



WATSON HOME INSPECTION SERVICES LLC

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WATSON - RESIDENTIAL V2.0

1234 Main Street
Phillipsburg, NJ 08865

Buyer Name

11/27/2023 9:00AM



Inspector

Jordan Holmes

InterNACHI Certified Home Inspector, NJ
Home Inspection License #24GI00193100,
NJ Radon Technician #MET14218, FAA
Certified Remote Pilot License #4448973

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Agent

Agent Name

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SUMMARY




MONITOR UPGRADE



REPAIR/REPLACE

SAFETY HAZARD

-  2.3.1 Roof - Roof Drainage Systems: Debris in Gutters
 -  2.3.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
 -  2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Parge Coat Cracking
 -  3.2.1 Exterior - Siding, Flashing & Trim: Wall Penetration(s) Not Sealed
 -  3.2.2 Exterior - Siding, Flashing & Trim: Window and/or Door Trim Rot
 -  3.2.3 Exterior - Siding, Flashing & Trim: Dried/Aged/Missing Caulk
 -  3.2.4 Exterior - Siding, Flashing & Trim: Damaged Siding Trim
 -  3.2.5 Exterior - Siding, Flashing & Trim: Door or Window Trim Paint Peeling
 -  3.4.1 Exterior - Walkways, Patios & Driveways: Patio or Walkway-Shifted/Settled
 -  3.4.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
 -  3.4.3 Exterior - Walkways, Patios & Driveways: Driveway Cracking/Deterioration
 -  4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Parge Coat Cracking
 -  4.2.2 Basement, Foundation, Crawlspace & Structure - Foundation: Evidence of Prior Repair
 -  4.2.3 Basement, Foundation, Crawlspace & Structure - Foundation: Common Cracks
 -  4.2.4 Basement, Foundation, Crawlspace & Structure - Foundation: Masonry Block Cracks
 -  4.2.5 Basement, Foundation, Crawlspace & Structure - Foundation: Hole in Foundation Wall
 -  4.2.6 Basement, Foundation, Crawlspace & Structure - Foundation: Unidentifiable Pipe
 -  4.8.1 Basement, Foundation, Crawlspace & Structure - Roof Structure & Attic: Sheathing Damaged
 -  5.2.1 Heating - Equipment: Corrosion Visible (pooling condensation)
 -  5.5.1 Heating - Vents, Flues & Chimneys: Furnace Vent-Minor Rust
 -  6.2.1 Cooling - Cooling Equipment: Refrigerant Suction Line Insulation Missing/Deteriorated
 -  6.2.2 Cooling - Cooling Equipment: Unit Not Level
 -  7.4.1 Plumbing - Water Supply & Distribution Systems : Corrosion-Valves and/or Fittings
 -  7.5.1 Plumbing - Kitchen & Bathroom Fixtures: Tub Spout Loose
 -  7.6.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
 -  8.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Open Junction Box
 -  8.5.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Outlets/Switches
 -  8.5.3 Electrical - Lighting Fixtures, Switches & Receptacles: Light Fixture Improperly Installed
-

- ⚠ 8.5.4 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged Light Fixture
- ⚠ 8.7.1 Electrical - Smoke Detectors: Smoke Detectors Missing
- ⚠ 9.3.1 Attic, Insulation & Ventilation - Attic Insulation: Areas Missing Insulation
- ⚠ 10.2.1 Doors, Windows & Interior - Doors: Door Missing
- ⚠ 10.3.1 Doors, Windows & Interior - Windows: Window Locks Inoperative/Damaged
- ⚠ 10.5.1 Doors, Windows & Interior - Walls: Drywall-Hole
- ⚠ 10.7.1 Doors, Windows & Interior - Steps, Stairways & Railings: Open Risers
- ⚠ 11.3.1 Household Appliances - Range/Oven/Cooktop: Burner Not Lighting
- ⚠ 11.3.2 Household Appliances - Range/Oven/Cooktop: Oven/Stove Not Operational

1: INSPECTION DETAILS

Information

General: Start Time 9 am	General: Finish Time 11 am	General: In Attendance Client, Client's Agent
General: Occupancy Vacant	General: Weather Conditions Clear	General: Temperature (approximate) 42 Fahrenheit (F)
Structure Details: Structures Inspected House	Structure Details: Style Cape Cod	Structure Details: Type of Building Single Family
Structure Details: Year Built 1950	Structure Details: Foundation Type Basement	Structure Details: Utilities All Utilities On

Information: Category Description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Information: New Jersey Standards of Practice

(a) All licensees shall comply with the standards of practice contained in this section when conducting home inspections. The scope of home inspection services performed in compliance with the standards set forth in this section shall provide the client with objective information regarding the condition of the systems and components of the home as determined at the time of the home inspection.

(b) Nothing in this section shall be construed to require a licensee to:

1. Enter any area or perform any procedure that is, in the opinion of the licensee, unsafe and likely to be dangerous to the inspector or other persons;
2. Enter any area or perform any procedure that will, in the opinion of the licensee, likely damage the property or its systems or components;
3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
4. Identify concealed conditions and latent defects;
5. Determine life expectancy of any system or component;
6. Determine the cause of any condition or deficiency;
7. Determine future conditions that may occur including the failure of systems and components including consequential damage;
8. Determine the operating costs of systems or components;
9. Determine the suitability of the property for any specialized use;
10. Determine compliance with codes, regulations and/or ordinances;
11. Determine market value of the property or its marketability;
12. Determine advisability of purchase of the property;
13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
14. Identify the presence of, or determine the effectiveness of, any system installed or method utilized to control or remove suspected hazardous substances;
15. Operate any system or component which is shut down or otherwise inoperable;
16. Operate any system or component which does not respond to normal operating controls;
17. Operate shut-off valves;
18. Determine whether water supply and waste disposal systems are public or private;
19. Insert any tool, probe or testing device inside electrical panels;
20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;
21. Inspect, identify, or disclose ancillary electrical devices and/or systems, such as, but not limited to, Arc Fault Circuit Interrupters (AFCIs), standby generators, and photovoltaic (solar) panels;
22. Walk on unfloored sections of attics; and
23. Light pilot flames or ignite or extinguish fires.

