



Confidential Inspection Report

LOCATED AT:
123 Sample Street
Sample Town, New Jersey 07080

PREPARED EXCLUSIVELY FOR:
First Name Last Name

INSPECTED ON:
Monday, January 01, 2018



Inspector, Mikhail Potros, P.E., CPI 24GI00173700
Precision Home Inspections LLC



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

SYSTEM NOTES

FORCED HOT AIR HEAT

UPG 1: - Condensing drain line has significant sediment buildup and is in need of cleaning and servicing by qualified HVAC professional.

HEAT EXCHANGER

FORCED HOT AIR HEAT

UPG 2: - Although we found no visible cracks, holes or other damage, due to the age and condition of the heat exchanger, the need for replacement of the furnace should be expected within the near future.

BLOWER/MOTOR

FORCED HOT AIR HEAT

UPG 3: - Dust and debris have built up on the blower and in the blower compartment. We recommend servicing.

UPG 4: - The blower is deteriorated. It was observed to be noisy and vibrating. Its remaining service life is limited. The need for replacement should be expected in the near future.

INDUCER FAN

FORCED HOT AIR HEAT

UPG 5: - The inducer fan is noisy. We recommend adjustment, repair, or replacement.

AIR FILTERS

FORCED HOT AIR HEAT

WARN UPG 6: - The return duct as well as bottom portions of the furnace unit showed significant signs of corrosion. This may have resulted from a previous humidifier leak. At the time of the inspection the humidifier was unplugged and drain line was cut. Further evaluation by a qualified licensed HVAC contractor is recommended.

DUCTS

FORCED HOT AIR HEAT

UPG 7: - There is debris in the ducts. We recommend the ducts be cleaned of all debris.

CB MAIN PANEL

ELECTRICAL SYSTEM

8: - The main service panel is in serviceable condition with circuitry generally installed and fused correctly, however service entrance cables should be properly secured above the service panel.

RECEPTACLES: OVERALL

ELECTRICAL SYSTEM

WARN UPG 9: - The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times. The tested receptacles properly matched their wire type although upgrade of 2 prong receptacles to include grounding is recommended.

FLOOR INSULATION

INSULATION/ENERGY

UPG 10: - The floor insulation is damaged and appears to be water damaged in the crawlspace. We recommend it be replaced.

FIXTURES: OVERALL

PLUMBING

UPG 11: - The plumbing fixtures, although operating, are deteriorated and in need of replacement. Kitchen sink has hot water reversed. And bathroom fixtures show signs of corrosion/oxidation, mildew, and missing /broken valve controls. Routine maintenance will keep them functional and maximize their useful life.

DRAIN LINES

PLUMBING

UPG 12: - Staining was present at the several sinks, suggesting prior leakage. These areas should be monitored for signs of active leakage.

SURFACE

COMPOSITION SHINGLE ROOFING

UPG 13: - The condition(s) and/or configuration noted above is conducive to moisture penetration and leakage. We recommend the advice and services of a licensed roofing contractor.

WARN UPG 14: - In addition to the condition(s) noted, there is evidence of leakage on the underside of the roof. The source of the leak should be found and repaired. We recommend the advice and services of a licensed roofing contractor.

CHIMNEY AT ROOF

COMPOSITION SHINGLE ROOFING

UPG 15: - The counter flashing at the chimney was installed in a substandard manner. The counter flashing should be installed directly into the mortar joints and, in our opinion, is currently substandard. We recommend it be removed and repaired by a qualified and licensed chimney contractor.

GUTTERS

EXTERIOR/SITE/GROUND

UPG 16: - The gutter at the split roof is not draining properly because they are improperly sloped. The gutter should be reconfigured or an additional downspout should be installed. If not, frequent cleaning and other maintenance will be necessary.

DOWNSPOUTS

EXTERIOR/SITE/GROUND

UPG 17: - Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

DECK SUPPORTS

EXTERIOR/SITE/GROUND

WARN 18: - The pool's deck is supported in a substandard manner with nails rather than joist hangers. We recommend repair or replacement in accordance with present standards.

WARN UPG 19: - Although there was no accessible point of entry to fully access under the deck. The deck joists were observed to be supported by substandard joist hangers. Present standards require that joist hangers be the full depth of the joist. We recommend joist hangers be upgraded.

RETAINING WALLS

EXTERIOR/SITE/GROUND

WARN UPG 20: - The structural retaining wall at the driveway is spalling and leaning. There are also no 'weep holes' near the base of the wall to facilitate drainage. The retaining wall should be monitored for further deterioration. If and when further deterioration or movement develops, repairs or replacement will be necessary.

BASE FOUNDATION

BASEMENT

WARN UPG 21: - Based on evidence at time of inspection there was observed moisture in the basement floor in the front right corner of the house. It is highly suspect that this moisture is a consequence of the recent gas meter install. There was no moisture apparent on visible portions of the concrete block wall directly above the floor at this area. This area should be closely monitored and we recommend repair by a qualified and licensed contractor.

Monday, January 01, 2018
First Name Last Name
123 Sample Street
Sample Town, New Jersey 07080



Dear First Name Last Name,

We have enclosed the report for the property inspection we conducted for you on Monday, January 01, 2018 at:

123 Sample Street
Sample Town, New Jersey 07080

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Potentially serious issue that should be addressed.
 = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Mikhail Potros, P.E., CPI
Precision Home Inspections LLC



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

For purposes of identification and reporting, the front of this building faces southwest.

NOTES

Over the course of this inspection the temperature was estimated to be between 35 and 40 degrees.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

Type of system: Gas heat with air conditioning

LIMITATIONS

Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

Heat

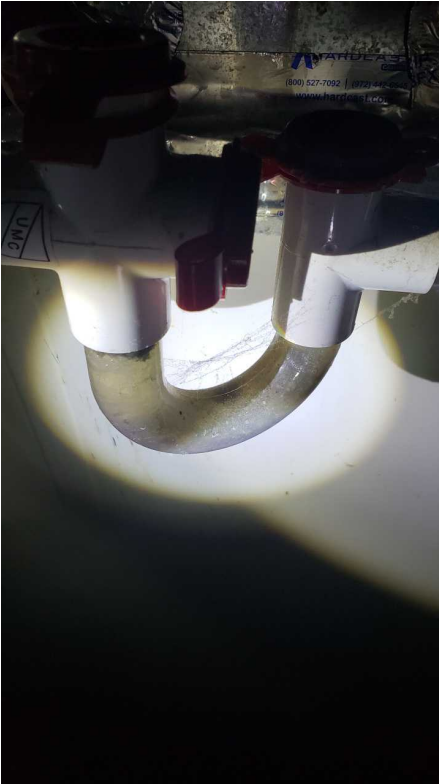
A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

UPG Condensing drain line has significant sediment buildup and is in need of cleaning and servicing by qualified HVAC professional.



GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

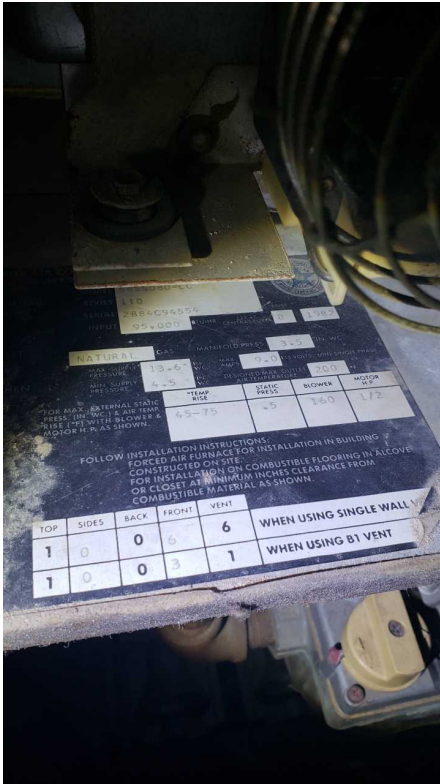
BURNERS

UPG The burner flame is irregular. We recommend the burners be cleaned and adjusted.



HEAT EXCHANGER

UPG Although we found no visible cracks, holes or other damage, due to the age and condition of the heat exchanger, the need for replacement of the furnace should be expected within the near future.



Data plate indicates the furnace is from 1982. This is at the end of its service life

For attention to the condition(s) noted above, we recommend servicing be performed by a licensed heating contractor.

BLOWER/MOTOR

UPG Dust and debris have built up on the blower and in the blower compartment. We recommend servicing.

UPG The blower is deteriorated. It was observed to be noisy and vibrating. Its remaining service life is limited. The need for replacement should be expected in the near future.

INDUCER FAN

UPG The inducer fan is noisy. We recommend adjustment, repair, or replacement.

AIR FILTERS

UPG There is no air filter for this heating unit. We recommend a filter be installed to filter out dust, preventing its reentry into the occupied interior, and helping keep the blower and ductwork clean.





The return duct as well as bottom portions of the furnace unit showed significant signs of corrosion. This may have resulted from a previous humidifier leak. At the time of the inspection the humidifier was unplugged and drain line was cut. Further evaluation by a qualified licensed HVAC contractor is recommended.



VENT

UPG The heating system vent connector is poorly connected at the opening into the brick chimney. We recommend the connection be made secure and air tight.



Furnace exhaust vent is tied into the water heater vent rather than directly into the chimney under the water heater exhaust

DUCTS

UPG There is debris in the ducts. We recommend the ducts be cleaned of all debris.



THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

ELECTRIC METER

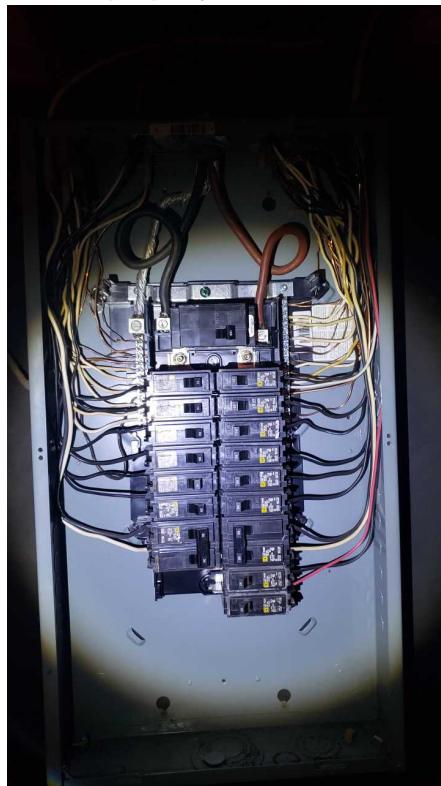
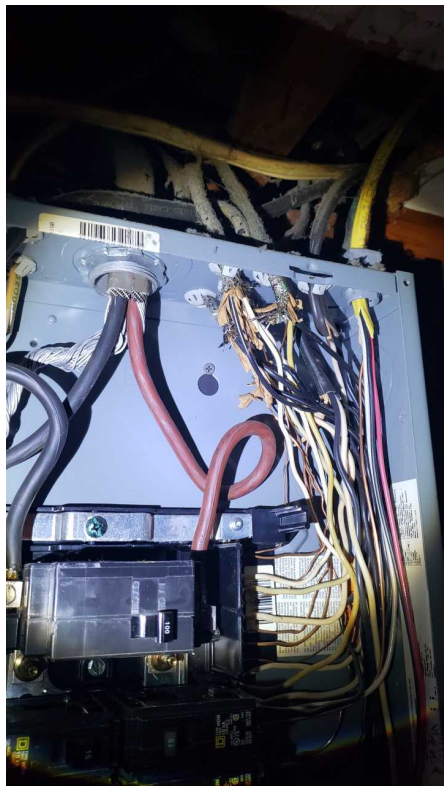
The electric meter is outside on the right-front corner of the building.

MAIN SERVICE

The main electrical service panel is in the basement.

CB MAIN PANEL

The main service panel is in serviceable condition with circuitry generally installed and fused correctly, however service entrance cables should be properly secured above the service panel.

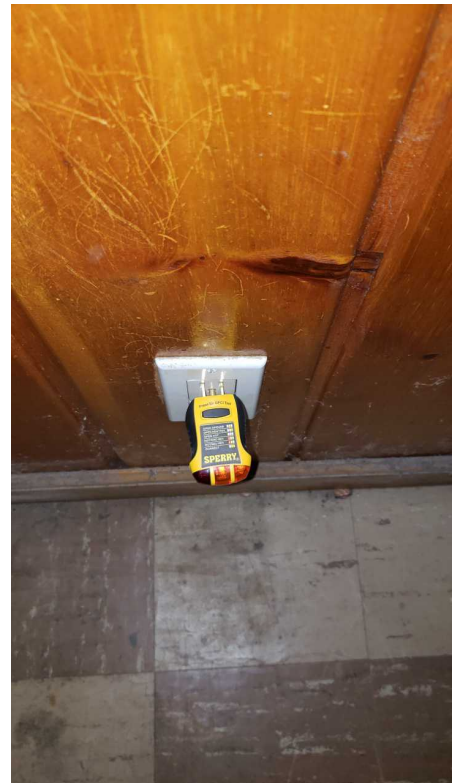
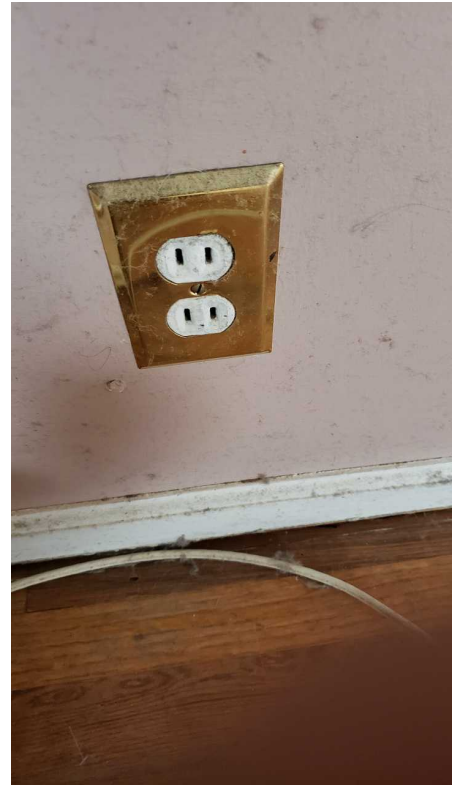


SERVICE CAPACITY

The service capacity has been previously upgraded to 100 amps and appears adequate for the present demand and minor additional loads.

