qualified window/door/general contractor evaluate and estimate the required repairs.**
10. Walls: Exposed framing, Untaped drywall
11. Ceiling: Exposed framing
12. Electrical: 120 VAC outlets and lighting circuits **Some outlets did not function. It is also recommended that outlets in a garage be GFCI protected. Have a licensed and qualified electrician evaluate and estimate the required repairs**
13. GFCI Outlets: Yes No
14. Plumbing: Sink noted **This sink is out of service because the plumbing is not connected. Have a licensed and qualified plumber evaluate and estimate the required repairs**
15. Windows: Vinyl double hung
16. Gutters and Downspouts: Aluminum **There are gutter guards on one side of the garage and none on the other side. The side without the gutter guards is clogged and needs to be cleaned to prevent water from running down along the foundation wall and damaging the foundation.**
17. Stored Items Inspection difficult/limited **There are many stored items blocking visual access to many areas. During the walk through inspect walls, windows and doors for satisfactory conditions**
18. Inspector's Notes: Miscellaneous items **There is a concrete apron around the entire exterior of the garage. It has settled in some areas and water is running down along the walls and possibly damaging the foundation. Have a licensed and**

Detached Garage (Continued)

Inspector's Notes: (continued)

qualified concrete contractor and evaluate and estimate the required repairs. It is also recommended that any joint between the concrete in the foundation wall be sealed with caulk.

Attic

S N I C I M D

Lower Attic

1. Accessed by: Hatch in closet
2. Method of Inspection: In the attic
3. Ventilation: Roof vents only Recommend additional ventilation be installed. It is recommended to have a licensed and qualified contractor who specializes ventilation to review the home and recommend any ventilation that may be needed.
4. Insulation: Blown in
5. Vapor Barrier: None
6. Insulation Depth: 3 1/2" Insulation has been removed/displaced and uniform coverage in no longer present. Place all insulation in the attic so that the coverage is 100% and uniform to complete the insulation envelope. Have a licensed and qualified insulation contractor evaluate and estimate the required repairs
7. Attic/Whole House Fan: None present
8. Wiring/Lighting: 120 VAC and lighting Wires terminated outside of a junction box. Where electrical wires join each other in areas other than within a closed electrical junction box, a fire hazard exists. Install all wire splices not contained in an electrical junctions in an electrical junction box with a cover for safety reasons. Have a licensed and qualified electrician evaluate and estimate the required repairs.
9. Moisture Penetration: Ongoing water penetration noted Active leaks noted on the sheathing around the heater chimney. The moisture level was confirmed with a moisture meter. Have a licensed and qualified roof evaluate and estimate the required repairs. There was a mold like substance noted on the bottom of the sheathing that requires further investigation by a licensed and qualified environmental company.
10. Attic Storage Details No Storage Light Heavy Not Floored Partial Floored Floored
11. Upper Attic Space: No access available It is recommended to add access to the upper attic area for periodic inspections and maintenance

Bedroom

S N I C I M D

Master Bedroom

1. Ceiling: Painted drywall
2. Walls: Painted drywall
3. Floor: Hardwood
4. Entrance Doors: 6 Panel Hardboard
5. Windows: Vinyl single hung The seal of the insulated glass on the circle top and fixed windows has broken and the windows are fogged between the glass. Replace for cosmetic and insulation value. It is recommended to have a licensed and qualified window contractor evaluate and estimate the required repairs.
6. Closet & Door: Walk In
7. Electrical: 120 VAC outlets and lighting circuits

Bedroom (Continued)

- 8. Ceiling Fixture/Fan: Ceiling fan with light kit
- 9. HVAC Source: High side wall registers
- 10. Cold Air Returns: Central return utilized

Right Rear Bedroom

- 11. Ceiling: Painted drywall
- 12. Walls: Painted drywall
- 13. Floor: Hardwood
- 14. Entrance Doors: Floor register
- 15. Windows: Vinyl single hung
- 16. Closet & Door: Average size Mirrored doors were noted
- 17. Electrical: 120 VAC outlets and lighting circuits
- 18. Ceiling Fixture/Fan: Ceiling fan with light kit **The ceiling fan motor hums loudly during operation. Have a licensed and qualified electrician evaluate and estimate the required repairs**
- 19. HVAC Source: Floor register **The location and number of supply registers should be evaluated by a licensed and qualified HVAC contractor to ensure the proper amount of air flow to heat and cool to room is present.**
- 20. Cold Air Returns: Central return utilized

Left Rear Bedroom

- 21. Ceiling: Painted drywall
- 22. Walls: Painted drywall
- 23. Floor: Hardwood
- 24. Entrance Doors: 6 Panel hardboard
- 25. Windows: Vinyl single hung
- 26. Closet & Door: Average size Mirrored doors were noted
- 27. Electrical: 120 VAC outlets and lighting circuits
- 28. Ceiling Fixture/Fan: Ceiling fan with light kit
- 29. HVAC Source: Low side wall registers **No air flow controls were noted on the vent. Install new vent with controls to control air flow and therefore individual comfort of the room.**
- 30. Cold Air Returns: Central return utilized

First Floor Bedroom

- 31. Ceiling: Painted drywall
- 32. Walls: Painted drywall
- 33. Floor: Hardwood
- 34. Entrance Doors: Hollow wood-Natural/stained finish
- 35. Windows: Vinyl single hung
- 36. Closet & Door: Average size Mirrored doors were noted
- 37. Electrical: 120 VAC outlets and lighting circuits
- 38. Ceiling Fixture/Fan: Ceiling fan with light kit
- 39. HVAC Source: Low side wall registers **There was a space heater noted in this room. See heating sub section for comment**
- 40. Cold Air Returns: Central return utilized

Bathroom

S N I C I M D

2nd Floor Hall Bathroom

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 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 walls and tile wainscoting |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entrance Doors: 6 Panel 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood with raised panel doors Adjust the door hardware for ease of operation. |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counters: Cultured marble top with integral bowl |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Faucet and Trap: Split finish fixtures The fixture drains slowly and may be clogged. Have a licensed and qualified plumber evaluate and estimate the required repairs |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Mansfield |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Bathtub: Fiberglass tub There was a hole and scratches noted below the faucet spout. Have licensed and qualified acrylic repairman evaluate the required repairs. |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathtub Walls: Matching fiberglass walls |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub Faucets: Split finish fixtures |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Shower Enclosure: Shower curtain |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: None noted No heat duct and maybe not needed for this inside room. Recommend a licensed and qualified HVAC contractor evaluate and estimate the required repairs if the room is not comfortable at peak times of the heating and cooling season |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan |

Master Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted walls and tile wainscoting |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entrance Doors: 6 Panel Hardboard |
| 21. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Fixed /vinyl The windows over the tub should have tempered or safety glass in the bottom sash as a safety feature. Remove all sash without the proper glass and replace sash with tempered/safety glass. Have licensed and qualified carpenter/general/window contractor evaluate and estimate the required repairs/replacement |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC GFCI and lighting circuits |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI Outlets: 120 VAC GFCI |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood with raised panel doors |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counters: Cultured marble top with integral bowl |
| 26. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Faucet and Trap: Split finish fixtures There is a flex line noted under the sink. These are considered temporary repairs and should be replace with "hard" lines by a licensed and qualified plumber. |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: American Standard |
| 28. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Bathtub: Whirlpool This tub requires an emergency shutoff switch, the drain gurgles and drains very slow. Have licensed and qualified plumber evaluate the required repairs. |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathtub Walls: Ceramic tile |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub Faucets: Split finish fixtures |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower: Fiberglass pan |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower Walls: Ceramic tile |
| 33. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower Faucets: Split finish fixtures |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Shower Enclosure: Chrome walls and door |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: High side wall registers |

Bathroom (Continued)

36. Ventilation: Electric ventilation fan
1st Floor Hall Bathroom
-
37. Ceiling: Painted drywall
38. Walls: Painted drywall
39. Floor: Ceramic tile
40. Entrance Doors: 6 Panel wood-Sealed/Stained
41. Electrical: 120 VAC GFCI and lighting circuits
42. GFCI Outlets: 120 VAC GFCI **Separate the function of the exhaust fan from the GFCI outlet. Have a licensed and qualified electrician evaluate the required repairs.**
43. Cabinets: Wood with raised panel doors
44. Counters: Cultured marble top with integral bowl
45. Faucet and Trap: Brushed finish
46. Toilets: Kohler
47. Shower: Fiberglass pan
48. Shower Walls: Matching fiberglass walls
49. Shower Faucets: Chrome fixtures
50. Tub/Shower Enclosure: Painted aluminum frame
51. HVAC Source: Low side wall registers
52. Ventilation: Electric ventilation fan

Foyer and Upper Hallways

The Foyer & Upper Hallways

1. Ceilings: Painted drywall **There is a crack at the intersection of the cathedral and flat ceiling planes. This is typical of this construction detail and of no concern at this time. The use of a siliconized acrylic caulk may be the best method to deal with this crack.**
2. Walls: Painted drywall
3. Floors: Hardwood
4. Main Entrance Door: Fiberglass
5. Interior Doors: 6 Panel Hardboard
6. Foyer Closet: Average size
7. Windows: Vinyl single hung
8. Electrical: 120 VAC outlets and lighting circuits
9. Ceiling Fixture/Fan Surface mounted light fixture, Hanging light fixture
10. HVAC Source: Low side wall registers
11. Main Stair: Wood stairs and handrails

Living Spaces

S N I C I M D

Living/Dining Room

1. Ceiling: Painted drywall
2. Walls: Painted drywall **There is a hole the wall between the dining area and the utility room. Have a licensed and qualified finish carpenter/painter evaluate and estimate required repairs.**
3. Floor: Carpet
4. Windows: Vinyl single hung
5. Electrical: 120 VAC outlets and lighting circuits
6. Ceiling Fixture/Fan: Hanging light fixture
7. HVAC Source: Ceiling register, High side wall registers
8. Cold Air Returns: High return

Living Spaces (Continued)

Sewing Room Room

- 9. Ceiling: Painted drywall
- 10. Walls: Painted drywall
- 11. Floor: Hardwood
- 12. Interior Doors: Hollow wood-Natural/stained finish
- 13. Closet: Mirrored The bi-fold doors are hanging up on the jambs and will not easily close. Have a licensed and qualified carpenter/handyman evaluate and estimate the required repairs
- 14. Windows: Vinyl single hung
- 15. Electrical: 120 VAC outlets and lighting circuits There is an open or missing ground. Have a licensed and qualified electrician evaluate and estimate the required repairs for the safe operation of all electrical items
- 16. Ceiling Fixture/Fan: Ceiling fan with light kit
- 17. HVAC Source: Low side wall registers
- 18. Cold Air Returns: Central return utilized

TV Room Room

- 19. Ceiling: Painted drywall
- 20. Walls: Painted drywall
- 21. Floor: Hardwood
- 22. Main Entrance Door: Sealed
- 23. Exterior Door: Steel insulated door
- 24. Interior Doors: Hollow wood-Natural/stained finish
- 25. Closet: Average size The closet contains a wet bar. The operation of the hot valve is reversed. Repair as required for safety reasons (scalding). Have a licensed and qualified plumber evaluate and estimate the required repairs
- 26. Windows: Vinyl single hung
- 27. Electrical: 120 VAC outlets and lighting circuits
- 28. Ceiling Fixture/Fan: Ceiling fan with light kit
- 29. HVAC Source: Low side wall registers
- 30. Cold Air Returns: Central return utilized

Powder Room

- | | S | N | I | C | I | M | D | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input 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"/> | <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"/> | <input type="checkbox"/> | Floor: Ceramic tile |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood-Natural/stained finish |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: Lighting circuit only |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood with raised panel doors |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counters: Formica |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Dropped in porcelain bowl |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Chrome fixtures |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Crane |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: None noted |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ventilation: No ventilation All bathrooms/powder rooms require ventilation fans vented to the exterior. Have a licensed and qualified electrician evaluate and estimate the required repairs. |

Fireplace/Wood Stove

S N I C I M D

The Fireplace

1. Type: Wood burning
2. Fireplace Construction: Masonry
3. Firebox Construction: Metal box with firebrick floor There was a gap noted between the firebox and the brick facing. Mortar/caulk as required to prevent smoke/heat from getting behind the brick veneer. Have a licensed and qualified contractor familiar with metal firebox construction evaluate and estimate the required repairs.
4. Flue: Terra cotta
5. Damper: Metal
6. Smoke Chamber: Brick
7. Fireplace Facing/Mantel: Brick wall Minor cracks in the mortar joints were noted.
8. Hearth: Brick hearth Minor cracks in the mortar joints were noted.

