



Outlet Home Inspections

Inspector: Ahmed Amin, P.E.

NJ Lic# 24GI00157100
28 Duncan Ave, Suite 306, Jersey City, NJ
Phone: 201-232-3769
Email: outlethomeinspections@gmail.com
Website: www.outlethomeinspections.com

Property Address:

ABC St, Jersey City, NJ 07000



Table Of Contents:

Section name:	Section number:
Report Information	1
Grounds	2
Exterior	3
Roofing	4
Heating - Air	5
Electrical	6
Plumbing	7
Interiors	8
Kitchen	9
Bathrooms	10
Basement	11
Garage - Laundry	12
Foundation	13

1 Report Information

Client Information

Client Name	John Smith
Client Email	John.smith@aol.com

Property Information

Type of Home	One Family Home
Approximate Year Built	1920
Approximate Square Footage	2,400 sqft
Number of Bedroom	4
Number of Bathrooms	2
Direction House Faces	South.
Utilities (Public or Private)	Public.
Utilities (On or Off)	On.

Inspection Information

Inspection Date	9/5/18
Inspection Time	1:30 PM
Weather Conditions	Dry
Outside Temperature	85 F

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

2 Grounds

Grading

Grading Slope

The site is flat.

1) Grading Conditions

R

During the home inspection the downspouts were observed to dump water directly adjacent to the foundation walls. This promotes moisture build up on the foundation wall that can potentially penetrate the house. The downspouts should be extended 4-6 ft. out to dump water away from the foundation.



Downspout should be extended away from house.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete.

2) Driveway Conditions

AS

The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks and settlement were observed.

Sidewalk Material

Concrete.

3) Sidewalk Conditions

R

The surface was raised or settled. This may cause tripping hazards. These should be repaired for safety. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.

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Raised sidewalk observed in front of house.

Walkway Material Concrete.

4) Walkway Conditions AS The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to ¼ inch were observed.

Retaining Wall

Retaining Wall Material Concrete

5) Retaining Wall Conditions R The retaining wall in the backyard was severely leaning/bowing out and cracks were observed. Repair is warranted in the near future. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Retaining wall extremely leaning/bowing out.

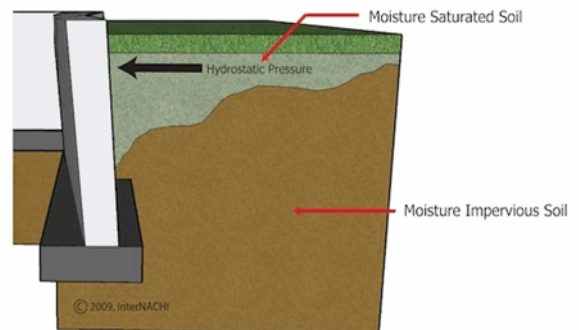


Figure demonstrating leaning of retaining wall.

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3 Exterior

Front - Back Entrance

Front Entrance Type

Porch.

6) Front Entrance Conditions

R

No guard or hand railings were present in the front porch. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.



No guard rails present around the front porch.



No handrails observed going up the front stairs.

Back Entrance Type

Wood Deck.

7) Back Entrance Conditions

R

The following observations were made at the time of the inspection:

-Nails were used to fasten the deck to the house. Client should consider installation of stronger lag type bolts for additional support.

-One of the wood posts for the wood deck was observed to be physically twisting. The posts is not anchored down and Home Inspector suspects that there is no footing beneath the footing.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

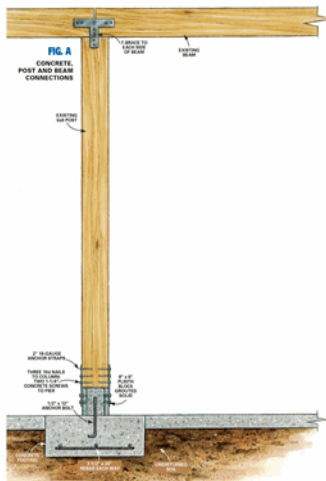
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Wood support post observed to be twisting and Home Inspector suspects no footing installed.



Nails instead of anchor bolts used to fasten ledger board.



Example of proper post support with footing installed below.