RECEPTACLES: OVERALL

WARN **UPG** The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times. The tested receptacles properly matched their wire type although upgrade of 2 prong receptacles to include grounding is recommended.



UPG A number of receptacles have been wired with reversed polarity. This creates a shock and short hazard and these receptacles should be repaired. We recommend all receptacles be checked for correct polarity, identified and repaired.



UPG Some of the receptacles are missing cover plates. We recommend they be replaced in the course of maintenance to reduce the risk of electrical shorts and hazardous shocks.



For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed electrical contractor.

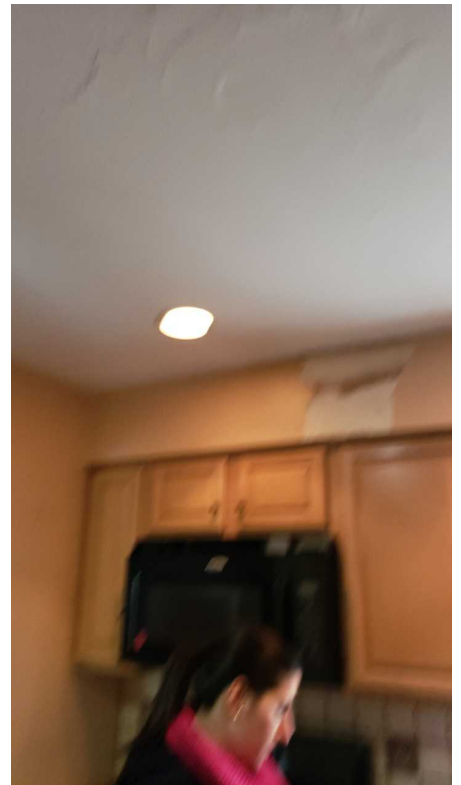
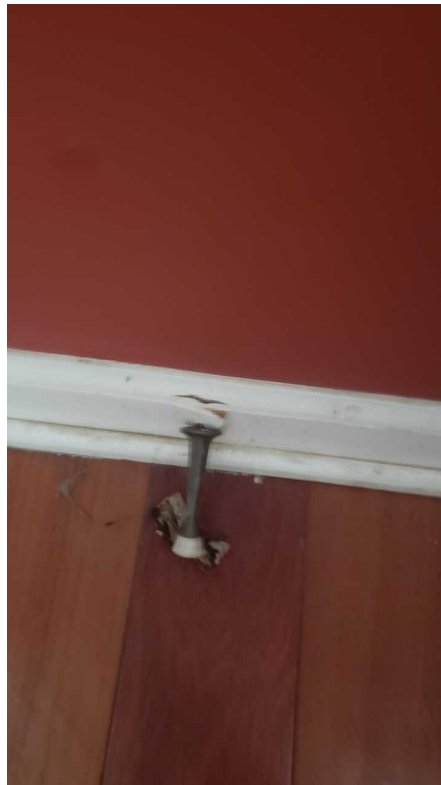
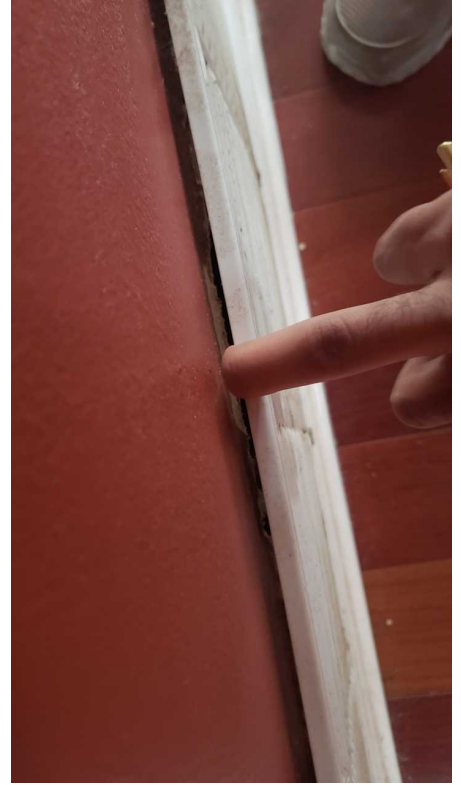
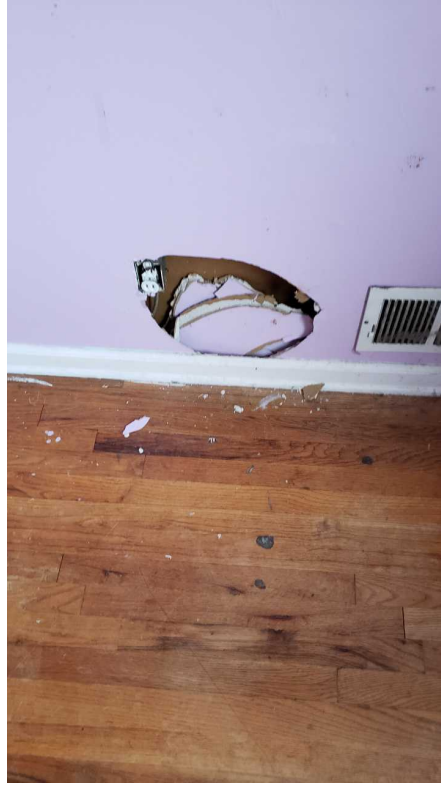
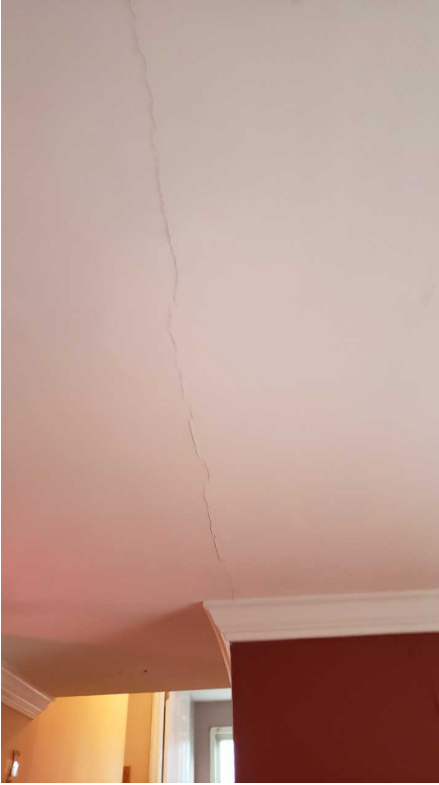
Interior