Kitchen Fireplace

9. Type: Ventless
10. Fireplace Construction: Prefab This is a vent less fireplace with special requirements for use. Ask the seller for any information available about the use and maintenance of this unit. Be sure that all required clearances as per manufacturer's recommendations are present and that a wood hearth can be used.
11. Firebox Construction: Firebrick sides and metal floor
12. Flue: None present
13. Damper: None present
14. Smoke Chamber: Metal
15. Fireplace Facing/Mantel: Wood surround and mantel
16. Hearth: Wood hearth

Kitchen

S N I C I M D

& Nook Kitchen

1. Ceiling: Painted drywall, Suspended ceiling
2. Walls: Painted drywall
3. Floor: Ceramic tile
4. Interior Doors: 6 Panel Hardboard
5. Pantry: Walk in
6. Windows: Vinyl single hung
7. Exterior Door: Glass sliding door There is a missing locked on the door and the weather stripping is loose at the top. A licensed and qualified handyman/contractor is recommended to evaluate and estimate repairs
8. Electrical: 120 VAC and 120 VAC GFCI outlets and lighting circuits
9. GFCI Outlets: 120 VAC GFCI The GFCI outlet in the appliance garage controls outlets in the kitchen and the nook and would not reset at the time of inspection. The exterior light at the glass sliding door may also be tied into this circuit which is a safety hazard. Have a licensed and qualified electrician evaluate and estimate the required repairs.
10. Main Ceiling Fixture: Ceiling fan with light kit
11. Nook Fixture: Ceiling fan with light kit
12. HVAC Source: 6 Panel Hardboard, High side wall registers, Ceiling register

Cabinets and Appliances:

14. Cabinets: Wood with raised panel doors
15. Counter Tops/Backsplash: Formica Tops not fastened to cabinets at the island and to the right-hand side of the sink. Have a licensed and qualified

Kitchen (Continued)

Counter Tops/Backsplash: (continued)

handyman/carpenter evaluate and estimate the required repairs

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Dropped in porcelain bowl |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: Chrome single lever |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal: In-Sinkerator |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Maytag |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: General Electric |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: On microwave |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: Hotpoint |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | High Loop or Air Gap Present? High loop is present |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: General Electric |

Laundry Room/Area

S N I C I M D

The Laundry Room/Area

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: Vinyl composition tiles |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Interior Doors: 6 Panel Hardboard, Hollow wood-Natural/stained finish |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl single hung |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Low side wall registers |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC outlets and lighting circuits |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer: Washer present and tested |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Electric: 120 VAC |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Drains to laundry tub |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: Gate |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer: Dryer present and tested The dryer is older than the washer. Anticipate replacement of the dryer sooner than the washer. |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Electric: 120 VAC |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line: Black iron pipe and flex |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Rigid metal |
| 16. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Laundry Tub: Composite It is recommended that the laundry tray be removed because it is in front of the electrical panel and is a hazard. It is recommended that a surface mounted wall setup be installed. Have a licensed and qualified plumber evaluate and estimate the required repairs |

Plumbing

S N I C I M D

The Water Main: _____

1. Main Water Service Line: **Copper** The main water service is laying on the floor of the crawlspace across the entire width where it can easily be damaged. It is recommended that the line be supported from the floor joist shortly after it enters the home or a protective cover be installed. Have a licensed and qualified plumber evaluate and estimate the required repairs.
2. Main Water Shutoff: **Crawlspace**
3. Interior Water Lines: **Combination of materials** There is minor corrosion present at some joints typical of a home of this age. Monitor for leaks and call a licensed and qualified plumber if leaks appear

The Sanitary Sewer Main: _____

4. Street Line: **Cast iron**
5. Interior Drain Lines: **Combination of materials**
6. Roof Vent Pipes: **Mix of material types**

The Water Heater _____

7. Manufacturer: **General Electric**
8. Model Number: **SE50M12AA1** Serial Number: **0403B10315**
9. Type: **Electric** Capacity: **50 Gallon**
10. Approximate Age: **4 years** Area Served: **Entire home**
11. Life Expectancy: **10-15 Years with diligent maintenance**
12. Water Heater Operation: **Appears serviceable**
13. TPRV and Drain Tube: **Copper**
14. Inspector's Notes: **Miscellaneous Notes** It is recommended that a licensed and qualified plumber perform an independent inspection on the home based on the numerous unprofessional installation practices noted in the house. This includes reversed on/off functions, flexible and makeshift traps, gurgling and slow drains and unconnected lines in the garage.

Electrical

S N I C I M D

Main Electrical Service _____

1. Service Amperage: **100** Service Voltage: **120/240 VAC**
2. Service & Conductor Type: **Overhead aluminum** The service cable covering is slightly frayed near the connection at the top of the roof. Have a licensed and qualified electrician evaluate and estimate the required repairs or replacement. It is possible that a special tape made for service cable can be used to extend the life of the service cable
3. Grounding: **Plumbing ground only.**

Living Room Electric Panel _____

4. Manufacturer: **Crouse-Hinds**
5. Max Capacity: **125 Amps**
6. 120 VAC Branch Circuits: **Copper and aluminum** Number of Circuits: **11**
7. 240 VAC Branch Circuits: **Copper and aluminum** Number of Circuits: **2**
8. Expansion Slots Available: Yes No
9. Panel Details: **Miscellaneous details** Access to the electrical panel is poor. There should be 30 inches in front of the panel to safely work on it and there is a laundry tray directly in front of and under the panel. A failure of the water supply/faucets could result in damage to the home. The electrical panel is without the benefit of proper marking of the circuits. This can be a safety hazard in case of an emergency situation. Have a licensed and qualified electrician evaluate the panel and recommend the require repairs.

Inspections, Plus

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Electrical (Continued)

10. Main Breaker Size: 100 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
11. Breakers: CU/AL There is a three phase breaker noted in a two-phase panel. Have licensed and qualified electrician evaluate and estimate the required repairs.
12. Conductor Type: Non-metallic sheathed cable, Romex There were multiple neutrals/grounds connected to one lug, which is a safety hazard. There are disconnected wires in the panel box that should be removed from the panel box. Have licensed and qualified electrician evaluate and estimate the required repairs.
13. Aluminum Wiring: Localized circuits Aluminum wire on 110 volt circuits - FURTHER EVALUATION RECOMMENDED BY A LICENSED ELECTRICIAN.

