

Home Inspection Report



?? Tremont Ave, Westfield , NJ 07090

Inspection Date:

Tuesday March 31, 2015

Prepared For:

Tim Jones

Prepared By:

Cornerstone Home Inspection
9736504151

Report Number:

33115

Inspector:

Michael Dominianni NJ 24GI00036700

Receipt/Invoice

Cornerstone Home Inspection

Date: Mar 31, 2015

Inspection Number: 33115

Inspected By: Michael Dominianni NJ 24GI00036700

Client: Tim Jones

Inspection**Fee**

Home Inspection

\$795.00

Total**\$795.00**

Report Summary

Grounds Comments

Service Walks :

The town walkway has uneven surfaces. The concrete walkway to the home had cracks and uneven surfaces. Both areas have trip hazards. The rear bluestone walk had loose mortar. Recommend a mason examine and repair all these areas as needed. **Driveway / Parking:**

The driveway has settled near the street and has cracks in various areas. Recommend repair and sealing.

Porch:

The rear porch is low to the ground and not accessible for inspection.

Stoop/Steps:

Recommend railing for steps from the sidewalk. Front step landing has loose mortar needing repair.

Landscaping:

There is wood to soil contact all along the front of the home. This can cause wood rot and promotes insect activity. Recommend a landscaper correct this issue. The tree near the rear corner of the home should be removed. Recommend window well covers.

Hose Bib(s) :

Exterior hose bibs were not operated due to cold temperatures. They are not evaluated in this report.

Roofing Comments:

Roof Cover Condition:

The roof covering is older and in satisfactory condition but the rear roof structure had settled to the right side of the rear dormer. Recommend a structural engineer evaluate.

Plumbing Vents:

Three of the rear plumbing vents on the rear of the home are within 10' of a window. Recommend a plumber and roofer evaluate and correct as needed.

Exterior Comments :

Chimney(s): Chimney liner inspections are beyond the scope of the home inspection. Recommend a level 2 chimney liner inspection. Call us for an appointment, 973 650 4151.

Electrical Service Entry&ElectricOutlets:

Recommend GFCI protection for all exterior outlets. Needed on the front lamp post outlet. The exterior rear outlets did not function. Recommend electrician correct.

Exterior Doors:

Keyed egress door locks should be changed to quick throw dead bolts. Fire safety concern. The front door frame is pushed out at the floor.

Garage Comments:

Report Summary

Garage Roof:

The roof covering is older and in satisfactory condition. The roof structure has rafter spread. Recommend installing secured collar ties.

Garage Gutters: Recommend installing gutters and/or downspouts.

Garage Siding/Trim :

Siding and trim have some damage recommend repair.

Garage Floor:

Garage floor has large settling cracks recommend repair.

Garage and Exterior Electrical:

Extension cord wiring, recommend dedicated outlet(s) be added.

Recommend confers for junction boxes.

Recommend GFCI protection for garage outlets.

Kitchen Laundry Comments:

Kitchen Appliances & Electric:

The electric outlets on the diningr area did not operate. Recommend electrician correct . This may be related to the exterior outlets that did not function.

Laundry Room:

The washer and dryer are not evaluated in this report.

Recommend installing a gfci outlet instead of the use of extension cords for the washer and dryer.

Recommend gfci outlet installation.

Bath Comments:

1/2 Bath:

Water pressure low at sink and faucet difficult to operate. Recommend plumber evaluate.

2nd Floor Bath:

The room for will not latch or lock. Recommend repair. The tub original drain stopper does not function.

3rd Floor Bath:

Recommend caulking the floor near the shower. The room door will not close. Drags on saddle. Recommend repair.

Window frame is slanted due to settlement described on roof section.

Basement Bath:

No window or exhaust fan present. No outlet or heat present.

Interior Room Comments:

Report Summary

Dining room:

The floor slopes dramatically towards the front window. The area below has had extensive repairs due to a possible past termite infestation and damage. Further investigation would be needed to determine why this slope is present. Recommend engineer evaluate.