(c) Licensees shall:

1. Inspect the following systems and components in residential buildings and other related residential housing components:
 - i. Structural components as required by (e) below; ii. Exterior components as required by (f) below; iii. Roofing system components as required by (g) below;
 - iv. Plumbing system components as required by (h) below; v. Electrical system components as required by (i) below; vi. Heating system components as required by (j) below; vii. Cooling system components as required by (k) below; viii. Interior components as required by (l) below; ix. Insulation components and ventilation system as required by (m) below; and x. Fireplaces and solid fuel burning appliances as required by (n) below;
2. Prepare a home inspection report, which shall:
 - i. Disclose those systems and components as set forth in (c)1 above which were present at the time of inspection; ii. Disclose systems and components as set forth in (c)1 above that were present at the time of the home inspection, but were not inspected, and the reason(s) they were not inspected:(1) If a system and/or component was present at the time of inspection, but not inspected at the request of the client or because the system or component could not be observed, the report must note this. iii. Describe the systems and components specified in (c)1 above; iv. State material defects found in systems or components specified in (c)1 above; v. State the significance of findings where any material defects in the systems and components of (c)1 above were found; and vi. Provide recommendations where material

defects were found to repair, replace, or monitor a system or component specified in (c)1 above or to obtain examination and analysis by a qualified professional, tradesman, or service technician without determining the methods, materials, or cost of corrections; and

3. Retain copies of all home inspection reports prepared pursuant to (c)2 above, for a period of five years upon completion of the report;

(d) Subsection (c) above is not intended to limit licensees from:

1. Inspecting or reporting observations and conditions observed in systems and components in addition to those required in (c)1 above and inspecting systems and components other than those mandated for inspection in (c)1 above, as long as the inspection and reporting is based on the licensee's professional opinion, prior work experience, education, and training, unless these standards of practice prohibit the licensee from inspecting such systems or components.

2. Contracting with the client to provide, for an additional fee, additional inspection services provided the licensee is educated, trained, certified, registered, or licensed, pursuant to the provisions of N.J.A.C. 13:40-15.21 and other applicable statutes and rules; and

3. Excluding systems and components from the inspection pursuant to N.J.A.C. 13:40-15.15(b) and (c)2ii above.

(e) When conducting the inspection of the structural components, the licensee shall:

1. Inspect:

i. Foundation; ii. Floors; iii. Walls; iv. Ceilings; and v. Roof;

2. Describe:

i. Foundation construction type and material; ii. Floor construction type and material; iii. Wall construction type and material; iv. Ceiling construction type and material; and v. Roof construction type and material;

3. Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and

4. Describe in the home inspection report the methods used to inspect under-floor crawl spaces and attics.

(f) When conducting the inspection of the exterior components, a licensee shall:

1. Inspect:

i. Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories; ii. Exterior doors excluding storm doors or safety glazing; iii. Windows excluding storm windows and safety glazing; iv. Attached or adjacent decks, balconies, stoops, steps, porches, and their railings;

v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization; vi. Attached or adjacent walkways, patios, and driveways; and vii. Garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and

2. Describe exterior wall surface type and material.

(g) When inspecting the roof of a residential building, the licensee shall:

1. Inspect:

i. Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes; ii. Roof drainage systems; iii. Flashing; iv. Skylights; and v. Exterior of chimneys;

2. Describe:

i. Roof surface; ii. Deficiencies of the roof drainage systems; iii. Deficiencies in the flashing; iv. Skylights; and v. Chimneys;

3. Employ reasonable, practicable, and safe methods to inspect the roof, such as:

i. Walking on the roof; ii. Observation from a ladder at roof level; iii. Visual examination with binoculars from ground level; or

iv. Through the use of a drone or similar unmanned aircraft systems (consistent with applicable State or Federal laws, rules, and regulations on licensure or certification requirements for the commercial use of drones or similar unmanned aircraft systems); and

4. Describe the methods used to inspect the roof.

(h) When inspecting the plumbing system, a licensee shall:

1. Inspect:

i. Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems; ii. All interior fixtures and faucets, excluding shut

off valves, wells, well pumps, well water sampling and water storage related equipment; iii. Drain, waste and vent systems; iv. Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems;

v. Combustion vent systems excluding interiors of flues and chimneys; vi. Fuel distribution systems; and vii. Drainage sumps, sump pumps and related piping; and

2. Describe:

i. Predominant interior water supply and distribution piping materials, including the presence of lead water service and/or supply piping; ii. Predominant drain, waste and vent piping materials; and iii. Water heating equipment including energy sources.

(i) When inspecting the electrical system, a licensee shall:

1. Inspect:

i. Service entrance system; ii. Main disconnects, main panel and sub panels, including interior components of main panel and sub panels;

iii. Service grounding; iv. Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems; v. Over-current protection devices and the compatibility of their ampacity with that of the connected wiring;

vi. At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and vii. Ground fault circuit interrupters; and

2. Describe:

i. Amperage and voltage rating of the service; ii. Location of main disconnect, main panels, and sub-panels; iii. Type of over-current protection devices;

iv. Predominant type of wiring; v. Presence of knob and tube branch circuit wiring; and vi. Presence of solid conductor aluminum branch circuit wiring.