Garage Electrical Sub Panel:

14. Manufacturer: Siemens
15. Max Capacity: 125 Amps
16. 120 VAC Branch Circuits: Copper Number of Circuits: 32
17. 240 VAC Branch Circuits: N/A Number of Circuits: N/A
18. Expansion Slots Available: Yes No
19. Panel Details: Miscellaneous details The service cable to the garage is a four conductor cable. It is recommended that the fourth wire not being used be removed from the panel.
20. Main Breaker Size: No main breaker present
21. Breakers: CU/AL Unused breakers- The unused breakers in the panel should be removed and closure pieces installed where the breakers were removed for safety reasons
22. Conductor Type: Romex

Addition Electrical Sub Panel:

23. Manufacturer: Siemens
24. Max Capacity: 125 Amps
25. 120 VAC Branch Circuits: Copper Number of Circuits: 13
26. 240 VAC Branch Circuits: N/A Number of Circuits: N/A
27. Expansion Slots Available: Yes No
28. Panel Details: Sub panel
29. Main Breaker Size: 60 Amps The breaker to shut this panel down is located in the main panel in the laundry room
30. Breakers: CU/AL Overfused circuit noted- Circuit breakers served by undersized wires or oversized breakers are considered a fire hazard, as the wires represent the weak link in the circuit. In this case the circuit breaker(s) should be exchanged for others which are sized appropriately for the wires which serve them. There were breakers noted in the panel that are a different manufacturer than the panel. This is typically not permitted by the manufacturer unless the other manufacturer's breakers are approved for use in the panel. Have licensed and qualified electrician evaluate and estimate the required repairs.

31. Conductor Type: Romex

All Electrical Devices

32. 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.
33. GFCI Present: Bathrooms Garage Kitchen Exterior Outlets None Noted
34. Carbon Monoxide & Smoke Detectors: Noted but not tested RECOMMEND LOCAL CARBON

Electrical (Continued)

Carbon Monoxide & Smoke Detectors: (continued)

MONOXIDE AND SMOKE DETECTOR CERTIFICATION PRIOR TO SETTLEMENT.

35. Inspector's Notes: Recommended action for the electrical work **There were many defects found in the home, the detached garage and in the panels such as improper cables and breakers, poor panel location, and exposed spliced wires not in junction boxes.**
The service size at 100 amps is certainly marginal for home of the size. The function of the second meter is unknown at this time and the service may be larger than we have listed.
The service cables from the electrical meters are installed behind the siding which is typically a poor if not illegal practice.
It is recommended that a licensed and qualified a electrician inspect the entire electrical system of the home and certify that it complies with all applicable codes and is safe or recommend the required repairs if necessary.

Heating System

S N I C I M D

The Heating System

1. Manufacturer: York
2. Model Number: PCMD-LD16N095B Serial Number: EHAM337444
3. Fuel Type: Natural gas Heater Location: Utility room
4. Type: Forced air Capacity: 95,000 BTUs'
5. Area Served: Entire home Approximate Age: 15 years
6. Life Expectancy 20-30 Years with routine maintenance
7. Heating System Operation: Appears serviceable
8. Burners/Heat Exchanger: 4 Burner **The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.**
9. Flue Pipe: Metal vent
10. Combustion Air: Adequate combustion air is available to the heater
11. Blower Fan/Filter: Direct drive with disposable filter
12. Air Flow & Distribution: Metal duct
13. Thermostats: Individual
14. Fuel Supply: Natural gas **Due to the age of the home, there may have been oil service to the home at one time. Ask seller for any information if it is available about the removal and legal disposition of an old tank, above ground or buried, if applicable.**
15. Supplemental Heat Location: Left front bedroom, 1st floor
16. Supplemental Heat Space heater
17. Inspector's Notes: **Miscellaneous Notes It is recommended that an HVAC contractor inspect the heating and cooling system. This is being recommended because there is some concern that there is enough supply air in the right rear bedroom, kitchen, living room and dining area, and in the first floor left front bedroom. 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

The AC System

1. Manufacturer: **York**
2. Model Number: **HAMD-F36AA** Serial Number: **EFDM715112**
3. Fuel Type: **220-240 VAC** Temperature Differential: **N/A**
4. Area Served: **Entire home** Approximate Age: **11 years**
5. Type: **Central A/C** Capacity: **3 tons**
6. Life Expectancy: **10-15 Years with diligent maintenance**
7. A/C System Operation: **Too cold to test A substantial amount of the fins on the condensing unit have been damaged. Have a licensed and qualified HVAC contractor determined if the efficiency of the unit has been compromised. Below 65 degrees-To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. Have the seller warrant in writing that the air conditioner is in good working condition.**
8. Air Handler/"A" Coil: **Basement**
9. Electrical Disconnect: **Pull switch**
10. Min/Max Fuses Size: **The correct breaker is used**
11. Condensate Removal: **PVC**
12. Refrigerant Lines: **Suction line and liquid line**

Structure

S N I C I M D

the Structure

1. Structure Type: **Wood frame**
2. Foundation: **Block**
3. Differential Movement: **No movement or displacement noted**
4. Sill Plates: **Wood plates noted Damage was noted under the front door. A structural contractor/engineer is recommended to evaluate and estimate repairs**
5. Beams/Girders: **Built up wood girder**
6. Piers/Posts: **Block piers It is recommended that not compressible shims be used in place of the wood shims presently under the girder at the block piers. A structural contractor is recommended to evaluate and estimate repairs**
7. Floor Joists/Trusses: **Wood joists 16" on center The joist noted were in the crawlspace of the old house. The joist in the new addition were not visible**
8. Subfloor: **Tongue and groove**
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: **2x6 Rafter-16" on center There was a broken rafter improperly repaired noted above the foyer and there was rot around the chimney and as damaged the headers and trimmers directly around the chimney. Have a carpenter contractor/general contractor/structural engineer evaluate and estimate the required repairs Note: The rafters noted were in the attic of the old house. The rafters in the new addition were not visible.**
11. Sheathing: **Tongue and groove There wore broken sheathing boards noted in the lower attic. It is recommended that the repair be done at the next change of roof**

Structure (Continued)