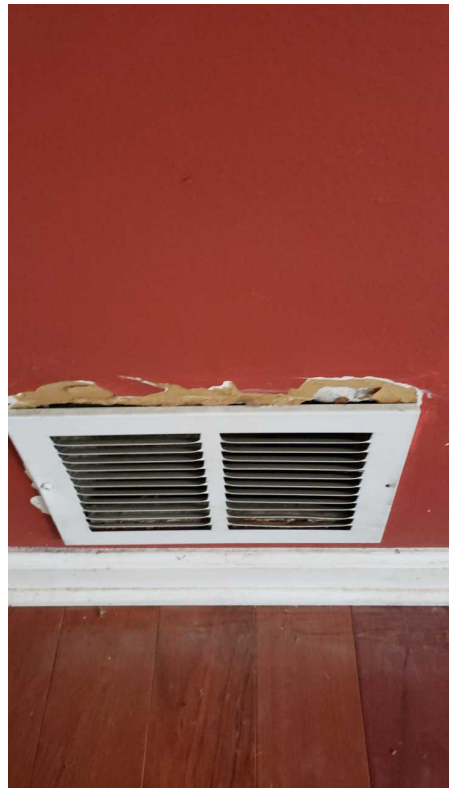
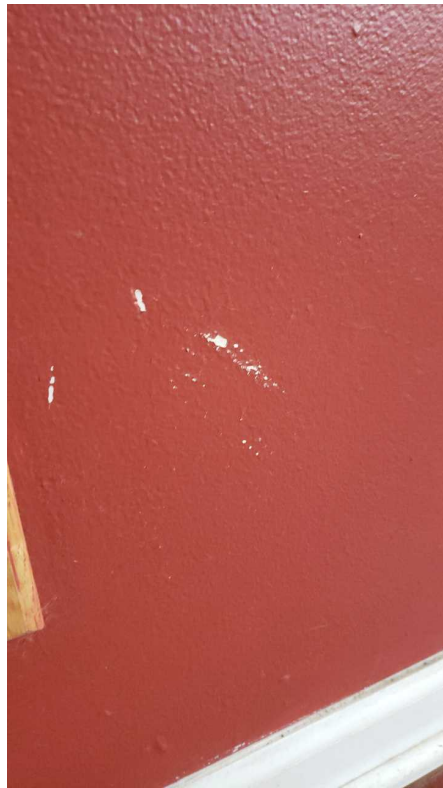
Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

WALLS & CEILINGS

The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

UPG There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks should be repaired and painted over.





FLOORS: OVERALL

Portions of the floors are worn. We recommend refinishing to protect the wood and for a better appearance.



The interior floors and stairs were observed to be squeaky in some areas.

RAILINGS

The left side railing at the entrance is not sturdy enough to resist a person's weight. We recommend that the railing be reinforced or replaced in accordance with present standards.

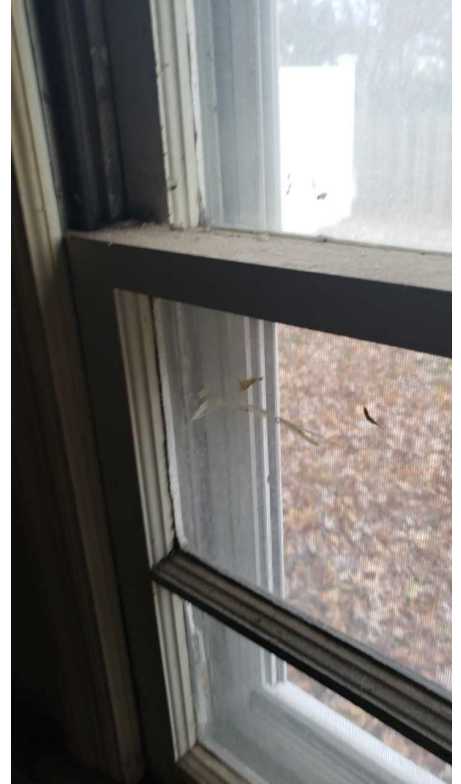


WINDOWS: OVERALL

UPG The operation of the sliding windows is rough. We recommend they be cleaned, lubricated, and adjusted for smoother operation.



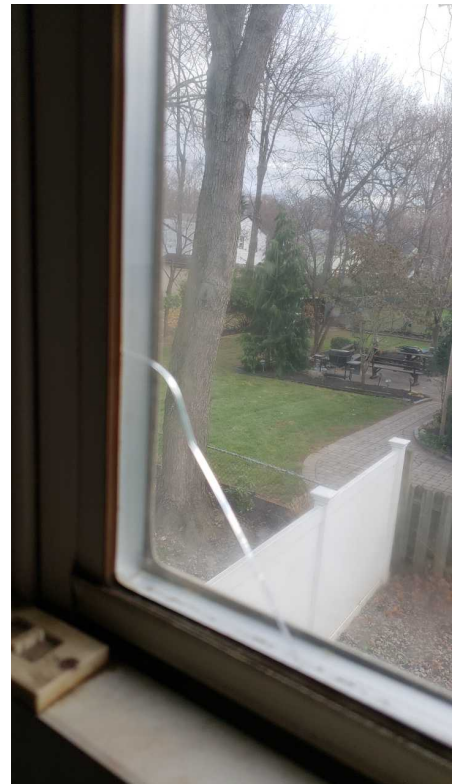
Window doesn't remain open. Broken latches



Broken spring



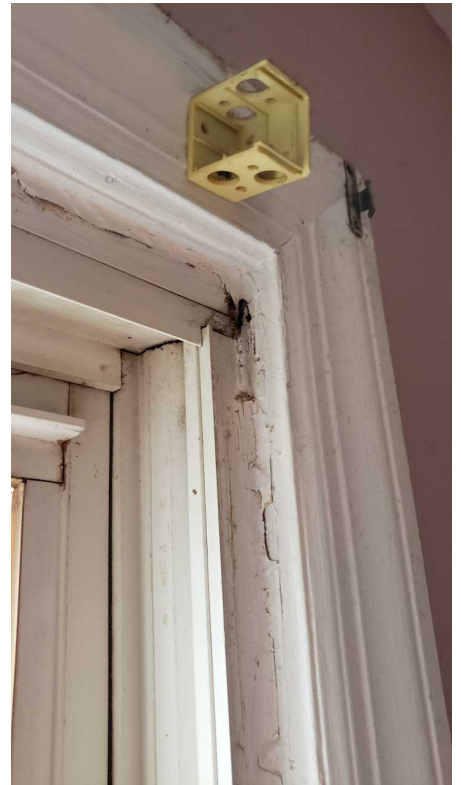
Windows in the rear sunroom are difficult to open



Cracked window



Screens and joints on several of the windows are slightly damaged and or missing. We recommend they be repaired or replaced.