(j) When inspecting the heating system, a licensee shall:

1. Inspect:

i. Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems; ii. Combustion vent systems and chimneys, excluding interiors of flues or chimneys; iii. Fuel storage tanks, excluding propane and underground storage tanks; and iv. Visible and accessible portions of the heat exchanger; and

2. Describe:

i. Heating equipment and distribution type; and ii. Energy sources.

(k) When inspecting the cooling system, a licensee shall:

1. Inspect:

i. Central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment;

ii. Permanently installed hard-wired, through-wall individual cooling systems; and iii. Energy sources; and

2. Describe:

i. Cooling equipment and distribution type; and ii. Energy sources.

(l) When inspecting the interior of a residential building, a licensee shall:

1. Inspect:

i. Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other non-permanent floor coverings;

ii. Steps, stairways, and railings; iii. Installed kitchen wall cabinets to determine if secure; iv. At least one interior passage door and operate one window per room excluding window treatments; and v. Household appliances limited to: (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;

(2) Dishwasher to determine water supply and drainage; and

(3) Garbage disposer.

(m) When inspecting the insulation components and ventilation system of a residential building, the licensee shall:

1. Inspect:

i. Insulation in unfinished spaces without disturbing insulation; ii. Ventilation of attics and crawlspaces; and

iii. Mechanical ventilation systems; and

2. Describe:

i. Insulation in unfinished spaces adjacent to heated areas; and ii. Evidence of inadequate attic and crawlspace ventilation.

(n) When inspecting fireplaces and solid fuel burning appliances, a licensee shall:

1. Inspect:

i. Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; and

ii. Chimneys and combustion vents excluding interiors of flues and chimneys; and

2. Describe:

i. Type of fireplaces and/or solid fuel burning appliances; ii. Energy source; and iii. Visible evidence of improper draft characteristics.

General: Orientation

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

General: Lead Paint/Asbestos Statement

Lead and Asbestos was used in many structures built prior to 1980 and can be a health concern. Lead can be found in plumbing components and paint. Asbestos can be found in building materials like siding, insulation and floor/ceiling tiles. These products do pose certain health risks and only a lab can determine the presence of the materials. Anything mentioned related to lead and asbestos is made as a courtesy and you may wish to consult a specialist for further evaluation.

Limitations

General**UNIQUE, OLDER OR CUSTOM HOME**

This home is older than 50 years, and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current codes. This is not a new home; therefore, this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists, or, it may still need further attention and repair.

Determining this can be difficult on an older home. Sometimes, in older homes, there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage, you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in existence in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

2: ROOF

Information

General: Inspection Method Drone	General: Roof Type/Style Gable	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum	

General: Roof Photos



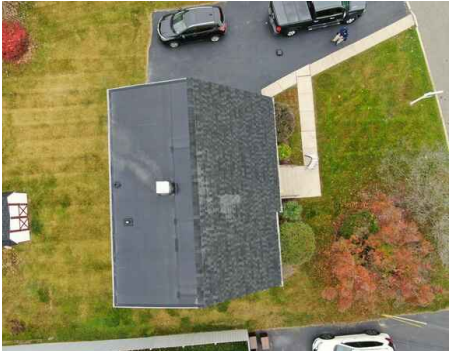
Front



Right



Left



Overview



Back

General: Drone Roof Inspection

An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if I was actually able to walk the roof surface, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired I recommend consulting a roofing contractor.

Observations

2.3.1 Roof Drainage Systems
DEBRIS IN GUTTERS
FRONT

 Monitor Upgrade

One or more areas of the gutter system had visible debris (granules). This could result in the gutters not being able to properly carry water away from the house resulting in water damage and possible water intrusion. Recommend cleaning of the gutter system by a licensed contractor.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified professional.



2.3.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

LEFT

One or more downspouts was draining too close to the home. Water can accumulate around the building foundation or inside crawlspaces or basements as a result. Recommend that a licensed contractor install, replace or repair extensions as necessary, so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.

 Repair/Replace



Front



Back

2.5.1 Skylights, Chimneys & Other Roof Penetrations

PARGE COAT CRACKING

CHIMNEY

 Repair/Replace

One or more cracks were observed in the masonry parge coating on the chimney. The inspector recommends further evaluation and repair by a licensed chimney specialist or a licensed masonry contractor.

Recommendation

Contact a qualified masonry professional.



3: EXTERIOR

Information

General: Inspection Method Visual	Siding, Flashing & Trim: Siding Material Vinyl	Siding, Flashing & Trim: Siding Style Panels
Exterior Doors: Exterior Entry Door Fiberglass	Walkways, Patios & Driveways: Driveway Material Asphalt	Decks, Balconies, Porches & Steps: Appurtenance Front Steps, Side Steps
Decks, Balconies, Porches & Steps: Material Concrete		

Observations

3.2.1 Siding, Flashing & Trim

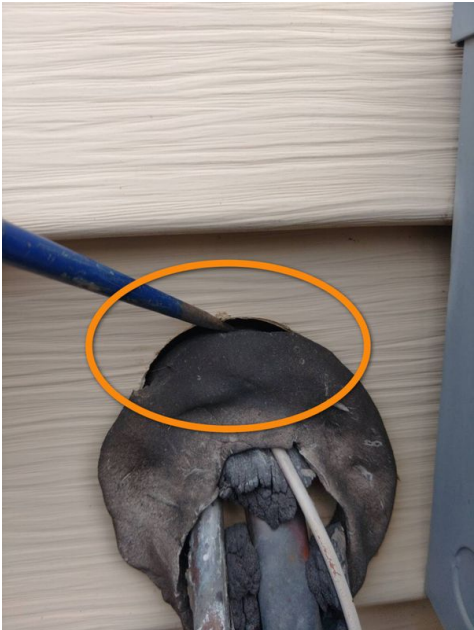
WALL PENETRATION(S) NOT SEALED

LEFT

One of more wall penetrations and/or gaps were not sealed properly. This could lead to moisture intrusion and damage to the underlayment and interior finishes of the home. Recommend having the hole repaired by a licensed contractor.

