CORNERSTONE HOME INSPECTION

62 Mountain Avenue Warren, NJ 07059 973-650-4151

Ms. Tracy 57 Overlook Drive Clifton, NJ 07809

Enclosed please find the inspection and wood destroying insect reports. The inspection was a visual inspection. The radon test result will follow shortly. Oil tank is not evaluated. Recommend retaining paperwork for underground tank removal. A mold test has been refused. If you have any questions, please do not hesitate to call.

RECEIPT

Inspection Date: 9/12/03 Client Name: TRACY

Inspection Address: 12 FAIRVIEW AVE, WARREN, NJ

Inspected by: MICHAEL DOMINIANNI

Home Inspection: \$400.00 Radon & Termite: INCL.

Total: \$ 400.00

Paid by: CHECK

BUILDING DATA

Approximate Age: 50

Style: RANCH
General Appearance: GOOD
Main Entrance Faces: NORTH
Weather Condition: CLEAR
Temperature: Over 65°F
Ground cover: DRY

Cc: Michelle Gordon, Weichert Realtors

Cc: Thomas Wallush, Esq.

GROUNDS

Service Walks		☐ None				
	✓ Concrete	☐ Flagstone		☐ Brick	☐ Other	
Condition:	✓ Satisfactory	☐ Marginal		□ Poor	☐ Trip Hazard	
	☐ Pitched towards ho	me	XS.	☐ Not visible		
Driveway		□ None				
	☐ Concrete	✓ Asphalt		☐ Gravel	☐ Other	
Condition:	☐ Satisfactory	✓ Marginal		□ Poor	Settling cracks	
	✓ Fill cracks and seal	☐ Pitched towar	rds home	e 🛘 Trip hazard		
Patio/Lanai		✓ None				
	□ Concrete □	Flagstone [☐ Brick	☐ Kool-Deck®	☐ Other	
Condition:	☐ Satisfactory	☐ Marginal		□ Poor		
	☐ Pitched towards ho	•	ge)	☐ Settling cracks		
Deck (flat, floore	ed, roofless area)	☐ None				
•	✓ Treated	☐ Painted/Stain	ed	☐ Railing/balusters recor	nmended	
Condition:	✓ Satisfactory	☐ Marginal		□ Poor	☐ Not visible	
Porch (covered e	ntrance)	□ None		☐ Railing/balusters recor	nmended	
Support Pier:	□ Wood			☐ Other	☐ Not visible	
Condition:	✓ Satisfactory	☐ Marginal		□ Poor		
Balcony (2nd floo	or platform)	✓ None		☐ Railing/balusters recor	nmended	
Railing:	☐ Yes	□ No		-		
Condition:	☐ Satisfactory	☐ Marginal		□ Poor		
Stoops/Steps		☐ None				
	✓ Concrete		☐ Other	☐ Railing recommen	nded	
Condition:	✓ Adequate □	Cracked [☐ Settled	☐ Damaged Wood		
Fencing		✓ None			Type:_	
Condition:	☐ Satisfactory	☐ Marginal		□ Poor		
Landscaping Affe	ecting Foundation	(See Remarks page)):			
Negative grade at	: □ East □ West	☑ North ☐ So	outh	☐ Satisfactory		
	✓ Recommend addition	onal backfill		☐ Recommend window v	wells/covers	
	☐ Trim back trees/shr	ubberies		☐ Wood in contact with s	soil	
Retaining Wall:		✓ Yes	□ No			
Visual Condition:	☐ Satisfactory	Marginal		□ Poor		
General Comme	nts					

RECOMMEND REPAIRING AND SEALING THE DRIVEWAY CRACKS. RECOMMEND STAINING THE DECK. RECOMMEND ADDITIONAL BACKFILL FOR THE FRONT OF THE HOUSE SO GROUND SLANTS AWAY. REAR BLOCK RETAINING WALL HAS LOOSE BLOCKS AND IS LEANING.

ROOF COVERING

Conoral Informat	ion					
General Informat Roof Visibility	jon	✓ All	Percent	□ None	☐ Limite	ed By:
Inspected From		☑ Roof	□ Lad	der at eaves	✓ Groun	d w/binoculars
7 1	oination: ☑ Gable oination: ☐ Low	□ Hip [☑ Medium [☐ Mansard☐ Steep	☐ Shed ☐ Flat	∃ Flat	□ Other
Roof Covering						
Roof #1: Roof #2:	Type: FRONT MAIN Type: REAR & ADDI					
Ventilation System		<u>_</u>		_	_	
Combination:	☐ Soffit ☐ Turbine	☐ Ridge ☐ Powered		☑ Gable ☐ Other		□ Тор
Flashing Material						
Combination:	☐ Galv./Aluminum ☐ Copper	✓ Asphalt ☐ Other		✓ Not Visible		
Valley Material						
Combination:	☐ Galv./Aluminum☐ Not Visible	☐ Asphalt ☐ Other		☐ Copper	I	✓ Not Applicable
_Apparent Condit	ion of the Following at	Time of Inspection	(conditions	reported reflect	<u>visible</u> porti	on only)
Roof Covering		☐ Satisfactory	у	☐ Marginal		☑ Poor
Condition:	✓ Curling	✓ Cupping		☐ Missing tabs	-	
	☐ Moss Buildup ☐ Exposed Felt	☐ Nail Poppii ☐ Other	ng	☐ Ponding		☐ Burn Spots
Ventilation		Appears adequ	ıate: 🗹 🖰	Yes	(See Rer	narks page)
Flashings		☐ Satisfactory	y	☐ Marginal	I	□ Poor
	Rusted	Recommen	d Sealing	☐ Pulled away	from chimn	ey/roof
	✓ Not Visible	☐ Other				
Valleys		☐ Satisfactory	у	☐ Marginal		□ Poor
	✓ Not Visible	☐ Not Applic		☐ Rusted		
	☐ Holes	☐ Recommen	d Sealing			
Skylights		☐ Yes	☑ No	☐ Satisfactory	☐ Marg	inal Poor
Plumbing Vents		✓ Yes [□ No	✓ Satisfactory	☐ Marg	inal Poor
General Comme	nts					
	FRONT ROOF ON TH	HE MAIN SECTIO	N OF THE	HOUSE IS ARO	MT 20 VE	ARS OLD

FRONT ROOF ON THE MAIN SECTION OF THE HOUSE IS ABOUT 20 YEARS OLD SHOWING SIGNS OF ITS AGE. IT IS 2 LAYERS AND WILL NEED REPLACEMENT SOON. MINOR REPAIRS NEEDED AT THIS TIME.