The window in the lower level bathroom is in a very bad location and shows previous entrance of debris, leaves, and moisture runoff from the adjacent deck.



DETECTORS: OVERALL

There are no smoke detectors on some levels of this building as required by current industry standards. We recommend installation of smoke detectors on all levels prior to your assuming possession.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

The attic has fiberglass batt insulation.

The insulation is installed in a substandard manner. We recommend it be reworked or replaced in accordance with accepted standards.

The recessed lights are covered with insulation and are a potential fire hazard. We recommend that barriers be provided over and around the lights in accordance with local standards and manufacturer's specifications and/or replace bulbs with newer LED lights.



FLOOR INSULATION

UPG The floor insulation is damaged and appears to be water damaged in the crawlspace. We recommend it be replaced.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

WATER SHUTOFF LOCATION

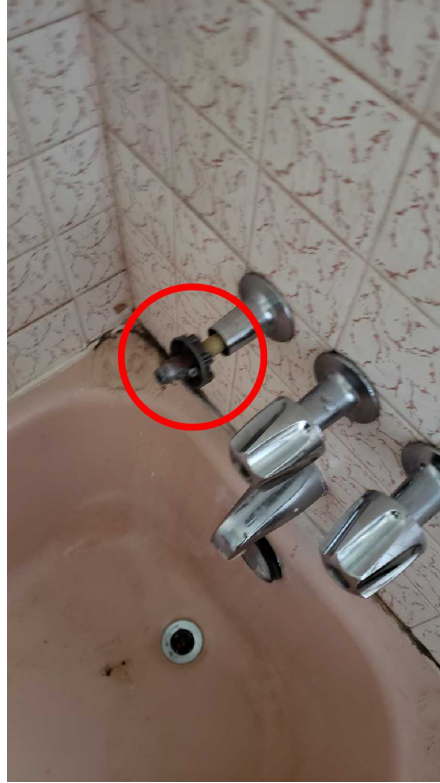
The domestic water supply main shut-off valve is on the front wall in the basement.

FIXTURES: OVERALL

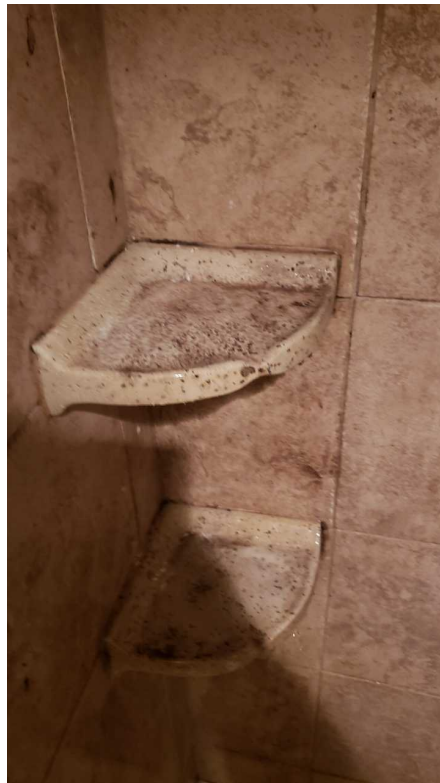
UPG The plumbing fixtures, although operating, are deteriorated and in need of replacement. Kitchen sink has hot water reversed. And bathroom fixtures show signs of corrosion/oxidation, mildew, and missing /broken valve controls. Routine maintenance will keep them functional and maximize their useful life.

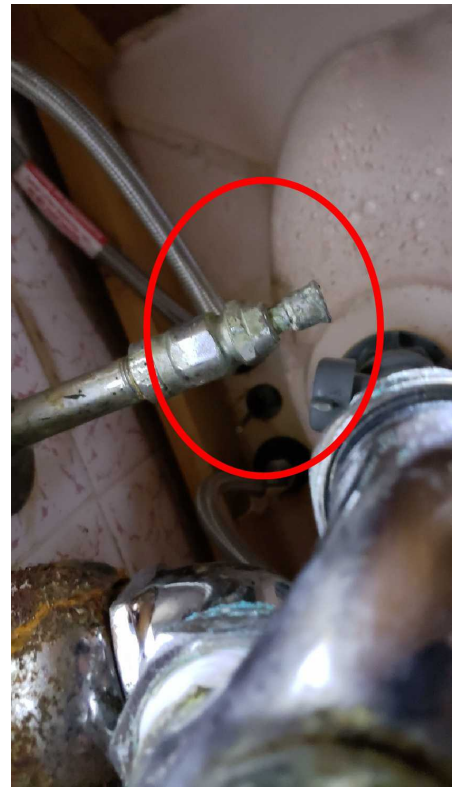
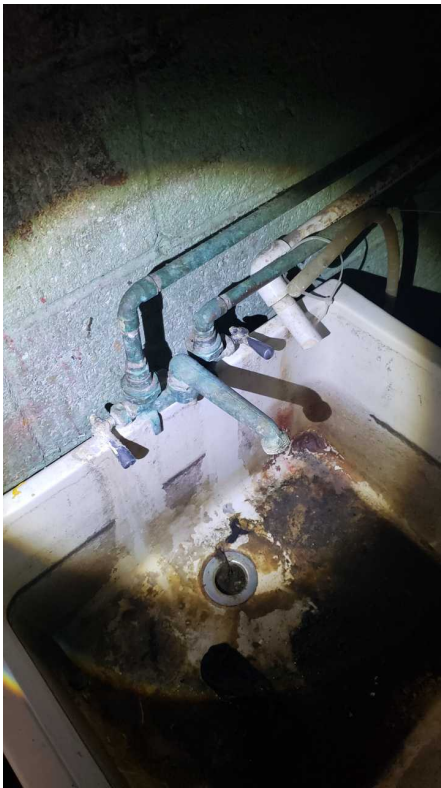