Recommendation

Contact a qualified professional.



3.2.2 Siding, Flashing & Trim

WINDOW AND/OR DOOR TRIM ROT

BACK

One or more areas of window and/or door trim were rotting. This could lead to moisture intrusion, resulting in damage to the sheathing and/or the interior finishes of the home. Recommend having the trim replaced by a licensed contractor.

Recommendation

Contact a qualified carpenter.





3.2.3 Siding, Flashing & Trim

DRIED/AGED/MISSING CAULK

EXTERIOR

One or more areas of caulk around a door/window or siding penetration were dried out and cracking or missing. This could result in moisture intrusion, damage to the interior finishes and possible mold/fungi growth. The inspector recommends having all affected windows re-caulked by a qualified contractor or handyman.



Repair/Replace

Recommendation

Contact a qualified professional.



Side Entry



Front Entry



Front



Back

3.2.4 Siding, Flashing & Trim

DAMAGED SIDING TRIM

RIGHT

Siding trim was damaged in one or more areas. Siding trim protects the sheathing and framing from moisture intrusion. The inspector recommends installation of siding trim for all affected areas by a licensed professional.

Recommendation

Contact a qualified professional.



Repair/Replace



3.2.5 Siding, Flashing & Trim

DOOR OR WINDOW TRIM PAINT PEELING

LEFT

One or more doors or windows had peeling paint. This could lead to rotting of the wood, moisture intrusion and/or wood destroying insect damage. The inspector recommends scraping and painting of the window or door trim by a qualified professional.

Recommendation

Contact a qualified professional.



Repair/Replace



3.4.1 Walkways, Patios & Driveways

PATIO OR WALKWAY-SHIFTED/SETTLED

Repair/Replace

WALKWAY

One or more areas of the patio or walkway have shifted and/or settled. The inspector recommends repair by a mason contractor or landscaper.

Recommendation

Contact a qualified masonry professional.



3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Repair/Replace

WALKWAY

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal by a qualified masonry contractor.

Recommendation

Contact a qualified masonry professional.



3.4.3 Walkways, Patios & Driveways

DRIVEWAY CRACKING/DETERIORATION

DRIVEWAY

The driveway had cracks and had deteriorated areas at the time of the inspection. They appear to have been sealed recently but will need resealing in the future. The inspector recommends monitoring the cracks and resealing by a qualified professional when needed.

Recommendation

Contact a qualified masonry professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method Visual	Foundation: Material Masonry Block	Floor Structure: Basement/Crawlspace Floor Concrete
Floor Structure: Material Wood Beams	Floor Structure: Sub-floor Plank	Roof Structure & Attic: Material Plank



Main Beam (Green) and Support Column (Blue)

Roof Structure & Attic: Type
Gable

Basements & Crawlspaces: Radon Test

A radon test was preformed and the results will be emailed and attached to the report once a lab has provided certified results for the radon levels.



Limitations

Foundation

PAINTED BASEMENT WALLS

The basement walls were painted which limited viewing of the interior foundation walls. This is a limitation therefore the interior foundation walls are excluded from the scope of the inspection.

Roof Structure & Attic

ATTIC FINISHED

The attic space was finished and interior finishes prevented a complete inspection of the roof and insulation and is therefore disclaimed.

Observations

4.2.1 Foundation

PARGE COAT CRACKING

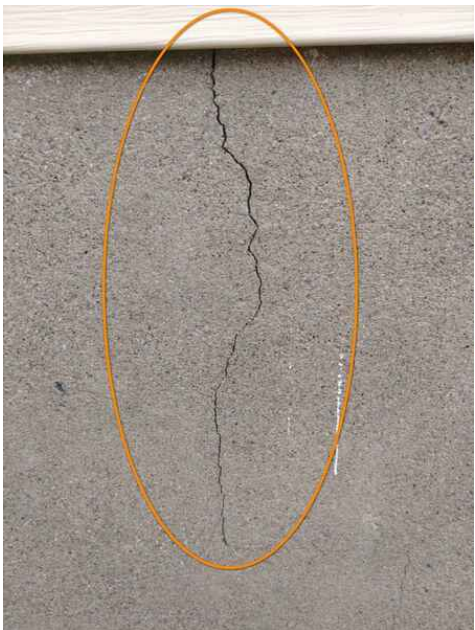
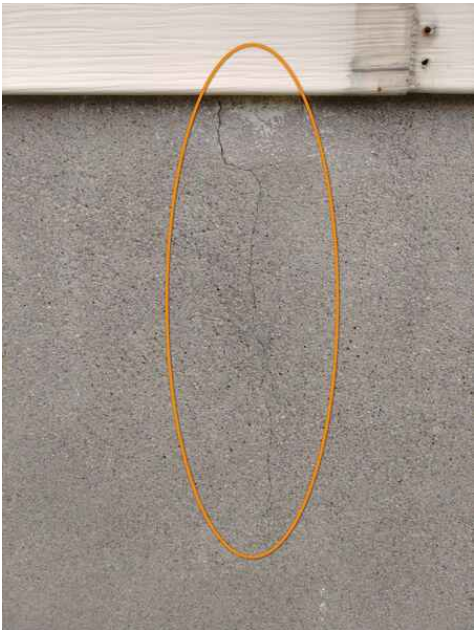
EXTERIOR

Repair/Replace

One or more cracks were observed in the masonry parge coating. Recommend monitoring the cracks for future expansion and repairs made as necessary by a licensed masonry contractor to prevent the cracks from becoming larger.