Family Room : The outlet to the right of the room door is wired in reverse polarity. Recommend electrician correct.

Master Bedroom:

Cracks in walks indicate some settlement.

2nd Bedroom:

The outlet to the right of the room door is unground. Recommend electrician correct.

3rd Bedroom:

The room door will not latch. The floor has damage that may cause injury. Recommend repair.

4th Bedroom:

The roof sag described outside the home shows indications inside this room. ..window is level. Frame is not. For slopes as a result.

Fireplace Stairs Halls Attic Comments

Fireplace:

Damper is missing. recommend repair.

Attic/Structure/Framing/Insulation:

Insulation is missing on the area off the cost of bedroom 5. Recommend installing insulation.

Basement Crawlspace Comments

Basement Stairs:

The handrail ends should curve into the wall so not too catch clothing or body parts.

Foundation:

Foundation walls were covered with storage material and were not visible. Cluttered conditions

Foundation walls were covered with paneling/drywall and were not visible.

Recommend an evaluation when emptied.

Basement Floor:

There are mouse droppings in many areas of the basement. Recommend extermination company examine evaluate and correct this issue.

Basement Drainage:

Although there is no current indication of water entry but past entry obvious, it is recommended the exterior grade be sloped away from the home and gutters kept clean. If a sump pump is present, it should be tested periodically making sure it operates. The sump pump pit is undersized. Recommend a larger pit.

Recommend consulting with a waterproofing company.

Basement Joists/Rim Joists/Sill:

Extensive repairs have been performed but it is unable to be evaluated due to clutter and materials.

Plumbing Comments

Report Summary

Plumbing/Water Service: Old waste lines can be corroded or damaged under the ground between the home and the street. Recommend a plumber run a camera thru the drain to determine its condition.

Water Heater #1:

The water heater is near its life expectancy. Recommend replacing. The current size of the water heater is inadequate for a 6 bedroom home.

Heating and Cooling Comments

Cooling System:

A/C was not operated due to outside temperature. It appears the condensate line has leaked in the past (OFF CLOSET OF BEDROOM 5). Recommend Technician examine and correct if needed. The stain may contain mold. Recommend testing and remediation depending on results.

Electrical Comments

Electric Main Panel & House Wiring :

There are 2 prong electric present should be changed to 3 prong grounded outlets. There is old knob and tube wiring present near the closet for the main panel that may indicate is presence in other areas. This wiring was not live but would be properly terminated and removed if in other areas. There is open wiring in this same closet that should be terminated. Branch wires under sized on the bottom left 2 breakers. Recommend licensed electrician repair and/or replace as necessary. Open junction box above the dryer needs cover.

Report Overview

House in Perspective

Scope of Inspection

All components designated for inspection in the NJ Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. Visual Inspection Only

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Sunny 45°

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

Grounds

Service Walks

Material ☒ Concrete ☒ Flagstone/Bluestone

Condition ☒ Poor ☒ Trip hazard ☒ Settling cracks ☒ Public sidewalk needs repair

Comments **Service Walks :**
The town walkway has uneven surfaces. The concrete walkway to the home had cracks and uneven surfaces. Both areas have trip hazards. The rear bluestone walk had loose mortar. Recommend a mason examine and repair all these areas as needed.

Photos



Driveway/Parking

Material ☒ Asphalt

Condition ☒ Marginal ☒ Settling Cracks

Comments **Driveway / Parking:**
The driveway has settled near the street and has cracks in various areas. Recommend repair and sealing.

Photos

Grounds



Porch

Condition ☒ Satisfactory

Support Pier ☒ Concrete/Brick

Floor ☒ Satisfactory

Comments **Porch:**
The rear porch is low to the ground and not accessible for inspection.