Observed dripping



Clogged and stained





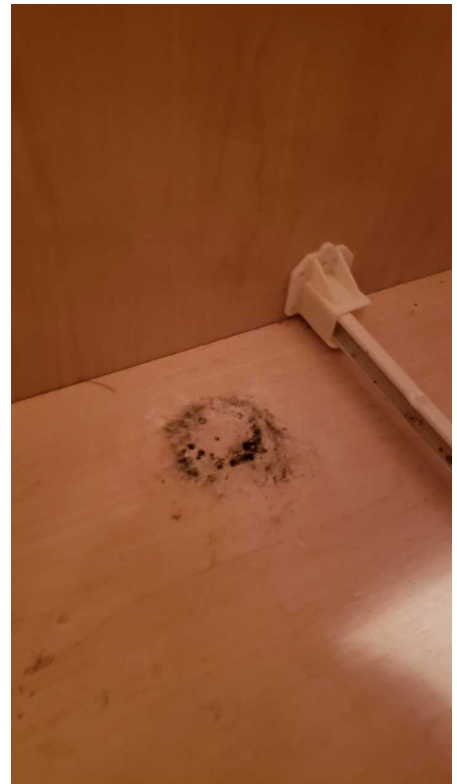
Missing valve handle

DRAIN LINES

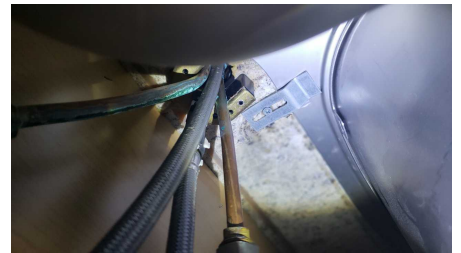
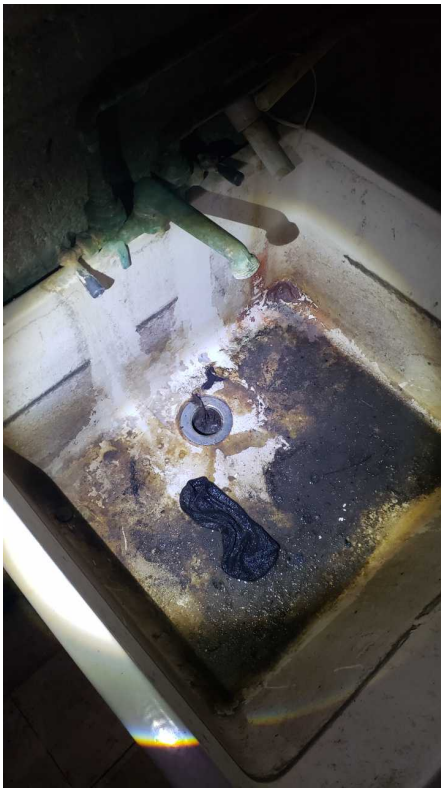
UPG Staining was present at the several sinks, suggesting prior leakage. These areas should be monitored for signs of active leakage.



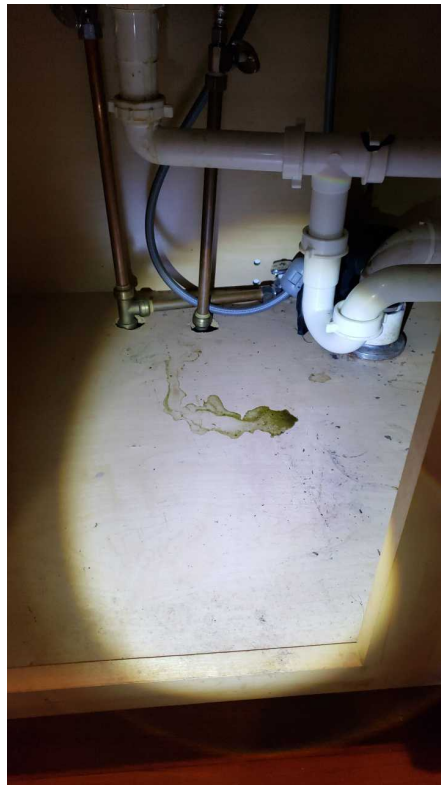
Corrosion on drain



Previous leak



Corrosion on supply lines in kitchen



Corrosion and deteriorated drain fitting

The drain observed in the bathroom is slow to drain, indicating possible obstruction. We recommend the piping be cleaned to allow free-flowing drainage.



For attention to the condition(s) noted above, we recommend the advice and services of a licensed plumbing contractor.

GAS METER LOCATION

The gas meter appeared to be very recently installed/replaced and is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas. Refer to basement section.



Gas line markout and asphalt patches located in front yard and sidewalk of the property



Proper compaction is suspect, observed leak in basement

Pool/Spa

Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. Further review by a professional is always recommended.

GENERAL COMMENTS

Although all visible components were inspected, lack of utilities prevented observation of these components under working conditions. The client is advised to reinspect these systems prior to operation.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any

destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

SURFACE

WARN The shingles and roof of the shed are long past their useful service life and extensive deterioration is evident. Roof replacement at the earliest opportunity is recommended.



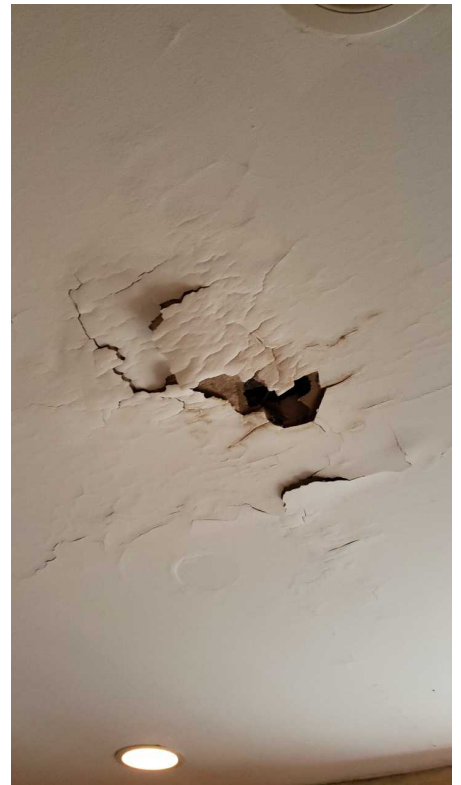
UPG The condition(s) and/or configuration noted above is conducive to moisture penetration and leakage. We recommend the advice and services of a licensed roofing contractor.



Pitched onto roof. In need of repair. Leak observed below this area



In addition to the condition(s) noted, there is evidence of leakage on the underside of the roof. The source of the leak should be found and repaired. We recommend the advice and services of a licensed roofing contractor.



Note that no drip edge was installed, which improves efficiency of water shedding at the roof edges.



CHIMNEY AT ROOF

UPG The counter flashing at the chimney was installed in a substandard manner. The counter flashing should be installed directly into the mortar joints and, in our opinion, is currently substandard. We recommend it be removed and repaired by a qualified and licensed chimney contractor.



Counter flashing should be installed into mortar joints



High moisture reading



Evidence of previous leak around chimney



Spalling was noted at the upper portion of the chimney. Spalling occurs during the winter when soft bricks absorb moisture and then freeze. The water in the surface of the brick expands, causing the surface to flake off.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a National Chimney Sweep Guild Certified chimney specialist.