Crawlspace

S N I C I M D

The Crawlspace

S N I C I M D

1. Method of Inspection: In the crawl space
2. Access: Door in utility room
3. Ventilation: None
4. Crawlspace Floor: **Partial REPAIR MOISTURE BARRIER-The crawlspace was constructed with a vapor/moisture barrier on the floor that has been disturbed/damaged/incomplete. This will allow a very significant amount of moisture into the home which can cause many problems including structural damage and mold. It is recommended to add a vapor barrier to the floor such as plastic or roll roofing to keep the moisture to acceptable levels. Have a licensed and qualified general contractor evaluate and estimate the required repairs**
5. Insulation: None noted
6. Sump Pump: **Submerged pump noted There was a sump pump noted in the crawlspace that was operational at the time of inspection. There did not appear to be underground pipes installed in the pit to direct water infiltration to the pit.**
7. Electrical: **120 VAC outlets and lighting circuits There were are open splices hanging from the floor joist outside of a junction box, old wires and wires not secured to framing. Have a licensed and qualified electrician evaluate and estimate the required repairs**
8. Moisture Penetration: **Excess moisture present! There was moisture penetration noted on the block around the perimeter of the crawlspace. The crawlspace floor was very damp and excess water/vapors were noted.**
9. Stored Items: **Trash/stored materials noted It is recommended that all trash/stored materials be removed from the crawlspace for sanitary reasons.**
10. Inspector's Notes: **Mold like substance noted! There was a mold like substance noted in the crawlspace on the sub floor and floor joists. Have a licensed and qualified environmental contractor test the substance and recommend the required repairs if the substance is in fact mold. It would be advisable to have a de-humidifier installed in the crawlspace after all re mediation has been completed to ensure the proper humidity levels.**

Cost Estimate Summary

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>General Information</u>		
General Comments: This cost estimate is for tradesmen to inspect the home	\$ 500	\$ 800
<u>Roof</u>		
Downspouts: This cost includes maintenance to all gutters and downspouts on the home and garage	\$ 200	\$ 350
Chimney Construction:	\$ 100	\$ 150
Chimney Flashing: This cost includes to replacement of the existing flashing system	\$ 150	\$ 200
<u>Exterior Wall Finishes</u>		
Type:	\$ 50	\$ 100
Type:	\$ 25	\$ 50
Soffit, Fascia, and Rakes:	\$ 100	\$ 200
Exterior Electric Outlets: This is to install new outlets at each location	\$ 75	\$ 125
<u>Lots and Grounds</u>		
Grading: This is to raise all areas where water can be trapped between concrete and the home	\$ 500	\$ 750
Exterior Doors:	\$ 50	\$ 75
<u>Porch/Deck</u>		
Guard Rail: This is for approximately 75 lineal feet of guard rail	\$ 2500	\$ 3000
Stairs: This is for new stairs and concrete footings at the base	\$ 500	\$ 750
<u>Detached Garage</u>		
Roof Structure:	\$ 100	\$ 150
Service Doors:	\$ 75	\$ 100
Electrical:	\$ 75	\$ 150
Plumbing:	\$ 75	\$ 125
Inspector's Notes:	\$ 250	\$ 300
<u>Attic</u>		
Ventilation: This would include the installation of soffit vents	\$ 250	\$ 300
Insulation Depth:	\$ 50	\$ 75
Wiring/Lighting:	\$ 250	\$ 300
Moisture Penetration: There is no cost here. The cost for repair is in the roof sub section		
Upper Attic Space:	\$ 100	\$ 150
<u>Bedroom</u>		
Windows:	\$ 350	\$ 500
Ceiling Fixture/Fan:	\$ 125	\$ 175
HVAC Source: This issue will be dealt with in the heating sub section		
HVAC Source:	\$ 25	\$ 50
<u>Bathroom</u>		
Cabinets:	\$ 25	\$ 25
Faucet and Trap: This is for a service call for a clogged drain not for a defective installation	\$ 75	\$ 125
Bathtub:	\$ 150	\$ 200
Windows:	\$ 500	\$ 600
Faucet and Trap:	\$ 75	\$ 125
Bathtub: The plumbing repair is for a service call not for a defective plumbing system	\$ 250	\$ 350

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Sample HI Report

Cost Estimate Summary (Continued)
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GFCI Outlets:	\$ 100	\$ 150
<u>Living Spaces</u>		
Walls:	\$ 50	\$ 75
Closet:	\$ 25	\$ 50
Electrical:	\$ 25	\$ 50
Closet:	\$ 75	\$ 125
<u>Powder Room</u>		
Ventilation:	\$ 150	\$ 200
<u>Fireplace/Wood Stove</u>		
Firebox Construction:	\$ 100	\$ 150
<u>Kitchen</u>		
Exterior Door:	\$ 50	\$ 75
GFCI Outlets:	\$ 100	\$ 150
Counter Tops/Backsplash:	\$ 25	\$ 50
<u>Laundry Room/Area</u>		
Laundry Tub:	\$ 250	\$ 300
<u>Plumbing</u>		
Main Water Service Line:	\$ 150	\$ 250
<u>Electrical</u>		
Service & Conductor Type: This is for a repair not replacement	\$ 50	\$ 75
Panel Details: There is no cost involved due to the fact that the repair is in the plumbing sub section		
Inspector's Notes: This estimate includes all of the items listed in the electrical sub section. The wide range of cost is due to the very technical nature of electrical requirements and repairs.	\$ 1000	\$ 2500
<u>Heating System</u>		
Inspector's Notes: It is assumed that all equipment is size properly and no new equipment would be required	\$ 500	\$ 1500
<u>Air Conditioning</u>		
A/C System Operation:	\$ 200	\$ 300
<u>Structure</u>		
Sill Plates:	\$ 200	\$ 300
Piers/Posts:	\$ 100	\$ 150
Roof Framing:	\$ 350	\$ 500
Sheathing:	\$ 75	\$ 100
<u>Crawlspace</u>		
Crawlspace Floor:	\$ 500	\$ 800
Electrical:	\$ 75	\$ 150
Moisture Penetration: This repair was noted in the grading sub section		
Stored Items:	\$ 200	\$ 300
Inspector's Notes:	\$ 1500	\$ 2000
Repair Total	\$ 13400	\$ 20650
Replacement Total		
Cost Estimate Total	\$ 13400	\$ 20650

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

- 1. General Comments:** Inspections by other trades are recommended This home has undergone substantial renovations. It is recommended that the seller provide proof of all permits and required inspections.
Due to of unprofessional work noted it is recommended that a licensed plumbing, electrical, and HVAC contractor inspect each system to determine if there are installation and design flaws that cannot be determined during a non-invasive/non-technically exhaustive home inspection.
- 2. Wood Destroying Insects:** Recommend hiring an exterminator for a service contract to provide long term control of household pests and wood destroying insects
A wood destroying insect report will be forwarded to you directly by the Pest Control Company.
- 3. 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 be 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.
Note: It appears as though the sewer and water connections are the municipal connections.
Asked the seller to warrant that if there was a well and septic system present at one time that they have been closed/taken out of service as per our DEP regulations
- 4. Other Exterior Systems:** Old cistern/well noted Ask the seller to disclose all information regarding this system.