Exterior Walls

Structure Type	Wood frame.
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are vinyl and brick.
8) Exterior Wall Conditions	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; width: 30px; height: 30px; text-align: center; line-height: 30px; color: orange; font-weight: bold;">R</div> <p>The exterior foundation wall was observed to have penetrations entering the basement space. This can potentially allow moisture and pests to enter the basement space. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.</p>

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Penetrations should be sealed entering the basement space.



Penetrations should be sealed entering the basement space.

Exterior Windows - Doors

Window Type Double Hung.

Window Material Vinyl.

9) Exterior Window Conditions

R

Exterior frame weathering and some deterioration (wood rot) was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Deterioration observed to exterior window.

10) Exterior Door Conditions

AS

The exterior doors appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet

Faucet Location Front and back of house.

11) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

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Exterior Electrical - Lighting

12) Exterior Electrical Conditions

AS

The exterior electrical conditions appeared to be serviceable at the time of the inspection.

13) Exterior Lighting Conditions

AS

The exterior lighting conditions appeared to be serviceable at the time of the inspection.

Chimney

Type of Chimney

Masonry.

14) Chimney Conditions

R

The following observations were made at the time of the inspection:

-The chimney did not have a rain caps installed above the flue's. Recommend a cap be installed during normal chimney maintenance.

-The entire chimney was observed to be covered with tar. This is usually to patch up cracks and/or mortar deterioration to minimize leaks. However, the tar will dry and crack overtime with weather conditions. The chimney should be rebuilt in the near future.

-The chimney appears to have an unlined flue's. While this may have been acceptable at the time of construction, flue liners are a safety feature, which should be considered. Client should consult a chimney specialist for further information.

-The chimney was observed to be physically leaning during the inspection. Additionally it was observed to be deteriorating.

It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.



Chimney deteriorating, leaning, and wrapped in tar.



Chimney observed to be unlined.

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Chimney deteriorating, leaning, and wrapped in tar.

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4 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe areas and the usage of a drone.

Roof Style Flat

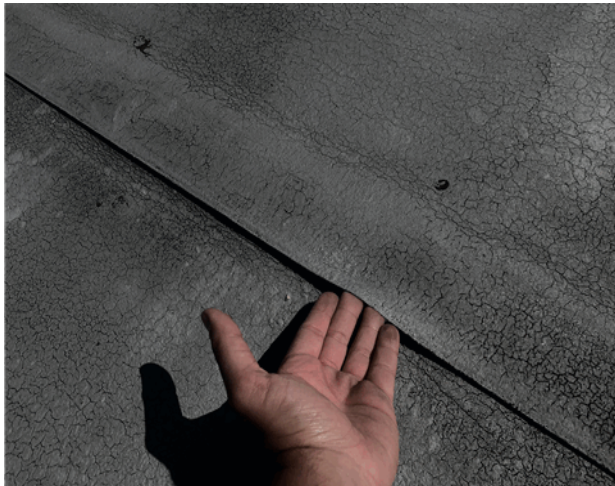
Roof Covering Material Rolled torch down rubber material.

Number of Layers Unknown.

15) Roof Covering Condition

R

The flat or low-sloped roof covering material showed signs of blistering and "alligator skin". Additionally the Home Inspector was able to pull up the roof layers at the seams. Maintenance and / or repair is recommended to the flat or low sloped roof. This usually consists of covering all exposed areas with additional flashing material, repairing or sealing any seams, any cracks in the flashing, or any cracks in the roofing material. Given this condition, it is possible that the roof has leaked at one time. Recommend further evaluation by a qualified roofing contractor.



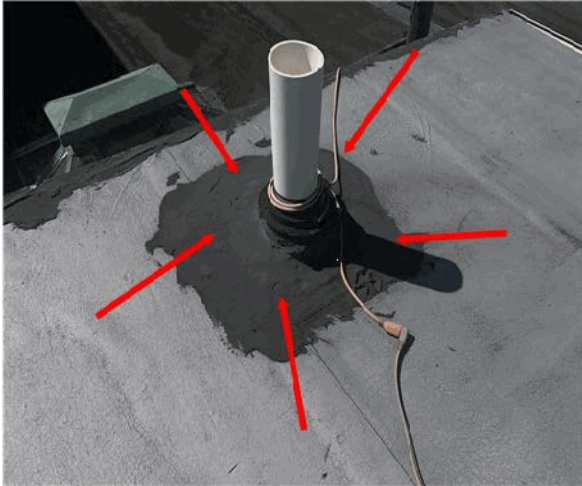
The Home Inspector was able to pull back at seams.