CHIMNEY / GUTTERS / SIDING / TRIM

Chimney(s)		□ Nor	ne					
Viewed from:	☑ Roof		der at eaves	☐ Ground w/binoculars				
Chase:	✓ Brick	☐ Stone	☐ Metal	☐ Framed	☐ Blocks			
	Evidence of:	☐ Cracked chir	nney cap	☐ Loose mortar jo	oints			
		☐ Holes in met	al 🗖 Rust	☐ Flaking				
Flue:	☑ Tile	☐ Met		☐ Unlined	☐ Not Visible			
	Evidence of:	☐ Scaling	☐ Cracks	☐ Creosote				
_			leaned and re-evaluat	ted \square Not evaluated (S	ee Remarks page)			
☐ Recommend cricket/saddle flashing								
Gutters & Downs	spouts	□ Nor	ne (See Rema	arks page)				
☐ Insides need	to be cleaned							
	✓ Galvanized/A	Alum. □ Cop	pper	☐ Vinyl	☐ Other			
Condition:	✓ Satisfactory	☐ Mai		Poor	Rusting			
	☐ Hole in main		Leaking:	☐ Corners	☐ Joints			
Extension needed	: □ North	☐ Sou	th	☑ East	☐ West			
Siding								
	☐ Brick	□Wood	☐ Metal	✓ Vinyl	☐ Stucco			
	☐ Stone	☐ Asbestos sha	kes 🛮 Fiberboa	ard 🗆 EIFS (See Ren	narks)			
Condition:	☐ Satisfactory	☐ Mai	rginal	□ Poor □ Recomm	end repair/painting			
Window Frames	<u> </u>							
	☑ Wood	☐ Alum. covere	ed 🗹 Vinyl	☐ Metal	☐ Other			
Condition:	Satisfactory	☐ Mar	rginal	□ Poor				
	☐ Recommend p	painting	naged wood					
Storms & Screen	ns	□ N/A						
	□ Wood	☐ Clad comb.	☐ Wood/me	tal comb. Insulated glass	☐ Other			
Putty:	Satisfactory	☐ Nee		□ N/A				
Screens:	✓ Satisfactory	☐ Tor	n	☐ Not installed				
Storms:	Satisfactory	☐ Bro	ken/cracked	☐ Damaged wood	☐ Not installed			
1 - Trim, 2 - Soffi	t, 3 - Fascia							
	☑ Wood	<u></u> ✓ Met	al	✓ Vinyl	☐ Other			
Condition:	Satisfactory	☐ Mai	rginal	□ Poor				
	☐ Recommend p	painting		☐ Damaged wood				
Caulking								
Condition:	✓ Satisfactory	 ☐ Mar	ginal	□ Poor				
				/corners/utility penetrations				
General Comme		1						
Soliolai Solliille		EXTENDING G	HTTER DOWNS	POUTS ON THE FAST SI	DE OE HOUSE 4 '			

RECOMMEND EXTENDING GUTTER DOWNSPOUTS ON THE EAST SIDE OF HOUSE 4 AWAY FROM THE BUILDING. THERE IS SOME LOOSE SIDING ON THE WEST SIDE BOTTOM OF HOUSE AND RIPPLED SIDING AT THE REAR.

EXTERIOR / ELECTRICAL / GARAGE

Exterior Wall Construction Wood frame	- · · · · · · · · · · · · · · · · · · ·							
Exterior Doors	Exterior Wall Cor							_
Weatherstripping:		✓ Not visible		☐ Wood fra	ıme	□ Ma	asonry	☐ Other
Exterior Electrical Service Voerhead	Exterior Doors			Entrance (1)	; Storm (2);	Patio	(3)	
Exterior Electrical Service Voverhead	Weatherstripping:	✓ Satisfactory		☐ Marginal		□Ро	or	
Exterior Electrical Service	Condition:	✓ Satisfactory		☐ Marginal		□ Po	or	
Exterior outlets:	Exterior Electrica		1					
Exterior outlets:	Exterior Electrical			raround	Sarvica drar		V Satisfactory	□ Noode corvice
GFCI protected:	Exterior outlets:			erground).		
Reverse polarity:					•			
Potential safety hazard: Yes						4.		
A/C Condenser/Heat Pump Garage None						u.	<u> </u>	
Garage	·		1 1 68		LI NO			
Automatic opener:	A/C Condenser/H	Heat Pump		✓ None				
Automatic opener:	Garage			☐ None				
Safety reverse:		Attached	☐ Deta	ched	☐ 1-car		☑ 2-car	□ 3-car
Roofing:	Automatic opene	er:	Yes		□ No			
Roofing:	Safety reverse:							7
Gutters: Satisfactory			☐ Does	not operate	✓ Recomme	end saf	ety reverse	
Gutters:	Roofing:		✓ Same	e as house	☐ Asphalt		☐ Slate ☐ Roll	roofing
Siding:			\square Woo	d	☐ Other			
Trim:	Gutters:	Satisfactory		☐ Marginal		☐ Po	or	□ None
Trim:	Siding:	✓ Same as hous	e	\square Wood		\square M	etal	☐ Vinyl
Floor: Concrete		☐ Stucco		☐ Masonry		□ Sla	ate	☐ Fiberboard
Burners less than 18" above garage floor:	Trim:	✓ Same as hous	e	\square Wood		□ A1	uminum	□ Vinyl
Condition: ✓ Satisfactory ☐ Typical cracks ☐ Large settling cracks Overhead door: ✓ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Other Condition: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend painting inside & edges Service door: ☐ Satisfactory ☐ Marginal ☐ Poor ☑ None Sill plates: ✓ Elevated ☐ Floor level ☐ Both ☐ Not Visible ☐ Rotted Electricity present: ✓ Yes ☐ No GFCI Protected: ☐ Yes ☐ No Operates: ☐ Yes ☐ No Reverse polarity: ☐ Yes ☑ No Open ground: ☐ Yes ☑ No Firewall: (between garage & living area) ☐ N/A ☑ Present ☐ Missing	Floor:	Concrete		☐ Gravel		\square As	phalt	☐ Dirt
Overhead door:		Burners less than	18" above	garage floor:	✓ N/A	□ Ye	es 🗆 No	☐ Safety hazard
Condition: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend painting inside & edges Service door: ☐ Satisfactory ☐ Marginal ☐ Poor ✓ None Sill plates: ✓ Elevated ☐ Floor level ☐ Both ☐ Not Visible ☐ Rotted Electricity present: ✓ Yes ☐ No GFCI Protected: ☐ Yes ☐ No Operates: ☐ Yes ☐ No Reverse polarity: ☐ Yes ✓ No ☐ No ✓ Present ☐ Missing		Condition:	✓ Satis	factory	☐ Typical c	racks	☐ Large settling c	racks
Service door: □ Satisfactory □ Marginal □ Poor ☑ None Sill plates: ☑ Elevated □ Floor level □ Both □ Not Visible □ Rotted Electricity present: ☑ Yes □ No GFCI Protected: □ Yes □ No Operates: □ Yes □ No Reverse polarity: □ Yes ☑ No Open ground: □ Yes ☑ No Firewall: (between garage & living area) □ N/A ☑ Present □ Missing	Overhead door:	☑ Wood	☐ Fibe:	rglass	☐ Masonite		☐ Metal	☐ Other
Sill plates:	Condition:	Satisfactory	☐ Marg	ginal	□ Poor	□ Re	commend painting	inside & edges
Electricity present: Yes No GFCI Protected: Yes No Operates: Yes No Reverse polarity: Yes No Open ground: Yes No Firewall: (between garage & living area) N/A Present Missing	Service door:	□ Satisfactory	☐ Marg	ginal	□ Poor		✓ None	
Reverse polarity: ☐ Yes ☑ No Open ground: ☐ Yes ☑ No Firewall: (between garage & living area) ☐ N/A ☑ Present ☐ Missing	Sill plates:	Elevated	☐ Floo	r level	□ Both		☐ Not Visible	☐ Rotted
Firewall: (between garage & living area) ☐ N/A ☐ Present ☐ Missing	Electricity preser	nt: 🗹 Yes	□ No	GFCI Protec	cted: \square Y	es \square	No <i>Operates</i> :	\square Yes \square No
		Reverse polarity:	☐ Yes	☑ No		d: 🗆	Yes 🗹 No	
General Comments	Firewall:	(between garage	& living	area)	□ N/A		✓ Present	☐ Missing
	General Comme	nts						

EXTERIOR OUTLETS ARE UNGROUNDED. RECOMMEND CHANGING THEM TO GFCI OUTLETS. RECOMMEND A SAFETY REVERSE FOR THE GARAGE DOOR OPENER.THE USE OF EXTENSION CORDS FOR PERMANENT WIRING SHOULD BE DISCONTINUED. MOISTURE STAINS PRESENT ON GARAGE CEILING FROM PRESENT ROOF ISSUES.