Roof

- 5. The Original Home Roof Surface Material and Condition:** Asphalt shingle It is possible that the lower roof is older than the upper roof.
It was also noted that ridge vent shingles were installed recently on the upper roof.
Ask the seller for any information available about the ages of the roofing and the reason for the new ridge vents.
- 6. The Miscellaneous Roof Items Electrical Connection to the Home:** Surface mount Tree branches need to be trimmed to avoid damage to the overhead service. Call the utility company for service.
- 7. The Miscellaneous Roof Items Gutters:** Aluminum There are gutter guards present on some gutters and not others. There is also some gutter guard that needs to be secured to perform as intended. While made to provide a maintenance free system the gutters can still clog from years of some debris that bypasses the system as well as from damage. It is recommended that the system be checked yearly for build up on the gutter guard, damage and for any clogging that may have taken place.

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.
- 8. Fireplace, Heater Chimney Chimney Construction:** Brick The cement wash at the top of the chimney is cracked and should be sealed with caulk to prevent water filtration and damage to the chimney from the water.
Many mortar joints need to be pointed to prevent water infiltration. It is recommended that a small cement wash be installed where accent bricks protrude past the chimney so water will run off of the bricks. See photo.
A licensed and qualified chimney contractor should be consulted to evaluate the required repairs.

Maintenance Required Summary (Continued)

Chimney Construction: (continued)

Exterior Wall Finishes

9. Predominant Exterior Finish Type: Vinyl siding on wood frame walls Remove all building paper at the bottom course of siding on the addition for cosmetic reasons. Power wash the siding for cosmetic reasons.

Caulk all areas of the home. This includes any cracks, seal around all windows and doors and any penetration through the walls from cables, meters, louvers, architectural details and mechanical lines.

The maintenance of the caulking around the home should be an annual routine. Caulk is an important water infiltration barrier critical to the overall maintenance of your home. This will appear one time only but applies to all wall surfaces

10. Front Wall Exterior Finish Type: Brick veneer on wood frame walls Be sure to caulk/seal the gaps between the top of the brick and the bottom of the siding to prevent water infiltration.
11. Exterior Electric Outlets: Standard 120 VAC outlet present It is recommended to add GFCI outlets to ensure maximum user safety. Have a licensed and qualified electrical contractor evaluate and estimate the require repairs.

Lots and Grounds

12. The Shed Exterior Doors: Wood swing doors There were plywood doors noted in need of painting.
13. The Shed Stored Items Inspection difficult/limited There are many stored items blocking visual access to many areas. During the walk through inspect walls, windows and doors for satisfactory conditions

Detached Garage

14. The Detached Garage Door Operation: Auto reverse with electric door opener Adjust the auto reverse on the garage door so less force is needed to engage the reverse function for safety reasons.
15. The Detached Garage Roof Structure: Rafter It is recommended that 2 x 4 collar ties be installed 32 inches on center to tie the roof structure together. Have a licensed and qualified carpenter/general contractor evaluate and estimate the required repairs
16. The Detached Garage Service Doors: Steel insulated door The seals of the insulated glass are broken. Replace for cosmetic and insulating reasons. Have a licensed and qualified window/door/general contractor evaluate and estimate the required repairs.
17. The Detached Garage Gutters and Downspouts: Aluminum There are gutter guards on one side of the garage and none on the other side. The side without the gutter guards is clogged and needs to be cleaned to prevent water from running down along the foundation wall and damaging the foundation.
18. The Detached Garage Stored Items Inspection difficult/limited There are many stored items blocking visual access to many areas. During the walk through inspect walls, windows and doors for satisfactory conditions
19. The Detached Garage Inspector's Notes: Miscellaneous items There is a concrete apron around the entire exterior of the garage. It has settled in some areas and water is running down along the walls and possibly damaging the foundation. Have a licensed and qualified concrete contractor and evaluate and estimate the required repairs.
It is also recommended that any joint between the concrete in the foundation wall be sealed with caulk.

Attic

20. Lower Attic Ventilation: Roof vents only Recommend additional ventilation be installed. It is recommended to have a licensed and qualified contractor who specializes ventilation to review the home and recommend any ventilation that may be needed.

Maintenance Required Summary (Continued)

Bedroom

21. Right Rear Bedroom Ceiling Fixture/Fan: Ceiling fan with light kit The ceiling fan motor hums loudly during operation. Have a licensed and qualified electrician evaluate and estimate the required repairs
22. Right Rear Bedroom HVAC Source: Floor register The location and number of supply registers should be evaluated by a licensed and qualified HVAC contractor to ensure the proper amount of air flow to heat and cool to room is present.

Bathroom

23. 2nd Floor Hall Bathroom Cabinets: Wood with raised panel doors Adjust the door hardware for ease of operation.
24. 2nd Floor Hall Bathroom Faucet and Trap: Split finish fixtures The fixture drains slowly and may be clogged. Have a licensed and qualified plumber evaluate and estimate the required repairs
25. 2nd Floor Hall Bathroom Bathtub: Fiberglass tub There was a hole and scratches noted below the faucet spout. Have licensed and qualified acrylic repairman evaluate the required repairs.
26. Master Bathroom Faucet and Trap: Split finish fixtures There is a flex line noted under the sink. These are considered temporary repairs and should be replace with "hard" lines by a licensed and qualified plumber.

Foyer and Upper Hallways

27. The Foyer & Upper Hallways Ceilings: Painted drywall There is a crack at the intersection of the cathedral and flat ceiling planes. This is typical of this construction detail and of no concern at this time. The use of a siliconized acrylic caulk may be the best method to deal with this crack.

Living Spaces

28. Sewing Room Room Closet: Mirrored The bi-fold doors are hanging up on the jambs and will not easily close. Have a licensed and qualified carpenter/handyman evaluate and estimate the required repairs

Kitchen

29. & Nook Kitchen Counter Tops/Backsplash: Formica Tops not fastened to cabinets at the island and to the right-hand side of the sink. Have a licensed and qualified handyman/carpenter evaluate and estimate the required repairs

Plumbing

30. The Water Main: Main Water Service Line: Copper The main water service is laying on the floor of the crawlspace across the entire width where it can easily be damaged. It is recommended that the line be supported from the floor joist shortly after it enters the home or a protective cover be installed. Have a licensed and qualified plumber evaluate and estimate the required repairs.
31. The Water Main: Interior Water Lines: Combination of materials There is minor corrosion present at some joints typical of a home of this age. Monitor for leaks and call a licensed and qualified plumber if leaks appear
32. Inspector's Notes: Miscellaneous Notes It is recommended that a licensed and qualified plumber perform an independent inspection on the home based on the numerous unprofessional installation practices noted in the house. This includes reversed on/off functions, flexible and makeshift traps, gurgling and slow drains and unconnected lines in the garage.