16) Flashing Conditions

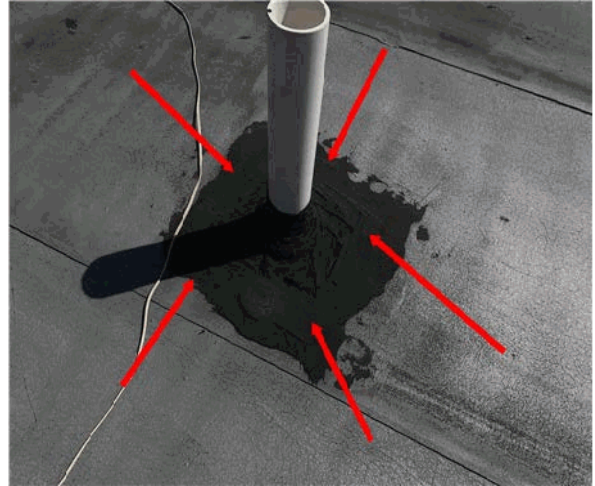
R

The flashing had evidence of tar patching and repair observed around the plumbing stacks, seams, sidewalls, etc. Given this condition, it is likely that the roof has leaked at one time. Over time the tar will dry out and crack, letting water through again.

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Tar patching observed around flashing for plumbing stacks.



Tar patching observed around flashing for plumbing stacks.

17) Gutter - Downspout Conditions

R

The following observations were made at the time of the inspection:

-Water was observed to be puddling in the back of the house. This could be due to a combination of lack of sloping and/or due to downspout being clogged. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

-Cast iron sub-surface drains were observed. Cast iron piping was commonly used in older homes, cast iron is designed to last 60 – 75 years. Cast iron tends to rust/deteriorate overtime. Directly below where the drains enter the house moisture stains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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Moisture stains observed below cast-iron sub-surface drains.



Moisture stains observed below cast-iron sub-surface drains.



Water was observed to be puddling in the back of the house.



Water was observed to be puddling in the back of the house.

18) Skylight Conditions

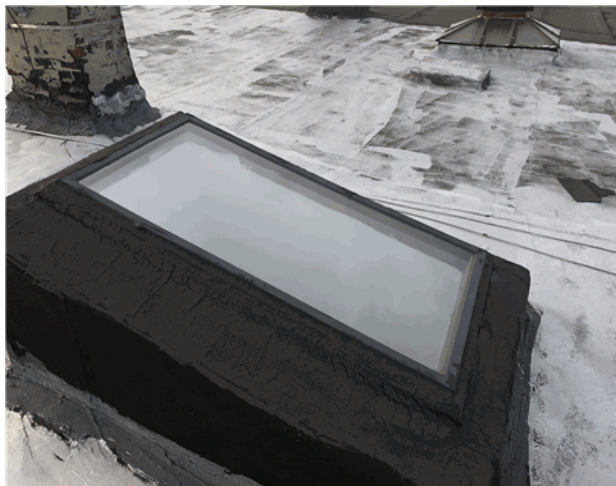
R

The flashing had evidence of tar patching and repair observed around the skylight. Given this condition, it is likely that the roof has leaked at one time. Over time the tar will dry out and crack from UV exposure, letting water through again. The tar was observed to be cracking in some areas.