Recommendation

Contact a qualified masonry professional.



4.2.2 Foundation

EVIDENCE OF PRIOR REPAIR

EXTERIOR AND INTERIOR

One or more areas of the foundation wall showed evidence of a prior repair. Recommend monitoring the area for any water intrusion or deterioration and repair in the future as necessary by a licensed mason contractor.

Recommendation

Contact a qualified masonry professional.

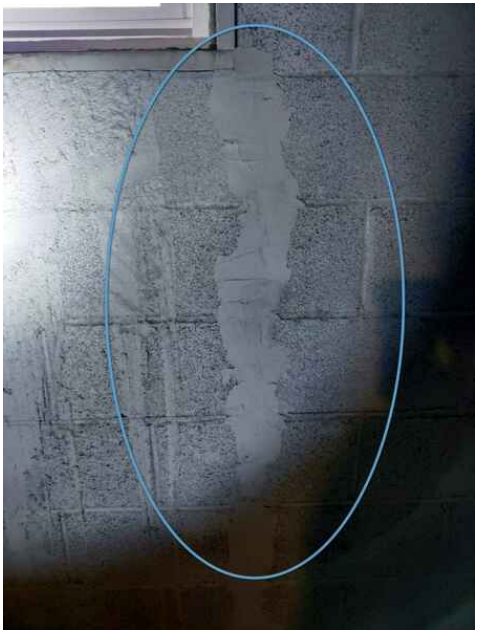
 Monitor Upgrade



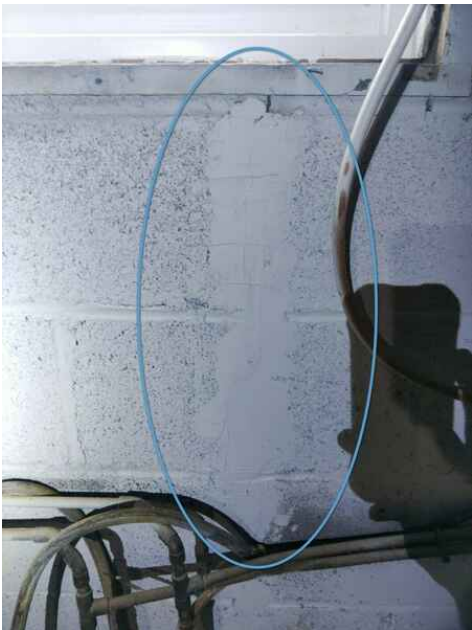
Exterior



Interior



Interior



Interior

4.2.3 Foundation

COMMON CRACKS

BASEMENT

 Monitor Upgrade

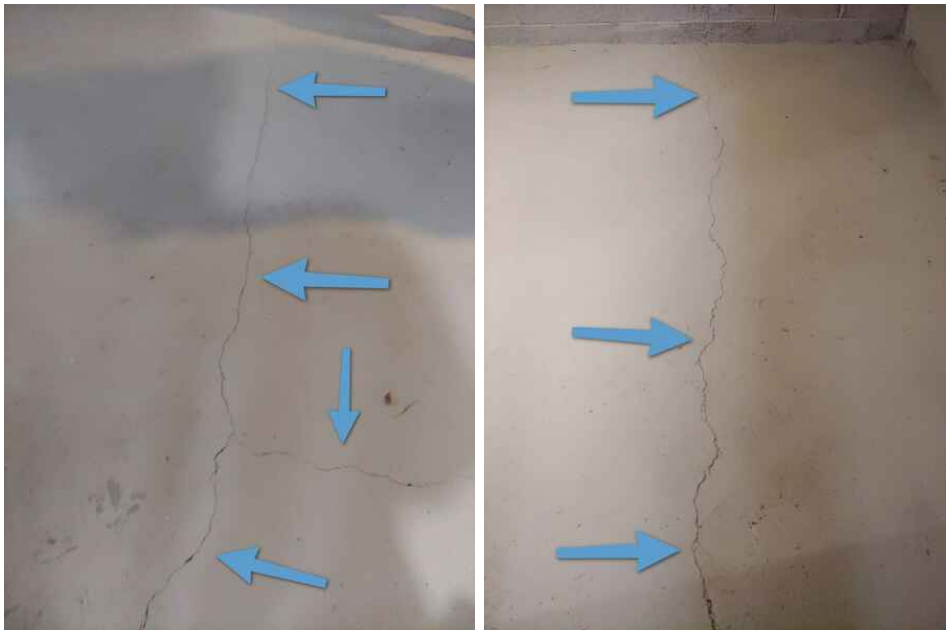
Common cracks were visible in the basement floor. This type of cracking can have several causes

- concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern
- post-construction settling due to incomplete compaction of the soil beneath the slab during construction. This also is not an unusual condition and typically would not continue.
- heaving of the soil due to the presence of expansive soils.

Determining the cause of cracking lies beyond the scope of the General Home Inspection.

Recommendation

Contact a qualified masonry professional.