Electrical

33. Main Electrical Service Service & Conductor Type: Overhead aluminum The service cable covering is slightly frayed near the connection at the top of the roof. Have a licensed and qualified electrician evaluate and estimate the required repairs or replacement. It is possible that a special tape made for service cable can be used to extend the life of the service cable
34. Living Room Electric Panel Main Breaker Size: 100 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,

Maintenance Required Summary (Continued)

Main Breaker Size: (continued)

- computers and the like. Recommend if you like testing the switch at the walk through
35. Living Room Electric Panel Breakers: CU/AL There is a three phase breaker noted in a two-phase panel. Have licensed and qualified electrician evaluate and estimate the required repairs.
 36. Garage Electrical Sub Panel: Panel Details: Miscellaneous details The service cable to the garage is a four conductor cable. It is recommended that the fourth wire not being used be removed from the panel.
 37. Garage Electrical Sub Panel: Breakers: CU/AL Unused breakers- The unused breakers in the panel should be removed and closure pieces installed where the breakers were removed for safety reasons
 38. All Electrical Devices 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.
 39. All Electrical Devices Carbon Monoxide & Smoke Detectors: Noted but not tested RECOMMEND LOCAL CARBON MONOXIDE AND SMOKE DETECTOR CERTIFICATION PRIOR TO SETTLEMENT.

Heating System

40. The Heating System Burners/Heat Exchanger: 4 Burner The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
41. Fuel Supply: Natural gas Due to the age of the home, there may have been oil service to the home at one time. Ask seller for any information if it is available about the removal and legal disposition of an old tank, above ground or buried, if applicable.
42. Supplemental Heat Location: Left front bedroom, 1st floor
43. Supplemental Heat Space heater
44. Inspector's Notes: Miscellaneous Notes It is recommended that an HVAC contractor inspect the heating and cooling system. This is being recommended because there is some concern that there is enough supply air in the right rear bedroom, kitchen, living room and dining area, and in the first floor left front bedroom. 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.

Structure

45. the Structure Piers/Posts: Block piers It is recommended that not compressible shims be used in place of the wood shims presently under the girder at the block piers. A structural contractor is recommended to evaluate and estimate repairs
46. the Structure Sheathing: Tongue and groove There were broken sheathing boards noted in the lower attic. It is recommended that the repair be done at the next change of roof

Crawlspace

47. The Crawlspace Sump Pump: Submerged pump noted There was a sump pump noted in the crawlspace that was operational at the time of inspection. There did not appear to be underground pipes installed in the pit to direct water infiltration to the pit.

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.

Roof

1. The Miscellaneous Roof Items Downspouts: **Aluminum** There are downspouts that are allowing water to run along the foundation walls and into the crawlspace. 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. Have a licensed and qualified handyman/gutter contractor repair as required
2. Fireplace, Heater Chimney Chimney Flashing: **Metal Philadelphia flashing (Not let into the mortar)** There is an active leak at the chimney flashing. Have a licensed and qualified roofer evaluate and estimate the required repairs.

Philadelphia flashing noted. This type of flashing relies principally on caulking as the first line of protection against water infiltration where it turns into the chimney at the top of the flashing. Check periodically for cracks/separation of the caulking.

Exterior Wall Finishes

3. Soffit, Fascia, and Rakes: **Mix of wood and metal soffit and fascia** There is missing soffit on the left are the house. Install to complete the installation. Closure pieces were never installed between the metal soffit and the new vinyl siding. Install to complete the installation

Lots and Grounds

4. Grading: **Moderate slope, Minor slope, Negative slope** The grading around the home varies greatly and water trapped in flowerbeds is likely contributing to water infiltration into the crawlspace. Where possible all grading should be pitched away from the home. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 6-10 feet away from the foundation. Recommend having a landscaper or general contractor evaluate and estimate the required repairs

Porch/Deck

5. Side Deck Guard Rail: **None present** The deck is more than 30" above the ground and guard rails should be installed for safety reasons. A guardrail system should be constructed so that a 4 " sphere cannot pass through any member of the guardrail. The guard rail should be 36-42" high
6. Side Deck Stairs: **None present** Ask seller if the stairs will be installed on the deck

Detached Garage

7. The Detached Garage Electrical: **120 VAC outlets and lighting circuits** Some outlets did not function. It is also recommended that outlets in a garage be GFCI protected. Have a licensed and qualified electrician evaluate and estimate the required repairs
8. The Detached Garage Plumbing: **Sink noted** This sink is out of service because the plumbing is not connected. Have a licensed and qualified plumber evaluate and estimate the required repairs

Attic

9. Lower Attic Insulation Depth: **3 1/2"** Insulation has been removed/displaced and uniform coverage is no longer present. Place all insulation in the attic so that the coverage is 100% and uniform to complete the insulation envelope. Have a licensed and qualified insulation contractor evaluate and estimate the required repairs
10. Lower Attic Wiring/Lighting: **120 VAC and lighting** Wires terminated outside of a junction box. Where electrical wires join each other in areas other than within a closed electrical junction box, a fire hazard exists. Install all wire splices not contained in an electrical junctions in an electrical junction box with a cover for safety reasons. Have a licensed and

Defective Summary (Continued)

Wiring/Lighting: (continued)

qualified electrician evaluate and estimate the required repairs.

11. Lower Attic Moisture Penetration: Ongoing water penetration noted Active leaks noted on the sheathing around the heater chimney. The moisture level was confirmed with a moisture meter. Have a licensed and qualified roof evaluate and estimate the required repairs. There was a mold like substance noted on the bottom of the sheathing that requires further investigation by a licensed and qualified environmental company.
12. Upper Attic Space: No access available It is recommended to add access to the upper attic area for periodic inspections and maintenance

Bedroom

13. Master Bedroom Windows: Vinyl single hung The seal of the insulated glass on the circle top and fixed windows has broken and the windows are fogged between the glass. Replace for cosmetic and insulation value. It is recommended to have a licensed and qualified window contractor evaluate and estimate the required repairs.
14. Left Rear Bedroom HVAC Source: Low side wall registers No air flow controls were noted on the vent. Install new vent with controls to control air flow and therefore individual comfort of the room.