GUTTERS

UPG Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

The gutters are leaking at some of the joints. We recommend the joints be repaired, patched and sealed.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In the basement

BURNERS

UPG The burner flame is yellow tipped, suggesting too little primary air, clogged burner ports, misaligned burner orifices, and/or a clogged draft hood. We recommend that the unit be serviced, cleaned and tuned.



Exterior/Site/Ground

FOUNDATION

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

WATER SHUT-OFF LOCATION

The domestic water supply main shut-off valve is on the front wall in the basement.

GAS METER LOCATION

The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



VINYL SIDING

UPG Sections of vinyl siding are damaged. We recommend they be repaired or replaced.



DOORS

The rear patio door is damaged. We recommend it be replaced.



GRADING

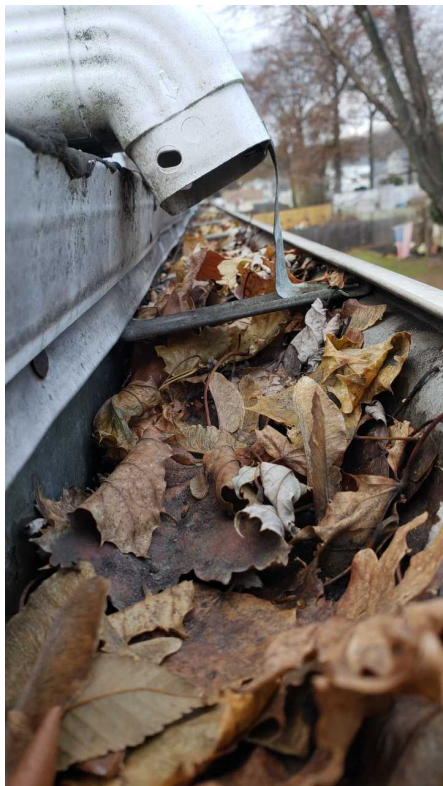
UPG Grading is sloped toward the garage. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading or proper drainage would help ensure that surface water flows away from the structure.



GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



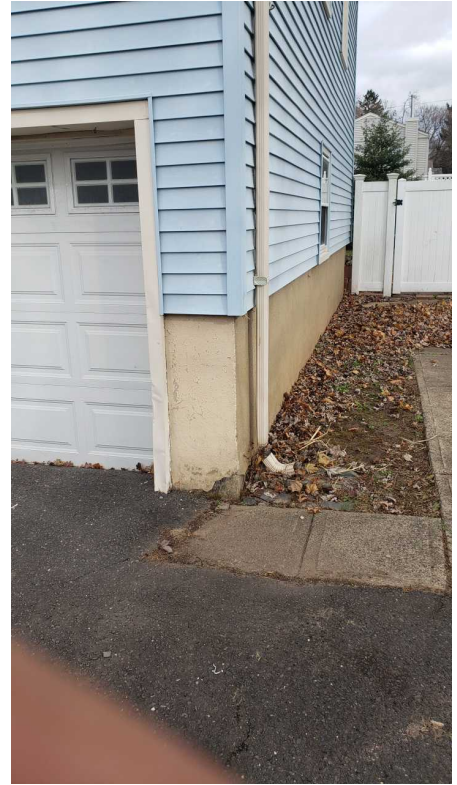
UPG The gutter at the split roof is not draining properly because they are improperly sloped. The gutter should be reconfigured or an additional downspout should be installed. If not, frequent cleaning and other maintenance will be necessary.



Gutter slopes towards roof

DOWNSPOUTS

UPG Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

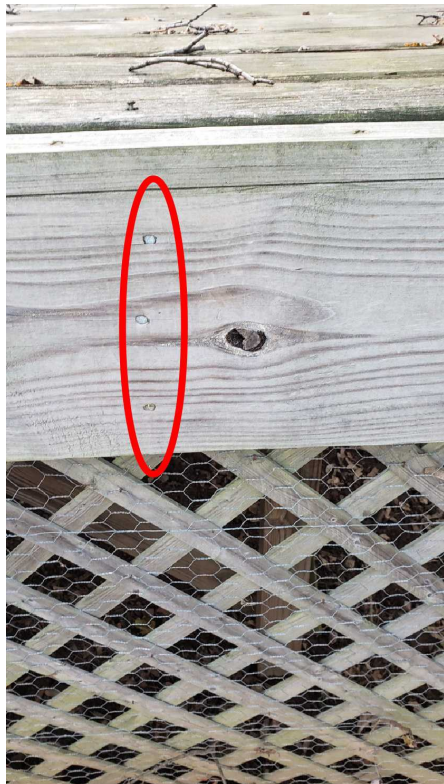


DECK

Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

DECK SUPPORTS

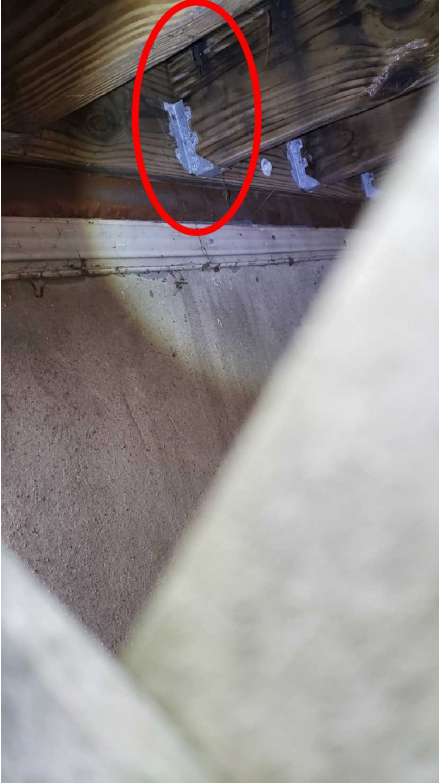
WARN The pool's deck is supported in a substandard manner with nails rather than joist hangers. We recommend repair or replacement in accordance with present standards.



Nailed directly into joist with no hanger



Although there was no accessible point of entry to fully access under the deck. The deck joists were observed to be supported by substandard joist hangers. Present standards require that joist hangers be the full depth of the joist. We recommend joist hangers be upgraded.



Substandard joist hanger. Should be full depth of joist

RETAINING WALLS

WARN **UPG** The structural retaining wall at the driveway is spalling and leaning. There are also no 'weep holes' near the base of the wall to facilitate drainage. The retaining wall should be monitored for further deterioration. If and when further deterioration or movement develops, repairs or replacement will be necessary.