4.2.4 Foundation

MASONRY BLOCK CRACKS

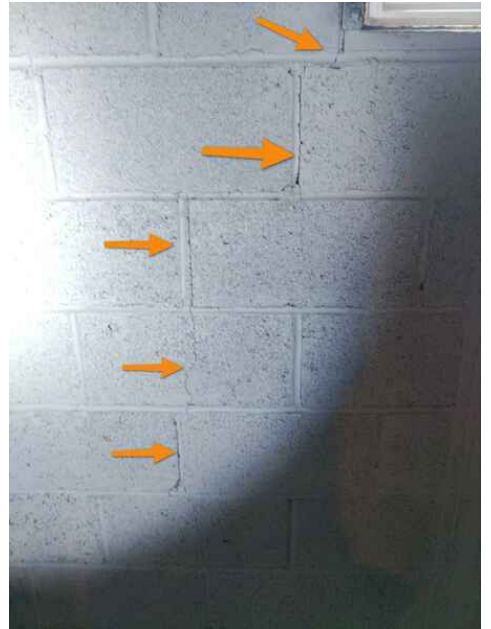
BASEMENT

Concrete Masonry Unit (CMU) foundation walls had moderate cracking visible in CMU blocks. Cracking should be patched to avoid freeze damage and the cause of cracking should be determined and corrected. Consider consulting with a qualified foundation repair contractor before the expiration of your Inspection Objection Deadline to discuss options and costs.

Recommendation

Contact a qualified masonry professional.





4.2.5 Foundation

HOLE IN FOUNDATION WALL

BASEMENT

One of more foundation penetrations and/or gaps were not sealed properly. This could lead to moisture intrusion and damage to the underlayment and interior finishes of the home. Recommend having the hole repaired by a licensed contractor.

Recommendation

Contact a qualified professional.



Repair/Replace



4.2.6 Foundation

UNIDENTIFIABLE PIPE

BASEMENT

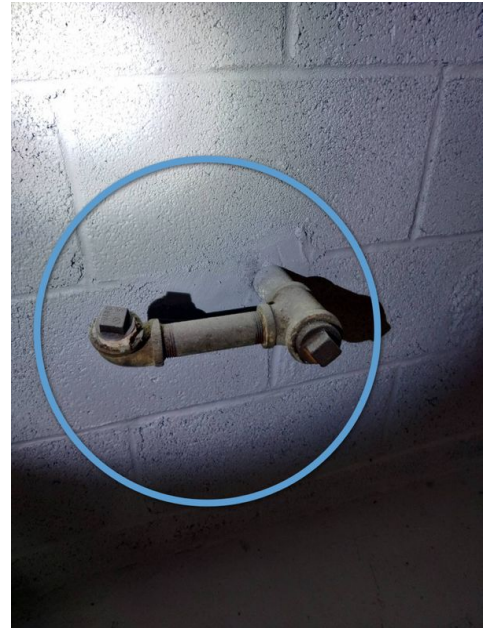
One or more pipes were observed passing through the foundation wall. The origin of the pipes could not be determined from the basement side. The inspector recommends inquiring with the homeowner to determine the previous function of the pipes or consider having a tank sweep inspection.

Recommendation

Contact the seller for more info



Monitor Upgrade



4.8.1 Roof Structure & Attic

SHEATHING DAMAGED

ATTIC

A portion of the roof sheathing was damaged and should be evaluated/repaired by a licensed contractor.

Recommendation

Contact a qualified professional.



Repair/Replace



5: HEATING

Information

Equipment: Energy Source Gas	Equipment: Manufacture Date 1999	Equipment: Heat Type Forced Air
Distribution Systems: Ductwork Non-insulated		

General: Heating Photos



2nd Floor Bedroom 1



2nd Floor Bathroom



2nd Floor Bedroom 2



Living Room



Kitchen



1st Floor Bathroom



1st Floor Bedroom 1

1st Floor Bedroom 2

Equipment: Brand
Carrier



Furnace



Gas Shut Off Valve



Burners Operational



Data Plate



Air Filter



Emergency Shut Off Switch -
Stairway

Equipment: Furnace Age

The furnace was produced in 1999. Furnaces in our area have a typical service life of 15-20 years. This unit will most likely need replacement in the near future.

Observations

5.2.1 Equipment
CORROSION VISIBLE (POOLING CONDENSATION)
FURNACE

Repair/Replace

Corrosion visible inside the furnace appeared to be the result of the pooling of exhaust condensation, indicating possible improper venting or combustion or a blockage of the condensation drain tube and will result in furnace corrosion. To prevent further damage and ensure that safe operating conditions exist, the Inspector recommends service by a qualified HVAC technician.

Recommendation

Contact a qualified HVAC professional.