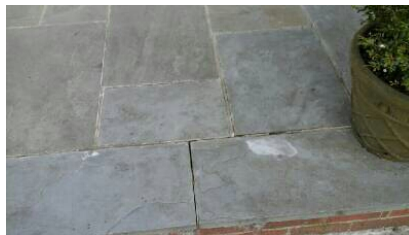
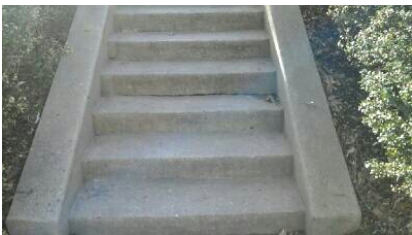
Stoops/Steps

Material ☒ Concrete/Bricks ☒ Wood ☒ Railing/Balusters recommended

Condition ☒ Marginal ☒ Cracked

Comments **Stoop/Steps:**
Recommend railing for steps from the sidewalk. Front step landing has loose mortar needing repair.

Photos



Patio

Comments

Deck/Balcony

Material ☒ Wood

Condition ☒ Satisfactory

Finish ☒ Painted/Stained

Fence/Wall

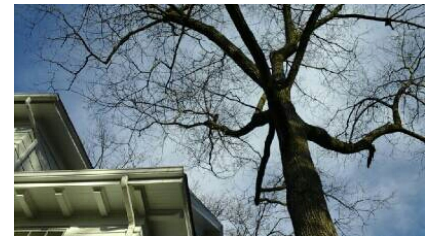
Grounds

Landscaping affecting foundation

Negative Grade ☒ Satisfactory ☒ Recommend window wells/covers ☒ Trim back trees/shrubberies
☒ Remove trees too close to home ☒ Wood in contact with/improper clearance to soil

Comments **Landscaping:**
 There is wood to soil contact all along the front of the home. This can cause wood rot and promotes insect activity. Recommend a landscaper correct this issue. The tree near the rear corner of the home should be removed.
 Recommend window well covers.

Photos



Wood to soil contact

Retaining wall

Material ☒ Stone
Condition ☒ Satisfactory

Hose bibs

Operable ☒ Not Tested
Comments **Hose Bib(s) :**
 Exterior hose bibs were not operated due to cold temperatures. They are not evaluated in this report.

Roof

General

Visibility ☒ Partial ☒ Angles

Inspected From ☒ Ladder at eaves ☒ With Binoculars

Style of Roof

Type ☒ Gable

Pitch ☒ Low ☒ Medium ☒ Steep

Roof #1 Type: Asphalt
Layers: 2+ Layers
Age: Older

Ventilation System

Type ☒ Soffit ☒ Roof

Flashing

Material ☒ Not Visible

Condition ☒ Not Visible

Valleys

Material ☒ Not Visible

Condition ☒ Not Visible

Condition of Roof Coverings

Roof #1 ☒ Satisfactory

Comments

Roof Cover Condition:

The roof covering is older and in satisfactory condition but the rear roof structure had settled to the right side of the rear dormer. Recommend a structural engineer evaluate.

Photos



Skylights

☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Comments Plumbing Vents: Three of the rear plumbing vents on the rear of the home are within 10' of a window. Recommend a plumber and roofer evaluate and correct as needed.

Photos

Roof



Exterior

Chimney(s)

Viewed From ☒ With Binoculars

Rain Cap/Spark Arrestor ☒ Yes

Chase ☒ Brick

Flue ☒ Not Visible

Evidence of ☒ Not evaluated ☒ Have flue(s) cleaned and re-evaluated

Condition ☒ Not Evaluated

Comments **Chimney(s):** Chimney liner inspections are beyond the scope of the home inspection. Recommend a level 2 chimney liner inspection. Call us for an appointment, 973 650 4151.