KITCHEN

Countertops		☐ Satisfac	cory	✓ Marginal	□ Poor
Cabinets					
Condition:	☐ Satisfactory	✓ Margina	1 🗆 F	Poor ☑ Reco	ommend repairs
Plumbing Comm	ents				
Faucet leak:	☐ Yes	☑ No	Pipes leak:	☐ Yes	☑ No
Drainage:	✓ Adequate	□ Poor	Water pressure:	Adequate	□ Poor
Walls & Ceiling					
Condition	✓ Satisfactory	☐ Marginal	□ Poor	☐ Typical cracks	☐ Moisture stains
Heat Source Pres	sent	✓ Yes	□ No		
Floor					
Condition	☐ Satisfactory	✓ Marginal	□ Poor	☐ Sloping	☐ Squeaks
Appliances		(See Remark	ks page)		
Disposal:	☐ Yes	✓ No	Operates:	☐ Yes	□ No
Dishwasher:	✓ Yes	□ No	Operates:	✓ Yes	□ No
Range:	✓ Yes	□No	Operates:	✓ Yes	□ No
Oven:	✓ Yes	□ No	Operates:	✓ Yes	□ No
Trash compactor:		✓ No	Operates:	☐ Yes	□ No
Exhaust fan:	□ Yes	✓ No	Operates:	□ Yes	□ No
Refrigerator:	✓ Yes	□ No	Operates:	✓ Yes	□ No
Micro Wave:	☐ Yes	☑ No	Operates:	☐ Yes	□ No
			•		
Other:	□ Yes	☑ No	Operates:	☐ Yes	□ No
- · · ·					
Electrical				-	—
Outlets present:	✓ Yes	□ No	Operates:	✓ Yes	□ No
GFCI protected:		□ No	Operates:	✓ Yes	☐ No (Remarks)
Open ground/rev	erse polarity with	in 6' of water:	☐ Yes	☑ No	☐ Safety hazard
General Comme	nts:				
FLOOR HAS DA	AMAGED CRAC	KED LINOLEUM. O	VEN LED CONTR	OL LIGHTS ARE O	UT HARD TO
				G AT THE TIME OF	
		AND ARE WORN T			
				DOOM	
	LA	UNDRY /	UTILITY	ROOM	
Laundry sink:	□ N/A	Faucet leaks:	☐ Yes ☑ No	Pipe leaks:	☐ Yes ☑ No
Cross connection		✓ None apparent	Heat source prese	1	□ No
Room appears ve		□ No	□ Not visible		
Dryer vented:	□ N/A	✓ Wall	☐ Ceiling	☐ Not vented	
•		rity within 6' of water:	☐ Yes	✓ No	☐ Safety hazard
Appliances prese	-	•	☐ Water heater	☐ Furnace	☐ Other
Gas pipe: Valve		☐ Yes	✓ No	☐ Cap Needed	□ N/A
		<u> </u>	<u></u>	- Cap Needed	□ 1\/ <i>I</i> \
General Comme	nts				

WALL SWITCH PLATE SHOULD BE SECURED.

BATHROOMS

BATH: MAIN BA	TH						
Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes ☑ No
Tubs	Faucet leaks:	☐ Yes	✓ No			Pipes leak:	☐ Yes ☑ No
Showers	Faucet leaks:	☐ Yes	✓ No			Pipes leak:	☐ Yes ☑ No
Toilet:	Bowl loose	☐ Yes	✓ No	Operates:	Yes	☐ No ☐ Cracked 1	bowl Toilet leaks
Whirlpool:	Operates:	☐ Yes	✓ No	•			
Shower/Tub area	a:	Ceram	nic/Plastic	☐ Fiberg	lass	☐ Masonite	☐ Other
	Condition:	✓ Satisfa	actory	☐ Margir	nal	□ Poor	☐ Rotted floors
	Caulk/Grouting	needed:	☐ Yes	✓ No		Where:	
Drainage:	✓ Satisfactory		☐ Margir	nal		□ Poor	
Water pressure:	Satisfactory		☐ Margir	nal		□ Poor	
Walls/Ceiling:	Moisture stains p	oresent:	☐ Yes	✓ No			
Outlets present:	☐ Yes ☑ No	GFCI pro	tected:	☐ Yes	✓ No	Operates:	☑ Yes ☐ No
	Open ground/rev	erse polari	ty within 6'	of water:	☐ Yes	☑ No	
	Potential safety l	hazards pre	esent:	☐ Yes	✓ No	(See Remarks page	e)
Heat source pres	ent:	Yes		□ No		(See Remarks page	e)
Exhaust fan:	☐ Yes	✓ No		Operates:		□ Yes	□ No
General Comme	ents:						
		THE THE	ic Dicco	NNECTED	WIIDI	DOOL AND STEAT	M CHOWED DID
						LPOOL AND STEA AY TO GET TO TH	
						EAR THE WHIRL	
						PPLY SHUT OFF K	
BATH: MASTER	RBATH						
Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes ☑ No
Tubs	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes ☑ No
Showers	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes ☑ No
Toilet:	Bowl loose	☐ Yes	☑ No	Operates:		☐ No ☐ Cracked 1	
Shower/Tub area	a:	Ceram	nic/Plastic	☐ Fiberg		☐ Masonite	☐ Other
	Condition:	✓ Satisfa		☐ Margir	nal	□ Poor	☐ Rotted floors
	Caulk/Grouting	needed:	☐ Yes	☑ No		Where:	
Drainage:	Satisfactory		☐ Margir			□ Poor	
Water pressure:	Satisfactory		☐ Margii			□ Poor	
Walls/Ceiling:	Moisture stains p		☐ Yes	☑ No			
Outlets present:	✓ Yes □ No	GFCI pro		✓ Yes	□ No	Operates:	✓ Yes □ No
	Open ground/rev		•	of water:	☐ Yes	☑ No	
	Potential safety l		esent:	☐ Yes	☑ No	(See Remarks page	
Heat source pres		✓ Yes		□ No		(See Remarks page	·
Exhaust fan:	✓ Yes	□ No		Operates:		✓ Yes	□ No
General Comme	ents:						
	SINK DRAIN S'	TOPPER I	S MISSING	. TUB DR	AIN STO	PPER DOES NOT I	HOLD WATER,
	USING RUBBE						