5.5.1 Vents, Flues & Chimneys

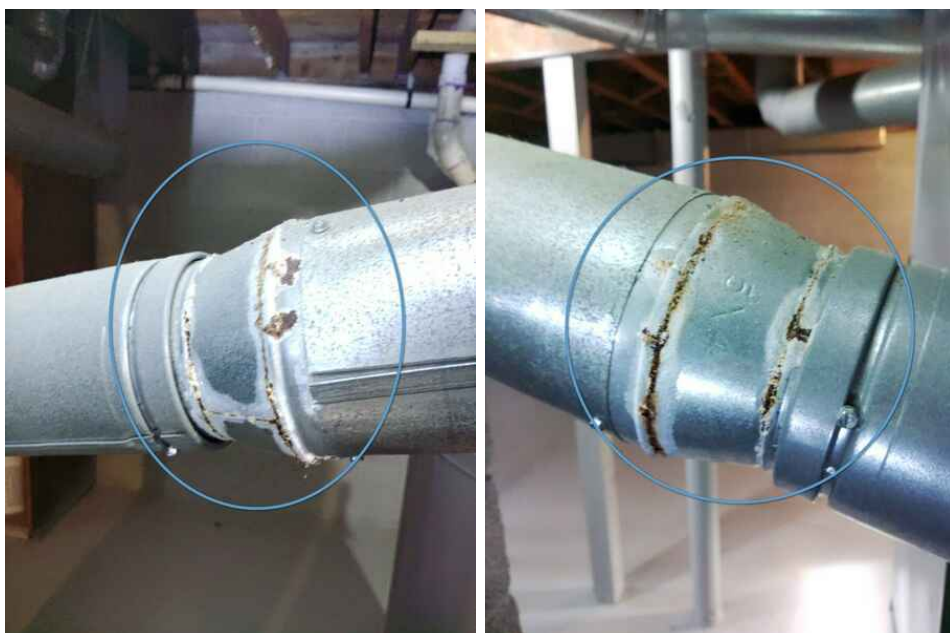
FURNACE VENT-MINOR RUST

BASEMENT

Minor rust was observed on the furnace vent pipe. Recommend monitoring the area in the future and repair/replacement as needed. All work should be preformed by a licensed professional.

Recommendation

Recommend monitoring.



6: COOLING

Information

Cooling Equipment: Manufacture Date 1999	Cooling Equipment: Energy Source/Type Electric	Cooling Equipment: Location Side of House
Distribution System: Configuration Central		
Cooling Equipment: Brand Carrier		



AC Unit



Data Plate



Main Electric Disconnect

Cooling Equipment: Cooling Condenser Age-End of Useful Life

The cooling condenser unit was produced in 1999. Condenser cabinets have a typical service life of 10-15 years. This unit will most likely need replacement in the near future.

Limitations

Cooling Equipment
LOW TEMPERATURE

The air-conditioning systems were not tested because the outside temperature was below 67 degrees fahrenheit and to test it would risk damaging the coils.

Observations

6.2.1 Cooling Equipment

REFRIGERANT SUCTION LINE INSULATION MISSING/DETERIORATED

AC UNIT

The insulation on the refrigeration suction line was missing or deteriorated and is no longer functioning as intended. This could lead to poor cooling performance. Recommend installation of new insulation by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



6.2.2 Cooling Equipment

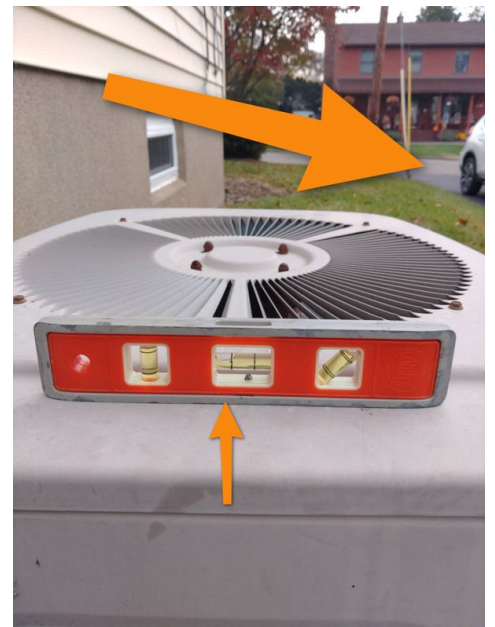
UNIT NOT LEVEL

AC UNIT

The outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.


Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

Information

General: Waste System Public	General: Water Source Public	Drain, Waste, & Vent Systems: Drain Size 2", 4"
		
		PVC (Green) and Cast Iron (Orange)
Drain, Waste, & Vent Systems: Material Iron, PVC	Water Supply & Distribution Systems : Distribution Material Copper	Water Supply & Distribution Systems : Faucet(s) Operational All sinks were operational at the time of inspection.
Water Supply & Distribution Systems : Toilet(s) Operational The toilets were operational at the time of inspection.	Water Supply & Distribution Systems : Tub Fixture Shower-Operational The shower was operational at the time of inspection.	Water Supply & Distribution Systems : Water Supply Material Copper
Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Manufacture Date 2016	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas
Hot Water Systems, Controls, Flues & Vents: Location Basement		

General: Plumbing Photos

Both shower water temperatures were significantly lower than the remaining hot water fixtures. Recommend contacting a licensed plumber to have the hot water temperature increased to the showers if desired.