Gutters/Scuppers/Eavestrough

Condition ☒ Satisfactory

Material ☒ Galvanized/Aluminum

Leaking ☒ Corners ☒ Joints

Attachment ☒ Satisfactory

Siding

Material ☒ Wood

Condition ☒ Satisfactory

Trim/Soffits/Fascias

Material ☒ Wood

Condition ☒ Satisfactory

Caulking

Condition ☒ Satisfactory

Windows

Material ☒ Wood ☒ Vinyl

Putty ☒ N/A

Storms ☒ N/A

Screens ☒ Satisfactory ☒ Not Installed/Not Present

Comments **Windows :**
Some windows were missing screens. Question of owner.

Exterior Foundation

Foundation Wall ☒ Concrete block ☒ Poured concrete ☒ Not Visible

Concrete Slab ☒ Not Visible

Electrical Service Entry & Exterior Outlets

Location ☒ Overhead

Condition ☒ Satisfactory

Exterior receptacles ☒ Yes Operable: ☐ Yes ☒ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes

Comments **Electrical Service Entry&ElectricOutlets:**

Exterior

Electrical Service Entry & Exterior Outlets cont.

Comments cont. Recommend GFCI protection for all exterior outlets. Needed on the front lamp post outlet. The exterior rear outlets did not function. Recommend electrician correct.

Photos



lamp post outlet

Building(s) Exterior Wall Construction

Type ☒ Not Visible

Condition ☒ Not Visible

Exterior Doors

Main Entrance Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Patio Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Other door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Exterior Doors:

Keyed egress door locks should be changed to quick throw dead bolts. Fire safety concern. The front door frame is pushed out at the floor.

Photos



Exterior



Exterior A/C And Or Heat pump

Unit #1 Brand: Heil
Approximate Age: 12 yrs

Condition ☒ Satisfactory

Energy source ☒ Electric

Unit type ☒ Air cooled

Outside Disconnect ☒ Yes

Level ☒ Yes

Condenser Fins ☒ Need cleaning

Insulation ☒ Yes

Proper Clearance (air flow) ☒ Yes

Garage/Carport

Garage/Carport

Type ☒ Detached ☒ 2-Car

Automatic Opener

☒ None

Operation ☒ Operable

Safety Reverse

Operation ☒ Operable

Roofing

Material Type: Asphalt
Approx. age: Older Approx. layers: 2

Comments **Garage Roof:**
The roof covering is older and in satisfactory condition. The roof structure has rafter spread. Recommend installing secured collar ties.

Gutters/Eavestrough

Condition ☒ Missing

Comments **Garage Gutters:** Recommend installing gutters and/or downspouts.

Photos



Siding/trim

Material ☒ Wood

Condition ☒ Marginal ☒ Recommend repair/replace

Comments **Garage Siding/Trim :**
Siding and trim have some damage recommend repair.

Photos

Garage/Carport



Floor

Material ☒ Concrete
Condition ☒ Recommend evaluation/repair
Source of Ignition within 18" of the floor ☒ N/A
Comments **Garage Floor:**
 Garage floor has large settling cracks recommend repair.

Photos



Sill Plates

Type ☒ Floor level

Overhead Door(s)

Material ☒ Wood
Condition ☒ Satisfactory

Exterior Service Door

☒ None
Condition ☒ Satisfactory

Electrical Receptacles

☒ Yes
Reverse polarity ☒ No
Open ground ☒ No

Garage/Carport

Electrical Receptacles cont.

GFCI Present ☒ No Operable: ☒ Yes ☐ No ☒ Handyman/extension cord wiring ☒ Recommend GFCI Receptacles

Comments **Garage and Exterior Electrical:**
Extension cord wiring, recommend dedicated outlet(s) be added.
Recommend confers for junction boxes.
Recommend GFCI protection for garage outlets.

Photos



Fire Separation Walls & Ceiling

☒ N/A

Kitchen

Countertops

Condition ☒ Satisfactory

Cabinets

Condition ☒ Satisfactory

Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ No

Sink/Faucet ☒ Satisfactory

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

Comments **Kitchen Plumbing:**
The sink drain gurgle. May indicate a plumbing vent issue. Recommend a plumber evaluate.