BATHROOMS

BATH: BASEME	NT BATH								
Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes 1	eak:	☐ Yes	☑ No
Showers	Faucet leaks:	□ Yes	✓ No			Pipes 1		□ Yes	
Toilet:	Bowl loose	☐ Yes	✓ No	Operates:	✓ Yes		☐ Cracked l		
Shower/Tub area		✓ Cerami		☐ Fibergla		☐ Mas		☐ Other	
	Condition:	✓ Satisfa		✓ Margina		□ Poo		☐ Rotted	floors
	Caulk/Grouting i		☐ Yes	□ No		Where	:		
Drainage:	✓ Satisfactory		☐ Margin	ıal		☐ Poo	or		
Water pressure:	✓ Satisfactory		☐ Margin			☐ Poo	r		
Walls/Ceiling:	Moisture stains p		☐ Yes	☑ No					
Outlets present:	✓ Yes □ No				☑ No	Operat	tes:	✓ Yes	□ No
	Open ground/rev	-	•			□ No			
	Potential safety h	-	sent:		□ No		emarks page		
Heat source prese		☐ Yes		☑ No			emarks page		
Exhaust fan:	☐ Yes	☑ No		Operates:		☐ Yes	3	□ No	
General Comme	nts:								
	UNGROUNDEL	OUTLET	IS A SAFF	ETY CONCE	ERN. RE	COMN	IEND GFCI	OUTLET	BE
	INSTALLED. T								_
	SOURCE.THER								ON ON
	THE WINDOW								
		D	ININ	G RO	OM				
Location:									
L									
Walls & Ceiling:			☐ Marginal		□ Poo		✓	Typical Cra	acks
Walls & Ceiling:	Moisture stains:		□ Yes		☑ No		✓ '	Typical Cra	acks
Walls & Ceiling: Flooring:	Moisture stains: ✓ Satisfactory	[[☐ Yes ☐ Marginal		☑ No □ Po	or			acks
Walls & Ceiling: Flooring: Ceiling fan:	Moisture stains: ✓ Satisfactory ✓ N/A]] [☐ Yes ☐ Marginal ☐ Satisfacto		✓ No☐ Poo☐ Ma	or orginal		Poor	acks
Walls & Ceiling: Flooring: Ceiling fan: Electrical:	Moisture stains: ✓ Satisfactory ✓ N/A Switches:	☐ ☐ ✓ Yes	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No	ory	☑ No □ Poo □ Ma Outlet	or arginal	✓ Yes	Poor □ No	
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source prese	Moisture stains: ☑ Satisfactory ☑ N/A Switches: ent:	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No	ory Holes:	✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or arginal as: ors	✓ Yes	Poor No Ceiling	gs S
Walls & Ceiling: Flooring: Ceiling fan: Electrical:	Moisture stains: ☑ Satisfactory ☑ N/A Switches: ent:	☐ ☐ ✓ Yes	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No	ory	✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or arginal	✓ Yes	Poor □ No	gs S
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source prese	Moisture stains: Satisfactory N/A Switches: ent: evs:	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No	ory Holes:	✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or arginal as: ors	✓ Yes	Poor No Ceiling	gs S
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: evs:	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Noctory	ory Holes: □ Margina	✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or orginal os: ors	☐ Yes☐ Walls	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHU	□ Tes □ Yes □ Yes □ Satisfa □ COUPLE C	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Noctory☐ CRACK	ory Holes: □ Margina ED WINDO EN SASH S	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al	or orginal es: ors P	☐ Yes☐ Walls	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass IE ARE
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A	□ Tes □ Yes □ Yes □ Satisfa □ COUPLE C	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Noctory☐ CRACK	ory Holes: □ Margina ED WINDO EN SASH S	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al	or orginal es: ors P	☐ Yes☐ Walls	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass IE ARE
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHU	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Ctory☐ CRACK	Dry Holes: □ Margina ED WINDO EN SASH S Γ TO OPER	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE.	or orginal es: ors P	☐ Yes☐ Walls	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass IE ARE
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHU	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Ctory☐ CRACK	ory Holes: □ Margina ED WINDO EN SASH S	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE.	or orginal es: ors P	☐ Yes☐ Walls	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass IE ARE
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHU	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Ctory☐ CRACK	Dry Holes: □ Margina ED WINDO EN SASH S Γ TO OPER	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE.	or orginal es: ors P	☐ Yes☐ Walls	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass IE ARE
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source prese Doors & Window General Commen	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACE	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes☐ Marginal☐ Satisfacto☐ No☐ No☐ Ctory☐ CRACK	Holes: Margina ED WINDO EN SASH S T TO OPERA	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ☐ Poo	or or or s: ors P NDOW S. SLID	Yes Walls Ooor S ARE OLI	Poor ☐ No ☐ Ceiling ☑ Cracke	gs ed glass IE ARE FALLS
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Commen	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACE	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT IVINO ☐ Marginal ☐ Yes	Holes: Margina ED WINDO EN SASH S T TO OPERA G RO	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ☐ Poo ☑ No	or or ors ors NDOW S. SLID	Yes Walls Ooor S ARE OLI	Poor ☐ No ☐ Ceiling ☑ Cracke ☐ Cence	gs ed glass IE ARE FALLS
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Commen	Moisture stains: Satisfactory N/A Switches: ent: ents: THERE ARE A PAINTED SHUT OFF ITS TRACI	Yes Yes Yes Satisfa COUPLE C T. SOME H K AND IS I	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT IVINO ☐ Marginal ☐ Yes ☐ Marginal	Holes: Margina ED WINDO EN SASH S T TO OPER	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ☐ Poo	or or ors ors NDOW S. SLID	Yes Walls Ooor S ARE OLI	Poor ☐ No ☐ Ceiling ☑ Cracke ☐ Cence	gs ed glass IE ARE FALLS
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Comment Location: Walls & Ceiling: Flooring: Ceiling fan:	Moisture stains: Satisfactory N/A Switches: ent: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACI	Yes Yes Yes Satisfa COUPLE OF SOME HE KAND IS I	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No ctory OF CRACK IAD BROK DIFFICULT IVINO ☐ Marginal ☐ Yes ☐ Marginal ☐ Satisfacto	Holes: Margina ED WINDO EN SASH S T TO OPER	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ✓ No ☐ Poo ☐ Poo ☐ Ma	or or ors P NDOW S. SLID or or	Yes Walls Oor S ARE OLI SING SCREE	Poor ☐ No ☐ Ceiling ☑ Cracke ☐ SOM EN DOOR Typical Cra	gs ed glass IE ARE FALLS
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source prese Doors & Window General Comment Location: Walls & Ceiling: Flooring:	Moisture stains: Satisfactory N/A Switches: ent: ents: THERE ARE A PAINTED SHUT OFF ITS TRACI	Yes Yes Yes Satisfa COUPLE C T. SOME H K AND IS I	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT ☐ Marginal ☐ Yes ☐ Marginal ☐ Satisfacto ☐ No	Holes: Margina ED WINDO EN SASH S T TO OPER	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ✓ No ☐ Poo ☐ Ma Outlet	or s:	Yes Walls door VS ARE OLIDING SCREE	Poor □ No □ Ceiling ☑ Cracke □ SOM EN DOOR Typical Cra	gs ed glass IE ARE FALLS
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Comment Location: Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACI Satisfactory Moisture stains: Satisfactory N/A Switches: ent:	✓ Yes ✓ Yes ✓ Yes ✓ Satisfa COUPLE C F. SOME H K AND IS I ✓ Yes ✓ Yes ✓ Yes ✓ Yes	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT ■ Marginal ☐ Yes ☐ Marginal ☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No	Holes: Margina ED WINDO EN SASH S T TO OPER G ROO Ory Holes:	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or or or or NDOW S. SLID or or or or urginal s: ors	Yes Walls Ooor S ARE OLI SING SCREE Y Yes Walls	Poor □ No □ Ceiling ☑ Cracke DER , SOM EN DOOR Typical Cra □ No □ Ceiling	gs ed glass IE ARE FALLS acks
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Comment Location: Walls & Ceiling: Flooring: Ceiling fan: Electrical:	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACI Satisfactory Moisture stains: Satisfactory N/A Switches: ent:	✓ Yes ✓ Yes ✓ Yes ✓ Satisfa COUPLE (T. SOME H K AND IS I	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT ■ Marginal ☐ Yes ☐ Marginal ☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No	Holes: Margina ED WINDO EN SASH S T TO OPER G ROO	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or s:	Yes Walls Ooor S ARE OLI SING SCREE Y Yes Walls	Poor □ No □ Ceiling ☑ Cracke □ SOM EN DOOR Typical Cra	gs ed glass IE ARE FALLS acks
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Comment Location: Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACI Satisfactory Moisture stains: Satisfactory N/A Switches: ent: vs:	✓ Yes ✓ Yes ✓ Yes ✓ Satisfa COUPLE C F. SOME H K AND IS I ✓ Yes ✓ Yes ✓ Yes ✓ Yes	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT ■ Marginal ☐ Yes ☐ Marginal ☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No	Holes: Margina ED WINDO EN SASH S T TO OPER G ROO Ory Holes:	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ✓ No ☐ Poo ☐ Ma Outlet ☐ Do	or or or or NDOW S. SLID or or or or urginal s: ors	Yes Walls Ooor S ARE OLI SING SCREE Y Yes Walls	Poor □ No □ Ceiling ☑ Cracke DER , SOM EN DOOR Typical Cra □ No □ Ceiling	gs ed glass IE ARE FALLS acks
Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press Doors & Window General Comment Location: Walls & Ceiling: Flooring: Ceiling fan: Electrical: Heat source press	Moisture stains: Satisfactory N/A Switches: ent: vs: THERE ARE A PAINTED SHUT OFF ITS TRACI Satisfactory Moisture stains: Satisfactory N/A Switches: ent: vs:	✓ Yes ✓ Yes ✓ Yes ✓ Satisfa COUPLE OF THE	☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory OF CRACK IAD BROK DIFFICULT IVINO ☐ Marginal ☐ Yes ☐ Marginal ☐ Satisfacto ☐ No ☐ No Ctory	Holes: Margina ED WINDO EN SASH S T TO OPER G RO Ory Holes: Margina	✓ No ☐ Poo ☐ Ma Outlet ☐ Do al OWS. WI SPRINGS ATE. ✓ No ☐ Poo ☐ Ma Outlet ☐ Do al	or or or or NDOW S. SLID or	Yes Walls Ooor S ARE OLI SING SCREE Yes Walls Oor	Poor □ No □ Ceiling ☑ Cracke DER , SOM EN DOOR Typical Cracke □ No □ Ceiling □ Cracke	gs ed glass IE ARE FALLS acks