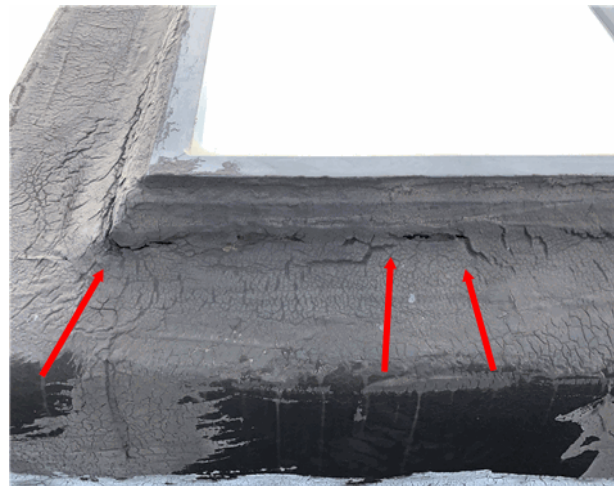
Some cracks were observed in the tar around the skylight. Please note all skylights require periodic maintenance as they all historically leak overtime, specifically skylights on flat roof applications.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

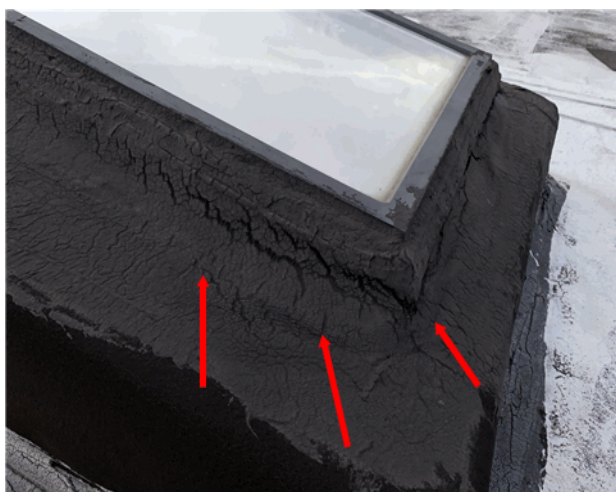
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Zoomed out picture of skylight wrapped in tar.



Tar cracking in many areas. These are areas where moisture can penetrate.



Tar observed to be drying up and cracking.

Attic Area

Attic Access

Hallway.

Method of Inspection

Viewed from ladder.

Roof Frame Type

The roof framing is constructed with wood joists (flat roof).

19) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type

Gable Vents.

Attic Ventilation Conditions

The exiting ventilation appeared to be serviceable at the time of the inspection.

Attic Insulation Type

Batt Insulation in visible sections.

20) Attic Insulation Conditions

AS

The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

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5 Heating - Air

Heating

Location of Unit Basement.

Heating Type Hot Water Boiler.

Energy Source Natural Gas.

Approximate BTU Rating The BTU's were not available.

21) Unit Conditions

R

TPR (temperature pressure relief) valve overflow pipes were missing on all three boilers at the time of the inspection. Additionally some signs of rust was observed on one of the boilers. Suggest installation of pipe for increased safety.



TPR pipe missing on boiler.

Distribution Type The visible areas of the heat distribution system is piping with radiators.

22) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

23) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

24) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System Central Air.

AC Unit Power 208/230 V

25) AC Unit Conditions

R

The following observations were made at the time of the inspection:

-The insulation on the refrigerant lines was missing or deteriorated. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware

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stores.

-Airflow surrounding the condenser appears to be limited. Suggest removal of excess vegetation within two feet from the condenser.

-The MFG date was noted as (Aug 2005); making it approximately 14 years old. Typically AC units last 10-15 years old. Although operational, the unit appears to be near the end of its useful life expectancy. Client should consider and budget for replacement with a modern unit conforming to higher efficiency standards in the near future.

It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.



Line insulation missing on AC unit.



Vegetation observed wrapped around AC unit.

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6 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Copper.

Number of Conductors Two.

26) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel.

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type Breakers

27) Wiring Methods R The main power cable is copper. The branch cables are copper. However, some cloth covered wire insulation was present in basement. Although installation and usage of this wiring was typical at the time of installation, today's construction no longer uses this out dated wire insulation. Client is advised to consult with a licensed electrician for further information.



Some cloth covered wiring observed throughout the basement boxes/panels.



Missing junction box cover observed with exposed cloth wiring.

28) Electrical Panel Conditions AS The main panel appeared to be in serviceable condition at the time of the inspection.

Sub-panel

Sub-Panel Location Hallway in 2nd floor.

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29) Sub-panel Conditions

R

The following observations were made at the time of the inspection:

-Fuses were present. The inspector was unable to determine the fuse amperage rating without removing main fuses. Pulling of fuses or disruption of power is outside the scope of this inspection. Fuses are no longer used in today's construction. The possibility exists where fuse sizes can be easily changed causing a potential hazard. Whenever fuses are present, client should consult a licensed electrician to confirm correct fuse sizes. Client should consider upgrading panel to conform to today's safety standards.