Walls & Ceiling

Condition ☒ Satisfactory

Heating/Cooling Source

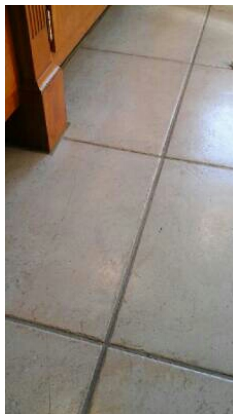
☒ Yes

Floor

Condition ☒ Marginal

Comments **Kitchen Floor Covering:** The floor tiles are hollow sounding cracked and loose. Recommend tile contractor examine and repair as needed.

Photos



Appliances & Electrical

Disposal(s) Operable: ☒ Yes ☐ No

Oven(s) Operable: ☒ Yes ☐ No

Range Operable: ☒ Yes ☐ No

Dishwasher(s) Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A

Exhaust fan Operable: ☒ Yes ☐ No

Kitchen

Appliances & Electrical cont.

Refrigerator(s) Operable: ☒ Yes ☐ No

Microwave ☒ N/A

Other ☒ N/A

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No

Open ground/Reverse polarity: ☒ No

Comments **Kitchen Appliances & Electric:**

The electric outlets on the diningr area did not operate. Recommend electrician correct . This may be related to the exterior outlets that did not function.

Photos



Laundry Room

Laundry

Faucet leaks ☒ No

Pipes leak ☒ No

Cross connections ☒ No

Heat source present ☒ No

Room combustion air venting ☒ Yes

Dryer vented ☒ Wall

Electrical Open ground/reverse polarity: ☐ Yes ☒ No

GFCI present ☒ No ☒ Recommend GFCI Receptacles

Appliances ☒ Washer ☒ Dryer

Washer hook-up lines/valves ☒ Satisfactory

Gas shut-off valve ☒ Yes

Comments **Laundry Room:**

The washer and dryer are not evaluated in this report.

Recommend installing a gfci outlet instead of the use of extension cords for the washer and dryer.

Recommend gfci outlet installation.

Bathroom (1)

Bath

Location First floor half bath
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Window ☒ Satisfactory
Receptacles present ☒ Yes Operable: ☒ Yes ☐ No
GFCI ☒ Yes Operable: ☒ Yes ☐ No
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No
Comments **1/2 Bath:**
 Water pressure low at sink and faucet difficult to operate. Recommend plumber evaluate.

Bathroom (2)

Bath

Location Second floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rooted floors
Caulk/Grouting needed: ☐ Yes ☒ No

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Marginal

Window ☒ Satisfactory

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Comments **2nd Floor Bath:**

The room for will not latch or lock. Recommend repair. The tub original drain stopper does not function.

Bathroom (3)

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rooted floors
Caulk/Grouting needed: ☐ Yes ☒ No

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ Satisfactory

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Bathroom (4)

Bath

Location 3rd FL Bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rooted floors
Caulk/Grouting needed: ☒ Yes ☐ No

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Marginal

Window ☒ Satisfactory

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

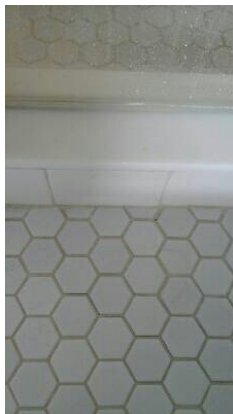
Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Comments **3rd Floor Bath:**
Recommend caulking the floor near the shower. The room door will not close. Drags on saddle.
Recommend repair. Window frame is slanted due to settlement described on roof section.

Photos



Bathroom (5)

Bath

Location Basement half bath
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ Yes
Doors ☒ Satisfactory
Window ☒ None
Receptacles present ☒ No
Heat source present ☒ No
Exhaust fan ☒ No
Comments **Basement Bath:**
 No window or exhaust fan present. No outlet or heat present.