FRONT BEDROOM

Location:							
Walls & Ceiling:	✓ Satisfactory		☐ Marginal		□ Poor		Typical Cracks
	Moisture stains:		☐ Yes		☑ No		
Flooring:	✓ Satisfactory		☐ Marginal		□ Poor		
Ceiling fan:	☑ N/A		☐ Satisfacto	ry	☐ Marginal		Poor
Electrical:	Switches:	Yes	□ No		Outlets:	Yes	□ No
Heat source presen	nt:	Yes	□ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Window	s:	✓ Satist	factory	☐ Marginal	□ P	oor	☐ Cracked glass
General Commen	ts:						
		MA	STER	BEDR	ROOM		
Location:							
Walls & Ceiling:	✓ Satisfactory		☐ Marginal		□ Poor		Typical Cracks
	Moisture stains:		☐ Yes		☑ No		• •
Flooring:	✓ Satisfactory		☐ Marginal		□ Poor		
_	☑ N/A		☐ Satisfacto	ry	☐ Marginal		Poor
_	Switches:	✓ Yes	□ No	-	Outlets:	✓ Yes	□ No
Heat source presen	nt:	Yes	□ No	Holes:	\square Doors	\square Walls	☐ Ceilings
Doors & Window		✓ Satist	factory	☐ Marginal	□P	oor	☐ Cracked glass
General Commen	ts:						
		RI	EAR B	EDRC	OOM		
Location:							_
Walls & Ceiling:	Coticfootowy		☐ Marginal		□ Poor		Trypical Constra
	Moisture stains:		☐ Yes		☑ Poor ☑ No	Ц	Typical Cracks
_	✓ Satisfactory✓ N/A		☐ Marginal		☐ Poor		Poor
U			□ Satisfacto	ту	☐ Marginal Outlets:		Poor □ No
	Switches:	✓ Yes	□ No □ No	TT - 1		✓ Yes	
Heat source presen		✓ Yes		Holes:	Doors	□ Walls	☐ Ceilings
Doors & Window	s:	✓ Satist	tactory	☐ Marginal	□P	'oor	☐ Cracked glass
General Commen	ts:						
					_		
			REC	ROOM	/ I		
Location:							
Walls & Ceiling:	☐ Satisfactory		✓ Marginal		□ Poor		Typical Cracks
	Moisture stains:		☐ Yes		☑ No		
Flooring:	✓ Satisfactory		☐ Marginal		☐ Poor		
-	☑ N/A		☐ Satisfacto	ry	☐ Marginal		Poor
•	Switches:	✓ Yes	□ No	-	Outlets:	✓ Yes	□ No
Heat source presen		✓ Yes	□ No	Holes:	☐ Doors	□ Walls	☐ Ceilings
		Cation	C	□ Monainol	□P	200#	☐ Cracked glass
Doors & Window	s:	✓ Satis	lactory	☐ Marginal	шг	001	L Clacked glass
Doors & Window General Commen		Saus	ractory	□ Marginar	— г	001	Li Clacked glass
General Commen			·				_

WINDOWS / ATTIC

Interior Windows/G	lace					
General condition:	1000	l ✓ Satisfacto	APT 7	☐ Marginal	□ Poor	
☐ Surface deterior	ation: (See Rema		•	_	er of windows oper	entad
Evidence of leaking	,	Yes □	L Kepi	□ No	□ N/A	alcu
☐ Hardware missing		compound neede	d	✓ Cracked glas		
Safety glazing requ		Where:	cu	Cracked glas		
Safety grazing requ	iired 🗀 N/A	where:			☐ Safety is	sue
Fireplace		✓ None				
Stairs		Satisfacto	ory	☐ Marginal	☐ Poor	☐ None
Handrail:	✓ Satisfac	tory \square Ma	arginal	□ Poor		
Risers/Treads:	✓ Satisfac		arginal	□ Poor	☐ Risers uneven	
O I - D - I I						
Smoke Detectors		(See Remark			1	
Present:	✓ Yes □ No	Operates:	☐ Yes	□ No ☑ Not	tested	
Attic						
Access:	☐ Stairs ☑ P	ulldown 🗆 S	Scuttlehole	☐ Knee wall	☐ No access	
Inspected from:	☐ Access panel	✓ In the attid	c	☐ Other		
•	Location:	Bedroom hall	☐ Bedr	oom closet	☐ Garage	☐ Other
Flooring:	☐ Complete	☐ Partial		☐ None		
Insulation:	Fiberglass:	atts 🗆 I	Loose	☐ Cellulose	☐ Other	
	☐ Vermiculite	☐ Rockwoo	l Average	e inches: 3-6	Approx. R-rating	: Unknown
	(See Remarks page)				11 0	
	Installed in:	✓ Floor	☐ Rafte	ers 🗆 Wa	lls	
Roof sheathing:	\square Rotted \square S	tained I	Delaminated	Satisfactory		
	Evidence of condens	sation/leaks:	☐ Yes	☑ No (See R	emarks page)	
Fans exhausted to:	Attic: ☑ Yes	□ No (Outside:	☐ Yes ☑ No	☐ Not visible	□ N/A
	(See Remarks page)					
Chimney chase:	☐ Satisfactory	☐ Needs wo	ork	✓ Not visible		
Structural problems	s observed:	✓ No				
Roof structure:	Rafters: $\mathbf{\nabla}$ V	Vood □ N	Metal	☐ Other		
	\square Trusses \square C	Others Col	lar ties preser	nt:	s □ No	
	Sheathing:	lywood 🗆 🛭 I	Flakeboard	☐ Wood 1x	☐ Other	
	Ceiling joist: ☑ V	Vood □ N	Metal	☐ Other	☐ Not Visible	
Vapor barriers:	☐ Not visible	☐ Improperl	ly installed			
	✓ Kraft faced	☐ Plastic	(See Re	marks page)		
General Comments						
_ Schola Schillicht	•	l				

THERE IS AN OPEN ELECTRIC JUNCTION BOX IN THE ATTIC ABOVE THE DINING ROOM THAT NEEDS A COVER. THE MASTER BEDROOM BATH FAN EXHAUSTS INTO THE ATTIC AND NOT OUTSIDE. RECOMMEND ADDITIONAL INSULATION IN THE MAIN HOUSE SECTION OF THE ATTIC.