-The same fuse sub-panel manufacturer is Federal Pacific. The company is no longer in business. Thousands of these panels were installed from about the 60's to the early 80's. In some cases, problems have been associated with breakers not tripping when needed. Client is advised to consult a licensed electrician for further information.

It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Federal Pacific fuse panel observed in 2nd floor hallway.

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7 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the basement.

Main Line Material The visible material of the main line / pipe appears to be Lead.

30) Main Line - Valve Conditions

R

Lead pipe was observed in the main water line entering the house prior to the water meter (refer to attached picture). Lead pipe was identified based on three telltale signs including flexibility of pipe, gooseneck, and nickel/silver look of exterior of pipe. Replacement of a lead service line may be the responsibility of both the utility and homeowner. Homeowner should contact their water system to learn about how to remove the lead service line. Evaluation of Lead Paint or Lead Plumbing Piping is outside the scope of the inspection (refer to pre-inspection agreement).

Further Literature:

https://www.epa.gov/sites/production/files/2017-08/documents/epa_lead_in_drinking_water_final_8.21.17.pdf



Lead water main lead-in observed.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

31) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic and some cast iron.

32) Drain Line Conditions

R

The waste lines had signs of corrosion (although painted silver) and was cracked through the center. The drain lines appear to have reached the end of their useful life span. Recommend further evaluation by a

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licensed plumber.

Cast iron piping was commonly used in older homes, cast iron is designed to last 50 -60 years. Cast iron tends to rust/deteriorate overtime. Some areas of piping may be approaching the end of their useful life. Client should consult a licensed plumber for further information.



Cast iron pipe was observed to be cracked dead in center.



Cast iron pipe was observed to be cracked dead in center and covered by duct tape.

Water Heater

Water Heater Type Natural Gas.

Water Heater Location Basement.

Water Heater Capacity 40 Gallons.

33) Water Heater Conditions

R

Improper plumbing and a sediment trap (drip leg) was observed to be missing/improperly installed on the water heater. Sediment traps are designed to catch sediment, in natural gas, before it enters into the water heater. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

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Improper plumbing and missing sediment trap on gas line leading to the water heater.

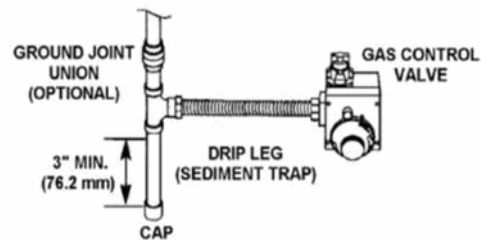


Figure showing example of sediment trap (drip leg) for water heater.

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8 Interiors

Walls - Ceilings - Floors

34) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

35) Ceiling Conditions

R

Moisture stains were observed in the ceiling in the top floor. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.



Moisture stains observed in ceiling in top floor.



Active moisture detected when tested with moisture meter.

36) Floor Conditions

R

Moisture related damage was observed in the master bedroom closet. When tested with moisture meter an active reading was detected. Hidden evidence may exist in areas not readily visible or accessible. Recommend repair. Please refer to limitations of inspection regarding mold / moisture related conditions. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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Active moisture detected in master closet walls/floors.



Moisture damage observed in master closet walls/floors.

37) Heat Source Conditions

AS

The heating source appeared serviceable and was operational at the time of the inspection.

Windows - Doors - Stairs

38) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

39) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

40) Interior Stair Conditions

AS

The interior stairs appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

41) Electrical Conditions

R

The following observations were made at the time of the inspection:

-Three pronged outlets did not test for proper ground in some of the bedrooms. Recommend further evaluation and repairs by a licensed electrician prior to close.

-Reverse polarity was noted at outlet located in back bedroom. Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.

-Missing receptacle covers were observed in some of the rooms. Recommend covers be installed for safety.

It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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Three prong outlet did not test for grounding in back bedroom.



Reverse polarity detected at outlet in back bedroom.



Missing receptacle cover observed missing in living room.