Dining Room

Dining Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Marginal ☒ Slopes

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments **Dining room:**
The floor slopes dramatically towards the front window. The area below has had extensive repairs due to a possible past termite infestation and damage. Further investigation would be needed to determine why this slope is present. Recommend engineer evaluate.

Living Room

Living Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Family Room

Family Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☒ Yes ☐ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments **Family Room** : The outlet to the right of the room door is wired in reverse polarity. Recommend electrician correct.

Photos



Master Bedroom

Master Bedroom

Walls & Ceiling ☒ Satisfactory ☒ Typical cracks

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments **Master Bedroom:**
Cracks in walks indicate some settlement.

Bedroom 2

Bedroom 2

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☒ Yes ☐ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments **2nd Bedroom:**
The outlet to the right of the room door is unground. Recommend electrician correct.

Photos



Bedroom 3

Bedroom 3

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Marginal

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Marginal

Windows ☒ Satisfactory

Comments **3rd Bedroom:**
The room door will not latch. The floor has damage that may cause injury. Recommend repair.

Photos



Bedroom 4

Bedroom 4

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Marginal ☒ Slopes

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments **4th Bedroom:**
The roof sag described outside the home shows indications inside this room. ..window is level. Frame is not.
For slopes as a result.

Photos



Bedroom 5

Bedroom 5

Walls & Ceiling ☒ Satisfactory

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Bedroom 6

Bedroom 6:

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Interior

Fireplace

Location(s) Living room
Type ☒ Gas
Material ☒ Masonry
Damper Door Operable: ☐ Yes ☒ No
Damper modified for gas operation ☒ Damper missing
Hearth extension adequate ☒ Yes
Mantel ☒ Secure
Physical condition ☒ Marginal ☒ Recommend having flue cleaned and re-examined
Comments **Fireplace:**
 Damper is missing. recommend repair.

Windows

Insulated Glass ☒ Yes
General Condition of Windows ☒ Satisfactory

Stairs/Steps/Balconies/Halls

Condition ☒ Satisfactory
Handrail ☒ Satisfactory
Risers/Treads ☒ Satisfactory

Attic/Structure/Framing/Insulation

Access ☒ Stairs
Inspected from ☒ In the attic
Location ☒ Bedroom Closet
Access limited by Finished attic
Flooring ☒ Partial
Insulation ☒ Fiberglass ☒ Batts ☒ Cellulose ☒ Satisfactory ☒ Missing
Installed in ☒ Walls ☒ Between ceiling joists
Vapor barriers ☒ Not Visible
Ventilation ☒ Ventilation appears adequate
Fans exhausted to ☒ Not Visible
HVAC Duct ☒ Satisfactory
Chimney chase ☒ Not Visible
Roof structure ☒ Rafters ☒ Wood
Structural problems observed ☒ Yes ☒ Recommend Structural Engineer
Ceiling joists ☒ Wood
Sheathing ☒ Plywood
Evidence of condensation ☒ No
Evidence of moisture ☒ Yes

Interior

Attic/Structure/Framing/Insulation cont.

Evidence of leaking ☒ No

Firewall between units ☒ N/A

Electrical ☒ No apparent defects

Comments **Attic/Structure/Framing/Insulation:**
Insulation is missing on the area off the cost of bedroom 5. Recommend installing insulation.

Photos



Missing insulation

Basement

Stairs

Condition ☒ Satisfactory

Handrail ☒ Yes

Headway over stairs ☒ Satisfactory

Comments **Basement Stairs:** The handrail ends should curve into the wall so not too catch clothing or body parts.