BASEMENT

(See Remarks page)

Stairs				
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Need repair
Handrail: Yes	☐ No Condition:	✓ Satisfactory	☐ Marginal	□ Poor
Headway over stairs:	✓ Satisfactory	☐ Marginal	□ Poor	□ 1 001
Under carriage:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Not visible
	Satisfactory	- Wiaiginai	□ 1 001	Li Not visiole
Foundation Walls				
	Concrete block	☐ Poured concrete	☐ Brick	☐ Fieldstone ☐ Other
Horizontal cracks:	☐ North	☐ South	☐ East	☐ West ☐ None
Step cracks:	□ North	☐ South	☐ East	☐ West ☐ None
Vertical cracks:	□ North	☐ South	☐ East	☐ West ☐ None
Covered walls:	✓ North	✓ South	✓ East	☐ West ☐ None
Movement apparent:	☐ North	☐ South	☐ East	☐ West ☐ None
Condition:	Satisfactory	☐ Marginal	☐ Have evalua	ted
*** Note: See next	page for basement dia	ngram		
		above reflects visible	e portion only	
			_1 ,	
Floor				
	☑ Concrete	☐ Dirt/Gravel	☐ Not visible	☐ Other
~	(See Remarks page)			
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Typical cracks
Basement Drainage				
Indication of moisture:	✓ Yes	□ No	☐ Fresh	✓ Old stains
Sump Pump:	☐ Yes ☑ No	☐ Working	☐ Not working	☐ Not tested
Floor drains present:	☐ Yes ☐ No	✓ Efflorescence p		
Drain Tile (See Remarks page	ge) Palm	er valves (See Rema	arks page)	
Girders (1), Columns (2)				
(1), (2)	✓ Steel	☑ Wood	□ Block	☐ Concrete ☐ Not visible
Condition:	☐ Satisfactory	✓ Marginal	□ Poor	☐ Stained/Rusted
	- Sutisfactory	- Marginar	— 1 001	
Joists				
	☐ Not visible	☑ Wood	☐ Steel	☐ Other
	☑ 2x8	$\square 2x10$	$\square 2x12$	16 on center
Sub Floor				
332.1001	✓ Indication of mois	sture stains/rotting		
			viewed from ba	sement or crawl space
	Thous around t			or cram space
General Comments				
	DOD A DAY GLIDDODT	COLUMNITUATO	UAG ADDED EC	D EVTD A CHIDDODT

THERE IS A TEMPORARY SUPPORT COLUMN THAT WAS ADDED FOR EXTRA SUPPORT. USUALLY THIS WOULD BE A NEGATIVE, BUT THIS WAS ADDED TO RE INFORCE PRESENT STRUCTURE NOT TO REPLACE A SUPPORT. THERE ARE WOOD COLUMNS BELOW THE KITCHEN THAT SHOULD BE STEEL.BASEMENT HAS HAD WATER MANY IN THE LIFE OF THE HOUSE. PROPER DRAINAGE OUTSIDE AND INSTALLATION OF A SUMP PUMP AND FRENCH DRAINS IS RECOMMENED.

CRAWL SPACE

Slab On Grade			J/A	☐ Not Visib	le	Signs of se	ttlement:	☐ Yes	s	□ No
Crawl Space		□F	5u11	✓ Combinati	ion l	nasement/cra	wl space	□ No	Ac	cess
			un	Comomat	1011 (wrspace			
Access	☐ Exterior Inspected from:		nterior Access ₁	hatch door panel		Via basemer In the crawl				
Foundation Walls	S)oumad .	a on onata	П	Ctomo			. a d	
	☐ Brick ☐ Cracks	□P		concrete columns ent		Stone Other Have evalua	ted	□ Wo		or
Floor										
	☐ Dirt ☐ Typical cracks		Concret	e	V	Gravel		☐ Oth	ıer	
Drainage										
	☐ Outside drain Evidence of moisture of		Sump pi	ump □ Yes		None appare No	ent			
Ventilation			Vall ve	nts		Power vents		☑ No:	ne a	apparent
Girders (1), Colu	mns (2)									
Condition:	☐ Steel ☑ Satisfac	tory		Vood Iarginal		Block Poor	☐ Concr	ete [ΙL	Not visible
Joists										
	□ Not visi □ 2x8	ble	✓ V ✓ 2	Vood x10		Steel 2x12	☐ Other 16 inches	s on cen	ıter	
Sub Floor				lot visible	V	Wood	☐ Concr	ete [](Other
Moisture Stains			□ V	Valls		Sub floor	☐ Other			
Insulation			☑ N	lone		Walls	☐ Ceilin	g [<u> </u>	Other
Vapor Barrier			7es	✓ No	(Se	ee Remarks p	nage)			
vapor Barrior	☐ Kraft fa			lastic		Other	□ Not vi	sible		
Basement/Crawl	Space Walls									
	D'	11		1.1.			North			I
	Diagram indicates who and type of covering:	ere waii i	HOU VISI	uie			D			
	P = Paneling									
	D = Drywall			West					D	East
	S = Storage C = Crack(s)									
	M = Monitor						D		D	
0	-1-						South			
General Comme	nts									