Three prong outlet did not test for grounding in living room.

42) Lighting Conditions

AS

The lighting conditions appeared to be in serviceable condition at the time of the inspection.

43) Ceiling Fan Conditions

R

The ceiling fan in dining room completely came down. It appears it was not properly secured. This is a big safety concern and all other ceiling fans should be inspected to ensure they are safely and properly secured. Additionally the ceiling fan and lighting was not operational. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

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Ceiling fan in dining room came completely down.

Fireplace

44) Fireplace Conditions

R

Recommend chimney fire block and flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly. It is suggested that a "Licensed Chimney Contractor" be contacted for further evaluation and repair.



Recommend cleaning and further inspection of fireplace/chimney.

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9 Kitchen

Walls - Ceilings - Floors

- | | | |
|-----------------------------------|---|---|
| 45) Wall Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The general condition of the walls appeared to be in serviceable condition at the time of the inspection. . |
| 46) Ceiling Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. |
| 47) Floor Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. |
| 48) Heat Source Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The heating source appeared serviceable and was operational at the time of the inspection. |

Windows - Doors

- | | | |
|--------------------------------------|---|--|
| 49) Kitchen Window Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The sample of windows tested were operational at the time of the inspection. |
| 50) Kitchen Door Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">NI</div> | There is no kitchen door; open concept. |

Electrical Conditions

- | | | |
|----------------------------------|---|--|
| 51) Electrical Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The electrical conditions appeared to be in serviceable condition at the time of the inspection. |
| 52) Lighting Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The lighting conditions appeared to be in serviceable condition at the time of the inspection. |

Kitchen Sink - Counter tops - Cabinets

- | | | |
|-------------------------------------|---|---|
| 53) Counter Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection. Minor wear was observed at the counters. |
| 54) Cabinet Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">AS</div> | The kitchen cabinets appeared to be in serviceable condition at the time of inspection. The kitchen cabinets showed evidence of minor wear. |
| 55) Sink Plumbing Conditions | <div style="border: 1px solid black; border-radius: 10px; padding: 2px 10px; display: inline-block;">R</div> | <p>The following observations were made at the time of the inspection:</p> <ul style="list-style-type: none"> -The kitchen sink was observed to be clogged and not draining during the time of the home inspection. This may be a sign of poor drainage. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair. -A loose and live wire electrical wire was observed to be under kitchen sink. This may have been to power a past garbage disposal, dishwasher, or outlet. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair. -Accordion (flexible) piping was observed on the p-trap and should be replaced with a smooth surface pipe (i.e. PVC plastic). Plumbing piping |

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should have a smooth interior surface that allows the free flow of drain water and prevents waste buildup clogs. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



The kitchen sink was observed to be clogged and not draining



Loose and live electrical wire observed below kitchen sink with accordion piping on drain line.

Appliances

Stove - Range Type

The oven is gas.

56) Stove - Range Condition

AS

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

57) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.

58) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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10 Bathrooms

Walls - Ceilings - Floors

- 59) Wall Conditions** AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 60) Ceiling Conditions** AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 61) Floor Conditions** AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 62) Heat Source Conditions** AS The heating source appeared serviceable and was operational at the time of the inspection.

Windows - Doors

- 63) Bathroom Window Conditions** AS The sample of windows tested were operational at the time of the inspection.
- 64) Bathroom Door Conditions** AS The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 65) Electrical Conditions** R The GFCI (ground fault circuit interrupter) receptacle did not respond to the inspectors (external) trip test device. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close.



GFCI outlet did not trip in 1st floor.

- 66) Lighting Conditions** AS The lighting conditions appeared to be in serviceable condition at the time of the inspection.
- 67) Vent Fan Conditions** AS The vent fan appeared to be in serviceable condition at the time of the inspection.

Bathroom Sink

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68) Counter - Cabinet Conditions

AS

The visible portion of the bathroom counters/cabinets appeared to be in serviceable condition at the time of the inspection.

69) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bathroom.

Shower - Tub - Toilet

70) Shower - Tub Conditions

R

The following observations were made at the time of the inspection:

-The diverter connection was loose at the wall in bathroom. This is a very common issue and may lead to moisture getting in behind the diverter and tub wall. Recommend adding silicone caulking.