No weep holes and spalling



Wall is bowing outward

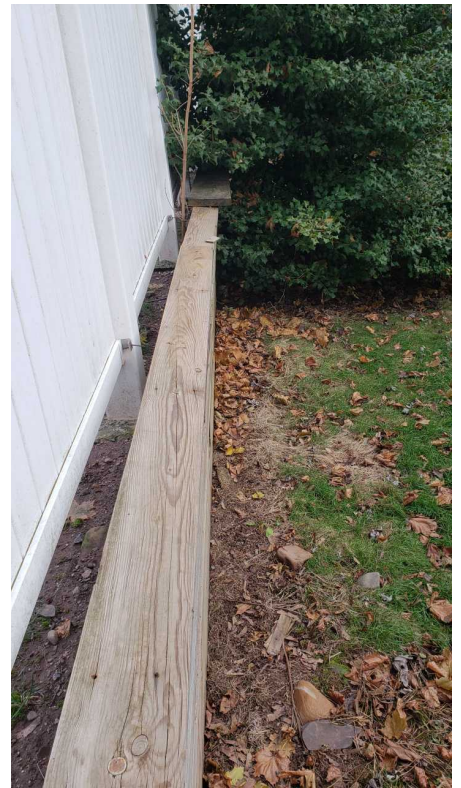
UPG The structural retaining wall at the backyard is spalling and leaning. There are also no 'weep holes' near the base of the wall to facilitate drainage. The retaining wall should be monitored for further deterioration. If and when further deterioration or movement develops, repairs or replacement will be necessary.



Wall is bowing



Direct wood to soil contact will eventually
rot away wall



Attic

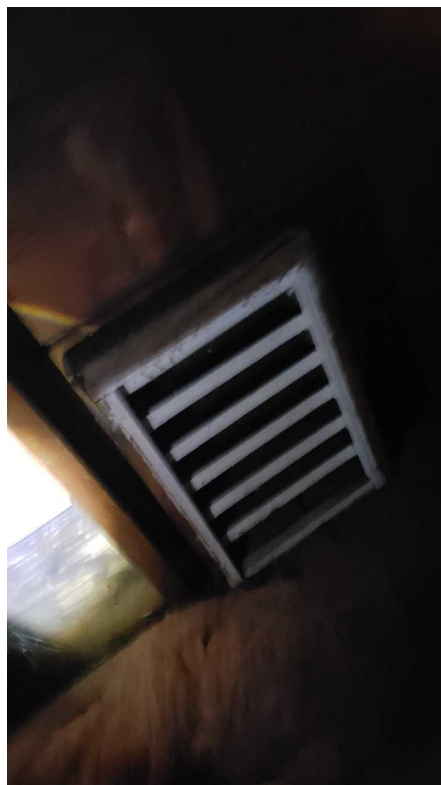
The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the

attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

VENTILATION

The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

Gable vent frames within the attic spaces were observed to be broken



Basement

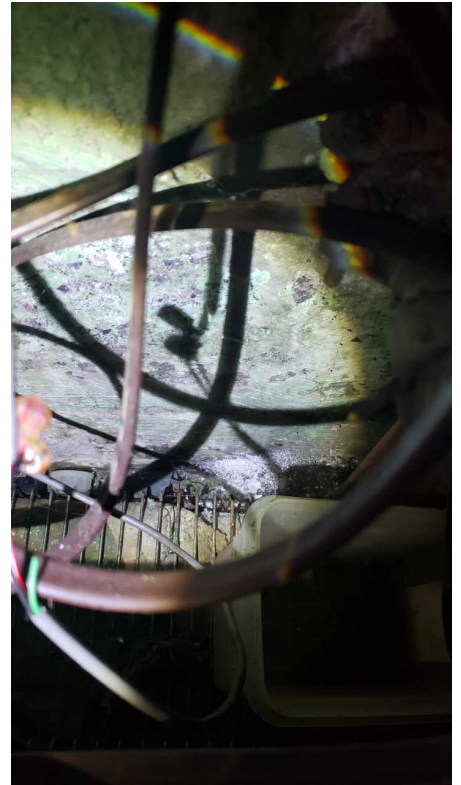
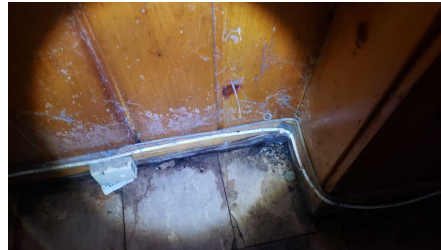
The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

BASE FOUNDATION

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

The foundation was concealed by finished surfaces. No outward indications of problems were noted, but reportable conditions could be concealed in this situation. Further investigation is optional and would require destructive testing.

WARN **UPG** Based on evidence at time of inspection there was observed moisture in the basement floor in the front right corner of the house. It is highly suspect that this moisture is a consequence of the recent gas meter install. There was no moisture apparent on visible portions of the concrete block wall directly above the floor at this area. This area should be closely monitored and we recommend repair by a qualified and licensed contractor.



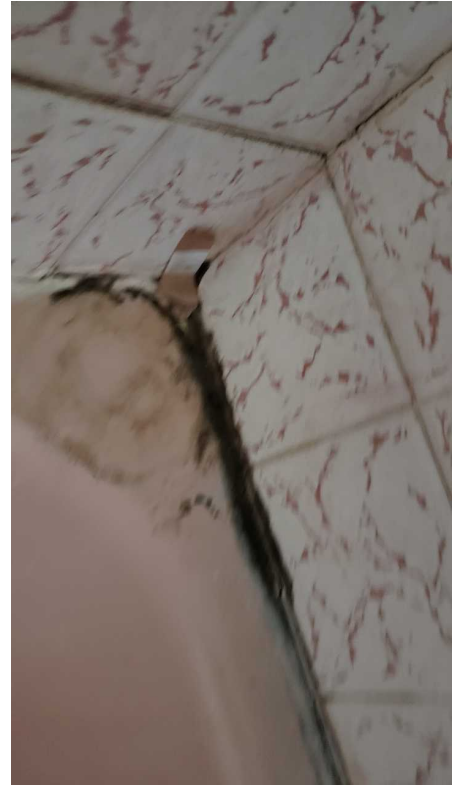


Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

SHOWER WALLS

The shower walls are deteriorated and several tiles cracked. We recommend they be repaired or replaced.



Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

VAPOR BARRIER

There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.

To help keep the moisture content of the soil at an equilibrium, we recommend a vapor barrier be installed over the dirt as an upgrade. This will help minimize changes in soil moisture that are likely to cause movement in the support structure and damage the floor insulation.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC METER

ELECTRICAL SYSTEM

The electric meter is outside on the right-front corner of the building.

MAIN SERVICE

ELECTRICAL SYSTEM

The main electrical service panel is in the basement.

WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is on the front wall in the basement.

GAS METER LOCATION

PLUMBING

The gas meter appeared to be very recently installed/replaced and is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas. Refer to basement section.



Gas line markout and asphalt patches located in front yard and sidewalk of the property



Proper compaction is suspect, observed leak in basement

GAS METER LOCATION

EXTERIOR/SITE/GROUND

The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.