Bathroom

15. Master Bathroom Windows: Fixed /vinyl The windows over the tub should have tempered or safety glass in the bottom sash as a safety feature. Remove all sash without the proper glass and replace sash with tempered/safety glass. Have licensed and qualified carpenter/general/window contractor evaluate and estimate the required repairs/replacement
16. Master Bathroom Bathtub: Whirlpool This tub requires an emergency shutoff switch, the drain gurgles and drains very slow. Have licensed and qualified plumber evaluate the required repairs.
17. 1st Floor Hall Bathroom GFCI Outlets: 120 VAC GFCI Separate the function of the exhaust fan from the GFCI outlet. Have a licensed and qualified electrician evaluate the required repairs.

Living Spaces

18. Living/Dining Room Walls: Painted drywall There is a hole the wall between the dining area and the utility room. Have a licensed and qualified finish carpenter/painter evaluate and estimate required repairs.
19. Sewing Room Room Electrical: 120 VAC outlets and lighting circuits There is an open or missing ground. Have a licensed and qualified electrician evaluate and estimate the required repairs for the safe operation of all electrical items

Powder Room

20. Ventilation: No ventilation All bathrooms/powder rooms require ventilation fans vented to the exterior. Have a licensed and qualified electrician evaluate and estimate the required repairs.

Fireplace/Wood Stove

21. The Fireplace Firebox Construction: Metal box with firebrick floor There was a gap noted between the firebox and the brick facing. Mortar/caulk as required to prevent smoke/heat from getting behind the brick veneer. Have a licensed and qualified contractor familiar with metal firebox construction evaluate and estimate the required repairs.

Kitchen

22. & Nook Kitchen Exterior Door: Glass sliding door There is a missing locked on the door and the weather stripping is loose at the top. A licensed and qualified handyman/contractor is recommended to evaluate and estimate repairs
23. & Nook Kitchen GFCI Outlets: 120 VAC GFCI The GFCI outlet in the appliance garage controls outlets in the kitchen and the nook and would not reset at the time of inspection. The exterior light at the glass sliding door may also be tied into this circuit which is a safety hazard. Have a licensed and qualified electrician evaluate and estimate the required repairs.

Defective Summary (Continued)

Laundry Room/Area

24. The Laundry Room/Area Laundry Tub: **Composite** It is recommended that the laundry tray be removed because it is in front of the electrical panel and is a hazard. It is recommended that a surface mounted wall setup be installed. Have a licensed and qualified plumber evaluate and estimate the required repairs

Electrical

25. Living Room Electric Panel Panel Details: **Miscellaneous details** Access to the electrical panel is poor. There should be 30 inches in front of the panel to safely work on it and there is a laundry tray directly in front of and under the panel. A failure of the water supply/faucets could result in damage to the home. The electrical panel is without the benefit of proper marking of the circuits. This can be a safety hazard in case of an emergency situation. Have a licensed and qualified electrician evaluate the panel and recommend the required repairs.
26. Living Room Electric Panel Conductor Type: **Non-metallic sheathed cable, Romex** There were multiple neutrals/grounds connected to one lug, which is a safety hazard. There are disconnected wires in the panel box that should be removed from the panel box. Have licensed and qualified electrician evaluate and estimate the required repairs.
27. Living Room Electric Panel Aluminum Wiring: **Localized circuits** Aluminum wire on 110 volt circuits - **FURTHER EVALUATION RECOMMENDED BY A LICENSED ELECTRICIAN.**
28. Addition Electrical Sub Panel: Breakers: **CU/AL** Overfused circuit noted- Circuit breakers served by undersized wires or oversized breakers are considered a fire hazard, as the wires represent the weak link in the circuit. In this case the circuit breaker(s) should be exchanged for others which are sized appropriately for the wires which serve them. There were breakers noted in the panel that are a different manufacturer than the panel. This is typically not permitted by the manufacturer unless the other manufacturer's breakers are approved for use in the panel. Have licensed and qualified electrician evaluate and estimate the required repairs.
29. Inspector's Notes: **Recommended action for the electrical work** There were many defects found in the home, the detached garage and in the panels such as improper cables and breakers, poor panel location, and exposed spliced wires not in junction boxes. The service size at 100 amps is certainly marginal for home of the size. The function of the second meter is unknown at this time and the service may be larger than we have listed. The service cables from the electrical meters are installed behind the siding which is typically a poor if not illegal practice. It is recommended that a licensed and qualified electrician inspect the entire electrical system of the home and certify that it complies with all applicable codes and is safe or recommend the required repairs if necessary.

Air Conditioning

30. The AC System A/C System Operation: **Too cold to test** A substantial amount of the fins on the condensing unit have been damaged. Have a licensed and qualified HVAC contractor determined if the efficiency of the unit has been compromised. Below 65 degrees-To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. Have the seller warrant in writing that the air conditioner is in good working condition.

Structure

31. the Structure Sill Plates: **Wood plates** noted Damage was noted under the front door. A structural contractor/engineer is recommended to evaluate and estimate repairs
32. the Structure Roof Framing: **2x6 Rafter-16"** on center There was a broken rafter improperly repaired noted above the foyer and there was rot around the chimney and as damaged the headers and trimmers directly around the chimney. Have a carpenter contractor/general contractor/structural engineer evaluate and estimate the required repairs
Note: The rafters noted were in the attic of the old house. The rafters in the new addition

Defective Summary (Continued)

Roof Framing: (continued)
were not visible.

Crawlspace

33. The Crawlspace Crawlspace Floor: **Partial REPAIR MOISTURE BARRIER**—The crawlspace was constructed with a vapor/moisture barrier on the floor that has been disturbed/damaged/incomplete. This will allow a very significant amount of moisture into the home which can cause many problems including structural damage and mold. It is recommended to add a vapor barrier to the floor such as plastic or roll roofing to keep the moisture to acceptable levels. Have a licensed and qualified general contractor evaluate and estimate the required repairs
34. The Crawlspace Electrical: **120 VAC outlets and lighting circuits** There were are open splices hanging from the floor joist outside of a junction box, old wires and wires not secured to framing.
Have a licensed and qualified electrician evaluate and estimate the required repairs
35. The Crawlspace Moisture Penetration: **Excess moisture present!** There was moisture penetration noted on the block around the perimeter of the crawlspace. The crawlspace floor was very damp and excess water/vapors were noted.
36. The Crawlspace Stored Items: **Trash/stored materials noted** It is recommended that all trash/stored materials be removed from the crawlspace for sanitary reasons.
37. The Crawlspace Inspector's Notes: **Mold like substance noted!** There was a mold like substance noted in the crawlspace on the sub floor and floor joists. Have a licensed and qualified environmental contractor test the substance and recommend the required repairs if the substance is in fact mold.
It would be advisable to have a de-humidifier installed in the crawlspace after all re mediation has been completed to ensure the proper humidity levels.