PLUMBING

Water entry piping: Water lines: Copper	Water Service		Shut off location: E	BASEMENT		
Lead (other than solder joints):	Water entry piping:	☐ Not visible	☑ Copper/Galv.	☐ Plastic/PB	☐ Unknown	
Water pressure:	Water lines:	Copper	☐ Galvanized	☐ Plastic	☐ Polybutylene	☐ Unknown
Drain/waste/vent pipe:		Lead (other than	solder joints):	☐ Yes ☑ No	☐ Service entry	☐ Unknown
Drain/waste/vent pipe:		Water pressure:	Adequate	□ Poor	Cross connection	☐ Yes ☑ No
Condition:		Pipes: ☐ Corro	ded Leaking	☐ Valves broke	n/missing	ipported/insulated
Waste discharge: Satisfactory	Drain/waste/vent pipe:	☐ Copper	Cast iron	☐ Plastic	☐ Other	
Hose bibs:		Condition:	Satisfactory	☐ Marginal	□ Poor	☐ Not visible
Well Pump Submersible		Waste discharge	: 🗹 Satisfactory	☐ Slow drain		
Pressure gauge operates: ☐ Yes ☐ No ☐ Unknown Sanitary Pump Sealed crock: ☐ Yes ☐ No ☐ Check valve: ☐ Yes ☐ No ☐ Other Approx. age: 4 yr.(s) Water Heater #1 RHEEM ☐ Gas ☐ Electric ☐ Oil ☐ Other Approx. age: 4 yr.(s) Capacity: 40 gallons Seismic restraints needed: ☑ N/A ☐ Yes ☐ No Relief valve: ☑ Yes ☐ No ☑ Missing Vent pipe: ☐ N/A ☑ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other	Hose bibs:	☐ Yes ☐ No	o Operate	es:	□ No ☑ No	ot tested
Pressure gauge operates: ☐ Yes ☐ No ☐ Unknown Sanitary Pump Sanitary Pump Sealed crock: ☐ Yes ☐ No Check valve: ☐ Yes ☐ No Vented: ☐ Yes ☐ No Water Heater #1 RHEEM Gas Capacity: 40 gallons Relief valve: ☐ Yes ☐ No Extension proper: ☐ Yes ☐ No Missing Vent pipe: ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other Rusted ☐ Well pit ☐ Shared well Well pit ☐ Shared well Shared well Yes ☐ No Vented: ☐ Yes ☐ No Pitch proper ☐ Rusted ☐ Other Rusted ☐ Other	Well Pump		✓ N/A	(See Remarks pa	ge)	
Pressure gauge operates:		☐ Submersible				☐ Shared well
Sanitary Pump Sealed crock:	Pressure gauge operates				— Wen pit	in Shared Wen
Sealed crock: ☐ Yes ☐ No Check valve: ☐ Yes ☐ No Water Heater #1 RHEEM Gas Capacity: 40 gallons Relief valve: Yes No Extension proper: Yes No Wissing Vent pipe: No Satisfactory Pitch proper Rusted Vented: Yes No Vented: Yes No No Wissing Other Approx. age: 4 yr.(s) No Wissing Other						
RHEEM ✓ Gas ☐ Electric ☐ Oil ☐ Other Approx. age: 4 yr.(s) Capacity: 40 gallons Seismic restraints needed: ✓ N/A ☐ Yes ☐ No Relief valve: ✓ Yes ☐ No Extension proper: ☐ Yes ✓ No ✓ Missing Vent pipe: ☐ N/A ✓ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other						
RHEEM ✓ Gas Capacity: 40 gallons Relief valve: Vent pipe: ☐ Gas ☐ Electric ☐ Oil ☐ Other ☐ Approx. age: 4 yr.(s) ☐ N/A ☐ Yes ☐ No ☐ Seismic restraints needed: ✓ N/A ☐ Yes ☐ No ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other ☐ Other ☐ Approx. age: 4 yr.(s) ☐ N/A ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ Other	Sealed crock:	☐ Yes ☐ No	Check valve:	☐ Yes ☐ No	Vented:	☐ Yes ☐ No
Capacity: 40 gallons Seismic restraints needed: ✓ N/A ☐ Yes ☐ No Relief valve: ✓ Yes ☐ No Extension proper: ☐ Yes ☑ No ☑ Missing Vent pipe: ☐ N/A ☑ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other	Water Heater #1					
Capacity: 40 gallons Seismic restraints needed: ✓ N/A ☐ Yes ☐ No Relief valve: ✓ Yes ☐ No Extension proper: ☐ Yes ☑ No ☑ Missing Vent pipe: ☐ N/A ☑ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other		_				
Relief valve:	RHEEM	✓ Gas	☐ Electric	□ Oil	☐ Other Appr	ox. age: 4 yr.(s)
Vent pipe: ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other		Capacity: 40 gall	lons	Seismic restraint	s needed: 🗹 N/A	☐ Yes ☐ No
	Relief valve:	✓ Yes □ No	Extension pro	oper:	✓ No ✓ Miss	sing
Woter Coffener (This act and act and act all	Vent pipe:	□ N/A	✓ Satisfactory	☐ Pitch proper	☐ Rusted	☐ Other
vvaler soliener (Unit not evaluated)	Water Softener		(Unit not evaluated	1)		
☐ Yes ☑ No Plumbing hooked up: ☐ Yes ☑ No		☐ Yes ☑ No	Plumbing hoo	oked up:	☑ No	
General Comments	General Comments					

HOT WATER RELIEF VALVE EXTENSION PIPE IS MISSING IT SHOULD BE 4 TO 6° FROM THE FLOOR.

HEATING SYSTEM

Fuel Shutoff		Main fuel shutoff location: AT UNIT									
Forced Air System											
	Brand name: GE	E		Approximate age: 50 year(s)							
Energy source:	□ Gas	□LP	☑ Oil	☐ Electric							
Hot air systems:	✓ Belt drive	☐ Direct dr									
Heat exchanger:	✓ Visual with n	nirror	□ N/A (sealed)	☐ Not accessible							
Treat enemanger.	Condition:	✓ Rusted	☐ Flame distortion	☐ Other							
	View is extreme	extremely limited - See Remarks page about options									
Heat pump:	☐ Aux. Elec.	☐ Aux. Gas		<u>-</u>							
· · · · · · · · · · · · · · · · · · ·	Emergency heat	tested:	□ Yes □ No	✓ N/A							
CO test:	Tester: Sniffit		✓ Plenum/register	\square Not tested \square N/A							
Distribution:	✓ Metal duct		☐ Insul. flex duct	☐ Cold air returns							
Flue piping:	✓ Metal	\square PVC	☐ Proper pitch	\square Rusted \square N/A							
Filter:	✓ Standard		☐ Electrostatic	\square Paper \square N/A							
	Condition:	✓ Satisfacte	ory 🗆 Replac	<u>-</u>							
Operated:	When turned on		•	☐ Did not fire							
Operation:	Satisfactory:	✓ Yes	☐ No ☐ Recommend HVAC technician examine								
Controls:	☐ Disconnect		✓ Normal operating and safety controls observed								
Others		✓ N/A									
	☐ Electric baseboard		☐ Radiant ceiling cable ☐ Gas space heater								
	☐ Woodburning	g stove	(See Remarks page)								
General Comments											
	ONE OF THE HEAT DUCTS WAS DISCONNECTED. FURNACE IS OLD, PAST ITS										

LIFE EXPECTANCY AND NOT AS EFFICIENT AS NEW MODELS.

ELECTRICAL

					_				
Main Panel		Location:	GARAGE	3					
	Amps: 100	Volts: 24		10	Breakers	☐ Fuses			
Appears grounded:	✓ Yes □ N	lo GFCI j	present:	☐ Yes	☑ No Operates:	□ Yes □ No			
Main Wire:	☐ Copper	Alumir	ıum	☐ Coppe	er clad aluminum	☐ Not visible			
Branch Wire:	Copper	☐ Aluminum		☐ Coppe	er clad aluminum	☐ Not visible			
	✓ Romex	☑ BX cable		☐ Condi		☐ Knob & tube			
	☐ Double tapp								
	☐ Panel not accessible ☐ Not evaluated Reason:								
Sub Panel(s)		☐ None a	pparent						
Location 1: BASEMEN	T	Location 2:	rr		Location 3:				
	☐ Panel not accessible		□ Not e	☐ Not evaluated Reason:					
Branch Wiring: Copper Neutral/ground			ıum ✓ Yes	□ Coppe	☐ Copper clad aluminum ☐ No ☐ Have electrician separate				
	Neutral isolated		✓ Yes	□ No	☐ Have electrici				
	Neutral Isolated	1.	L Tes	□ No	Have electrici	all isolate			
Electrical Fixtures									
A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and									
exterior walls were tested and found to be:									
✓ Satisfactory ☐ Marginal ☐ Poor									
✓ Open grounds ☐ Reverse polarity ☐ Other									
☐ Solid conductor aluminum branch wiring circuits (See Remarks page)									
✓ Recommend a licensed electrician evaluate the service									
General Comments:									
SUBF	PANEL BOX SH	OULD BE MA	ADE MOR	RE ACCES	SSIBLE, OPENING IS	TOO SMALL.			
SUBPANEL BOX SHOULD BE MADE MORE ACCESSIBLE. OPENING IS TOO SMALL. THERE IS A LIVE WIRE HANGING BELOW THE MAIN BATH THAT SHOULD EITHER BE									
REMOVED OR IN AJUNCTION BOX.THERE ARE OTHER DISCONNECTED WIRES THAT									
DID NOT SEEM TO BE LIVE. RECOMMEND THEIR REMOVAL. ANY WIRES SPLICED									
WITH ELECTRICAL TAPE SHOULD BE SPLICED IN JUNCTION BOXES. RECOMMEND A									
LICENSED ELECTRICIAN REMEDY THE UNGROUNDED OUTLETS. GFCI OUTLETS									
SHOU	JLD BE INSTA	LLED WITHIN	√6' OF W	ATER AN	ND OUTSIDE.				
* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read									
the entire report, including the Remarks.									
1 /									
DEFINITIONS									
SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of									