-When the water was diverted from the tub spout to the shower head, some water was still running from the spout in bath. Adjustment or repair may be needed to the diverter faucet or tub spout.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Diverter loose to the wall in bathtub in 2nd floor bathroom.



Diverter releasing water while showerhead was operating.

71) Toilet Conditions

R

The toilet tank was leaking in 2nd floor bathroom when flushing the toilet. Additionally, the toilet was observed to be loose at the floor. Recommend repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Toilet was leaking water from tank.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

11 Basement

Walls - Ceilings - Floors

72) Basement Stair Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.

73) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

74) Ceiling Conditions

R

Moisture damage and microbial growth was observed in the exposed wood joists. It appears this may be from past plumbing leaks. Hidden damage may exist in areas not readily visible or accessible. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Moisture damage and microbial growth observed in exposed bsmt ceiling.



Moisture damage and microbial growth observed in exposed bsmt ceiling.

75) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

76) Heat Source Conditions

AS

The heating source appeared serviceable and was operational at the time of the inspection.

Windows - Doors

77) Basement Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

78) Basement Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

79) Electrical Conditions

R

Junction or switch box covers were missing in the basement. Recommend installation of covers for increased safety.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Junction box cover missing near dryer in ceiling.

80) Lighting Conditions

AS

The lighting conditions appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

12 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

81) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

82) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

83) Floor Conditions

R

Cracks and settlement were observed to the concrete flooring. Recommend further evaluation by a masonry contractor.

84) Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

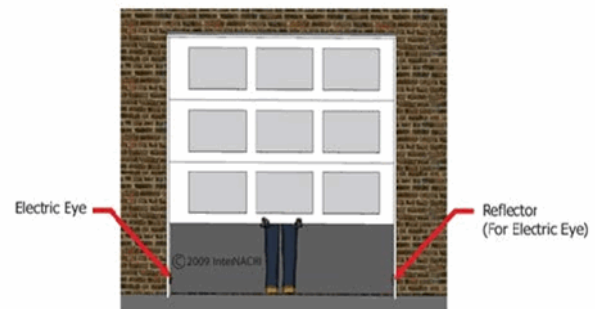
85) Vehicle Door Conditions

R

The door opener safety reverse electric eye was missing; however there was an auto reverse feature for the vehicle door. Recommend installing a safety reverse eye within a few inches off the ground for additional safety.



Safety eye missing on both sides of garage door.



Example for safety eye feature in garage opener.

86) Electrical Conditions

AS

The electrical conditions appeared to be serviceable at the time of the inspection.

87) Lighting Conditions

AS

The lighting conditions appeared to be serviceable at the time of the inspection.

Laundry Room

Location

The laundry facilities are located in the basement.

88) Laundry Room Conditions

R

For increased fire safety, any flexible (foil) duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on an annual basis.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

Further Literature:

<https://www.nfpa.org/~media/files/public-education/resources/safety-tips-heets/dryersafetytips.pdf>



Foil duct observed for dryer.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Foundation

Foundation

Foundation Type Basement.

Foundation Material Brick and Concrete.

**89) Foundation
Conditions**

R

Evidence of previous water penetration was observed (stains, rust, watermarks) at the wall / floor area. Client should obtain disclosure / history information from the seller regarding any previous water penetration. Client should also consult a waterproofing contractor.



Interior paint observed to be flaking off in the basement.



Moisture stains observed in walls and ground. Appears to be seeping in.

Structure

Flooring Support Type Wood Joists

**90) Flooring Support
Conditions**

R

Severe wood destroying insect (suspected termite) related damage was observed in the basement. Recommend repairs as needed. A non-destructive visible inspection was performed. Hidden evidence may exist in areas not visible or accessible. Further inspection would require destructive testing such as the removal of flooring and / or wall boards which is not performed as part of this inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Heavy wood destroying insect related observed in basement.



Heavy wood destroying insect related observed in basement.

91) Beam Conditions

R

The beam had a 2in. hole bored through with a steam pipe in one area, which appears to have caused shear cracks. Additionally, the beam was observed to be bored in an alternate areas in the main beam. The main beam should never be cut or notched in any way shape or form. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Main beam had 2in hole bored through it with stress cracks.



Multiple bored holes observed in main beam.