Photos



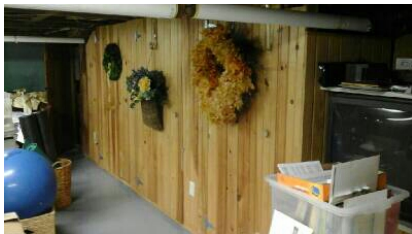
Foundation

Condition ☒ Not Elevated ☒ Not Visible

Material ☒ Poured concrete

Comments **Foundation:**
Foundation walls were covered with storage material and were not visible. Cluttered conditions
Foundation walls were covered with paneling/drywall and were not visible.
Recommend an evaluation when emptied.

Photos



Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Comments **Basement Floor:** There are mouse droppings in many areas of the basement. Recommend extermination company examine evaluate and correct this issue.

Photos

Basement



Drainage

Sump pump ☒ Yes ☒ Working

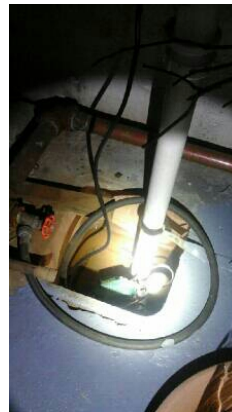
Floor drains ☒ Unknown / Not Visible

Comments **Basement Drainage:**

Although there is no current indication of water entry but past entry obvious, it is recommended the exterior grade be sloped away from the home and gutters kept clean. If a sump pump is present, it should be tested periodically making sure it operates. The sump pump pit is undersized. Recommend a larger pit.

Recommend consulting with a waterproofing company.

Photos



Girders/Beams

Columns

Condition ☒ Satisfactory

Material ☒ Steel

Joists/Rim Joists/Sills

Condition ☒ Satisfactory

Material ☒ Wood ☒ 2x10

Comments **Basement Joists/Rim Joists/Sill:**

Extensive repairs have been performed but it is unable to be evaluated due to clutter and materials.

Photos

Basement



Subfloor

Crawl Space

Crawl space

Type ☒ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☒ No

Access

Location ☒ Interior hatch/door

Inspected from ☒ Access panel

Foundation walls

Condition ☒ Satisfactory

Material ☒ Concrete block

Floor

Material ☒ Concrete

Condition ☒ Typical cracks

Drainage

Sump pump ☒ No

Standing water ☒ No

Evidence of moisture damage ☒ No

Ventilation

Location ☒ Wall vents

Girders/Beams/Columns

Material ☒ Wood

Condition ☒ Satisfactory

Joists/ Rim Joists / Sills

Material ☒ Wood ☒ Not Visible ☒ 2x10

Subfloor

☒ Not Visible

Insulation

Type ☒ Fiberglass

Location ☒ Between floor joists

Vapor barrier

Present ☒ Not Visible

Plumbing

Plumbing/Water service

Main shut-off location In the basement

Water entry piping ☒ Copper/Galv.

Lead other than solder joints ☒ Unknown

Visible water distribution piping ☒ Copper ☒ Galvanized

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Pipes Supply/Drain ☒ Satisfactory

Drain/Waste/Vent pipe ☒ Cast iron

Condition ☒ Satisfactory

Supported pipes ☒ Yes

Traps proper P-Type ☒ Yes

Drainage ☒ Satisfactory

Fuel line ☒ N/A

Comments **Plumbing/Water Service:** Old waste lines can be corroded or damaged under the ground between the home and the street. Recommend a plumber run a camera thru the drain to determine its condition.

Water heater

General Brand Name: A.O. Smith
Capacity: 50 gal
Approx. age: 9 yrs

Type ☒ Gas

Combustion air venting present ☒ Yes

Relief valve ☒ Yes Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☒ Satisfactory

Condition ☒ Satisfactory

Comments **Water Heater #1:**
The water heater is near its life expectancy. Recommend replacing. The current size of the water heater is inadequate for a 6 bedroom home.