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

 $\textbf{MARGINAL} \text{ -} Indicates the component will probably require repair or replacement anytime within five years.}$

POOR - Indicates the component will need repair or replacement now or in the very near future.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find minor problems. It is to find major problems. These are the things that affect people's decisions to purchase.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

SUMMARY*

GROUNDS RECOMMEND REPAIRING AND SEALING THE DRIVEWAY CRACKS. RECOMMEND STAINING THE DECK. RECOMMEND ADDITIONAL BACKFILL FOR THE FRONT OF THE HOUSE SO GROUND SLANTS AWAY. REAR BLOCK RETAINING WALL HAS LOOSE BLOCKS AND IS LEANING. **ROOF COVERING** FRONT ROOF ON THE MAIN SECTION OF THE HOUSE IS ABOUT 20 YEARS OLD SHOWING SIGNS OF ITS AGE. IT IS 2 LAYERS AND WILL NEED REPLACEMENT SOON. MINOR REPAIRS NEEDED AT THIS TIME.

GUTTERS / SIDING RECOMMEND EXTENDING GUTTER DOWNSPOUTS ON THE EAST SIDE OF HOUSE 4 'AWAY FROM THE BUILDING. THERE IS SOME LOOSE SIDING ON THE WEST SIDE BOTTOM OF HOUSE AND RIPPLED SIDING AT THE REAR.

EXTERIOR / ELECTRICAL / GARAGE EXTERIOR OUTLETS ARE UNGROUNDED. RECOMMEND CHANGING THEM TO GFCI OUTLETS. RECOMMEND A SAFETY REVERSE FOR THE GARAGE DOOR OPENER.THE USE OF EXTENSION CORDS FOR PERMANENT WIRING SHOULD BE DISCONTINUED. MOISTURE STAINS PRESENT.

KITCHEN FLOOR HAS DAMAGED CRACKED LINOLEUM. OVEN LED CONTROL LIGHTS ARE OUT... HARD TO TELL WHAT TEMP IS SET. MOST CABINET DOORS WERE MISSING AT THE TIME OF THE INSPECTION. COUNTERTOPS HAVE BURNS AND ARE WORN THIN.

LAUNDRY WALL SWITCH PLATE SHOULD BE SECURED.

MAIN BATH HOT WATER SUPPLY LINE TO THE TUB IS DISCONNECTED. WHIRLPOOL AND STEAM SHOWER DID NOT OPERATE AT THE TIME OF THE INSPECTION. THERE IS NO WAY TO GET TO THE WHIRLPOOL TUB MOTOR OR PUMP FOR REPAIRS. RECOMMEND CAULKING NEAR THE WHIRLPOOL TUB CONTROL. SINK DRAIN STOPPER MISSING. SINK COLD WATER SUPPLY SHUT OFF KNOB MISSING.

MASTER BATH SINK DRAIN STOPPER IS MISSING. TUB DRAIN STOPPER DOES NOT HOLD WATER, USING RUBBER STOPPER.

BASEMENT BATH UNGROUNDED OUTLET IS A SAFETY CONCERN. RECOMMEND GFCI OUTLET BE INSTALLED. THE SINK DRAIN STOPPER IS MISSING. THEREIS NO HEAT SOURCE. THERE IS MOLD PRESENT, RECOMMEND MOLD TEST. THE INSULATION ON THE WINDOW SHOULD BE REMOVED SO ROOM CAN BE VENTED.

DINING ROOM THERE ARE A COUPLE OF CRACKED WINDOWS. WINDOWS ARE OLDER , SOME ARE PAINTED SHUT. SOME HAD BROKEN SASH SPRINGS. SLIDING SCREEN DOOR FALLS OFF ITS TRACK AND IS DIFFICULT TO OPERATE.

LIVING ROOM RECOMMEND RAILING BETWEEN LIVING ROOM AND DINING ROOM.

REC ROOM CEILING IS MISSING IN MOST OF THE REC ROOM. MUSTY ODOR... RECOMMEND MOLD TEST.

ATTIC THERE IS AN OPEN ELECTRIC JUNCTION BOX IN THE ATTIC ABOVE THE DINING ROOM THAT NEEDS A COVER. THE MASTER BEDROOM BATH FAN EXHAUSTS INTO THE ATTIC AND NOT OUTSIDE. RECOMMEND ADDITIONAL INSULATION IN THE MAIN HOUSE SECTION OF THE ATTIC. BASEMENT THERE IS A TEMPORARY SUPPORT COLUMN THAT WAS ADDED FOR EXTRA SUPPORT. USUALLY THIS WOULD BE A NEGATIVE, BUT THIS WAS ADDED TO RE INFORCE PRESENT STRUCTURE NOT TO REPLACE A SUPPORT. THERE ARE WOOD COLUMNS BELOW THE KITCHEN THAT SHOULD BE STEEL.BASEMENT HAS HAD WATER MANY IN THE LIFE OF THE HOUSE. PROPER DRAINAGE OUTSIDE AND INSTALLATION OF A SUMP PUMP AND FRENCH DRAINS IS RECOMMENED. PLUMBING HOT WATER RELIEF VALVE EXTENSION PIPE IS MISSING IT SHOULD BE 4 TO 6" FROM THE FLOOR.

HEATING SYSTEM ONE OF THE HEAT DUCTS WAS DISCONNECTED. FURNACE IS OLD, PAST ITS LIFE EXPECTANCY AND NOT AS EFFICIENT AS NEW MODELS.

ELECTRICAL SUBPANEL BOX SHOULD BE MADE MORE ACCESSIBLE. OPENING IS TOO SMALL. THERE IS A LIVE WIRE HANGING BELOW THE MAIN BATH THAT SHOULD EITHER BE REMOVED OR IN AJUNCTION BOX.THERE ARE OTHER DISCONNECTED WIRES THAT DID NOT SEEM TO BE LIVE. RECOMMEND THEIR REMOVAL. ANY WIRES SPLICED WITH ELECTRICAL TAPE SHOULD BE SPLICED IN JUNCTION BOXES. RECOMMEND A LICENSED ELECTRICIAN REMEDY THE UNGROUNDED OUTLETS. GFCI OUTLETS SHOULD BE INSTALLED WITHIN 6' OF WATER AND OUTSIDE.

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement <u>anytime during the next five (5) years</u>.