Heating System

Heating system

Boiler system

General Brand name: Burnham
Approx. age: 13 yrs

Energy source ☒ Gas

Distribution ☒ Baseboard ☒ Steam ☒ Radiator

Circulator ☒ Gravity

Controls Temp/pressure gauge exist: ☒ Yes ☐ No Operable: ☒ Yes ☐ No

Oil fired units Disconnect: ☒ Yes ☐ No

Combustion air venting present ☒ Yes

Relief valve ☒ Yes Extension proper: ☐ Yes ☒ No ☐ Recommend repair/replace

Operated When turned on by thermostat: ☒ Fired ☐ Did not fire

Operation Satisfactory: ☒ Yes ☐ No

Photos



old oil line

Boiler system (2)

General Brand name: Burnham
Approx. age: 11 yrs

Energy source ☒ Gas

Distribution ☒ Hot water ☒ Radiator

Circulator ☒ Gravity

Controls Temp/pressure gauge exist: ☒ Yes ☐ No Operable: ☒ Yes ☐ No

Oil fired units Disconnect: ☒ Yes ☐ No

Combustion air venting present ☒ Yes

Relief valve ☒ Yes Extension proper: ☐ Yes ☒ No ☐ Recommend repair/replace

Operated When turned on by thermostat: ☒ Fired ☐ Did not fire

Operation Satisfactory: ☒ Yes ☐ No

Cooling System

Cooling System

General

☒ Central system

Location: Attic

Evaporator coil

☒ Not Visible

Duct work

☒ Metal ☒ Insulated flex duct

Refrigerant lines

☒ Satisfactory

Condensate line/drain

☒ To exterior

Secondary condensate line/drain

Present: ☒ Yes ☐ No

Condition

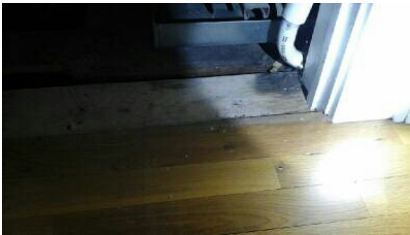
☒ Recommend HVAC technician examine/clean/service ☒ Not operated due to exterior temperature

Comments

Cooling System:

A/C was not operated due to outside temperature. It appears the condensate line has leaked in the past (OFF CLOSET OF BEDROOM 5). Recommend Technician examine and correct if needed. The stain may contain mold. Recommend testing and remediation depending on results.

Photos



Electric

Main panel & House Wiring

Location Basement

Condition ☒ Satisfactory

Adequate Clearance to Panel ☒ Yes

Amperage/Voltage ☒ 200a ☒ 120v/240v

Breakers/Fuses ☒ Breakers

Appears grounded ☒ Yes

GFCI breaker ☒ No

AFCI breaker ☒ No

Main wire ☒ Aluminum

Branch wire ☒ Copper

Branch wire condition ☒ Satisfactory ☒ Wires undersized/oversized breaker/fuse

Comments **Electric Main Panel & House Wiring :**

There are 2 prong electric present should be changed to 3 prong grounded outlets. There is old knob and tube wiring present near the closet for the main panel that may indicate is presence in other areas. This wiring was not live but would be properly terminated and removed if in other areas. There is open wiring in this same closet that should be terminated.

Branch wires under sized on the bottom left 2 breakers. Recommend licensed electrician repair and/or replace as necessary. Open junction box above the dryer needs cover.

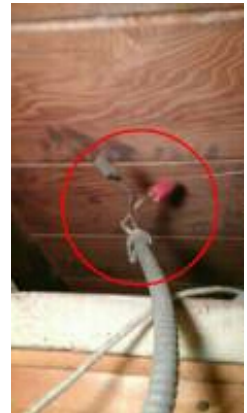
Photos



2 prong outlets



old knob and tube wiring



Electric



undersized wires



uncovered junction box

Sub panel(s)

Location(s) Location 1: Basement

Branch wire ☒ Copper Neutral/ground separated: ☒ Yes ☐ No Neutral isolated: ☒ Yes ☐ No

Condition ☒ Satisfactory