Basement Sink



Basement Drain



Kitchen Sink



Kitchen Drain



1st Floor Toilet



1st Floor Bathroom Sink



1st Floor Bathroom Drain



1st Floor Tub Spout



1st Floor Shower



2nd Floor Toilet



2nd Floor Bathroom Sink



2nd Floor Bathroom Drain



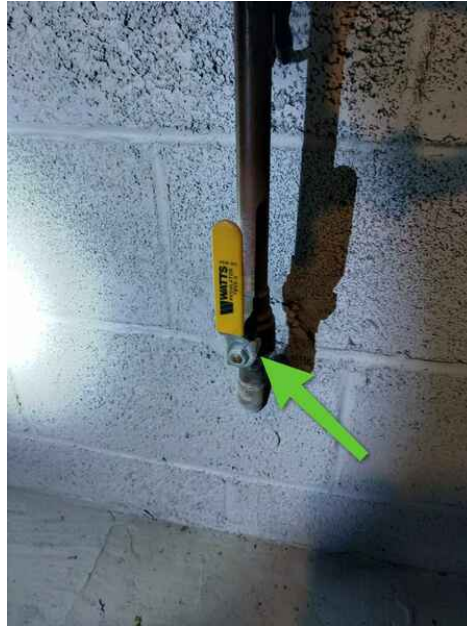
2nd Floor Shower

Main Water Shut-off Device: Location

Basement



Water Meter



Main Water Shut Off Valve

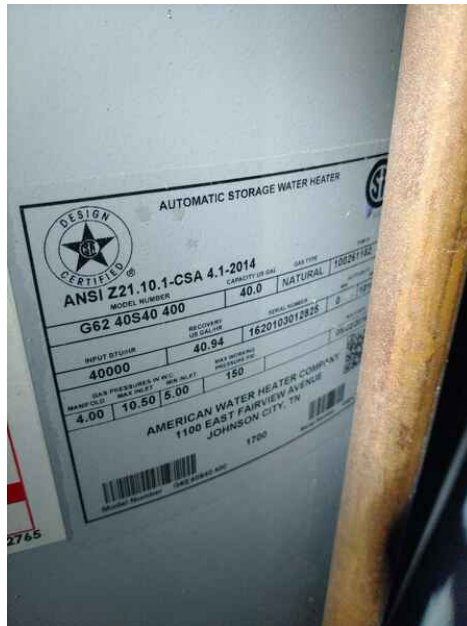
Drain, Waste, & Vent Systems: Cast Iron Drain Pipe

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appear operational at this time. However, only a video-scan of the interior of drain pipes and drain lines can fully confirm their actual condition. When the plumbing system is over 30 years old, cast iron, galvanized, etc., there are slow draining pipes. These are prior known drain problems or there are large trees on the grounds, the inspector recommends having the drain lines "video-scanned" prior to closing.

Hot Water Systems, Controls, Flues & Vents: Manufacturer American



Water Heater



Data Plate



TPR Valve



Gas Shut Off Valve

Fuel Storage & Distribution Systems: Main Gas Meter Location

Exterior



Gas Meter



Main Gas Shut Off Valve

Limitations

Drain, Waste, & Vent Systems

NOT VISIBLE

Some drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings. This is a limitation and therefore these items were not inspected.

Kitchen & Bathroom Fixtures

TUB OVERFLOW NOT TESTED

Tub overflows are not tested due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, have the licensed plumber check the gasket and make repairs deemed necessary in the context of other plumbing repairs made at the home. Again, it should be assumed these overflows will not be water tight.

Observations

7.4.1 Water Supply & Distribution Systems

CORROSION-VALVES AND/OR FITTINGS

BASEMENT



Monitor Upgrade

One or more supply valves or fittings showed signs of corrosion. This could lead to failure, which would result in water damage to the interior areas of the home. Recommend monitoring the fitting and repair by a licensed plumber as needed.

Recommendation

Recommend monitoring.



7.5.1 Kitchen & Bathroom Fixtures

TUB SPOUT LOOSE

1ST FLOOR BATHROOM

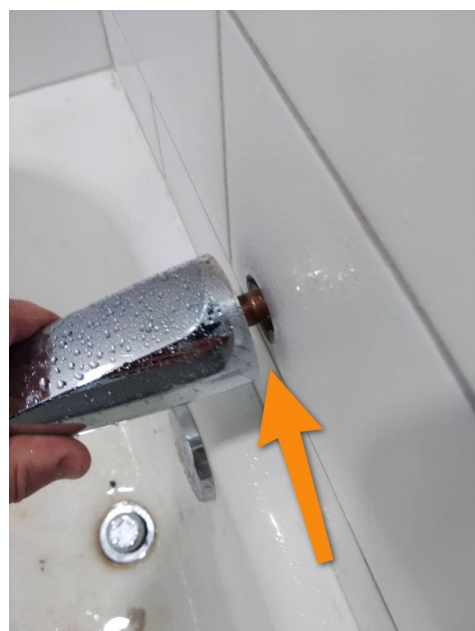
One or more tub spouts were loose and in need of repair by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Repair/Replace



7.6.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

BASEMENT

The water heater was installed in an area where failure would cause damage to finished areas of the home. A proper drip pan should be installed to prevent possible water damage. All work should be performed by a licensed professional.

Recommendation

Contact a qualified plumbing contractor.



Repair/Replace



8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Basement	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 100 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex, Armored Cable	
Service Entrance Conductors: Electrical Service Conductors Overhead		



Electric Meter



Service Entrance

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Square D



Main Panel



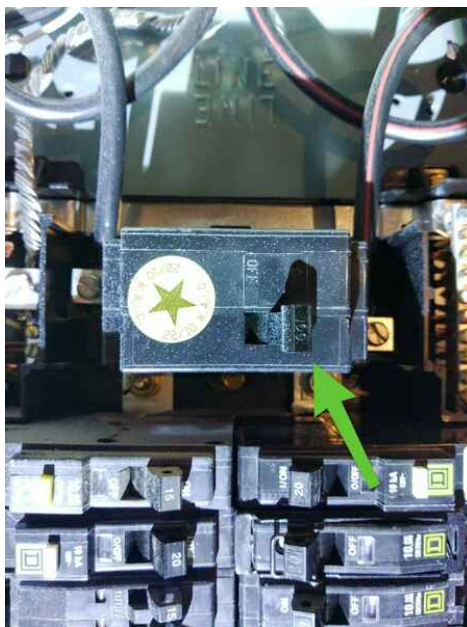
Main Panel Open



Right Breakers



Left Breakers



Main Shut Off Switch

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Description

Home branch circuit wiring consists of devices such as switches, outlets, connections for permanently-wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.

GFCI & AFCI: GFCI Devices



Exterior



Basement



Kitchen



1st Floor Bathroom



2nd Floor Bathroom

Observations

8.5.1 Lighting Fixtures, Switches & Receptacles

OPEN JUNCTION BOX

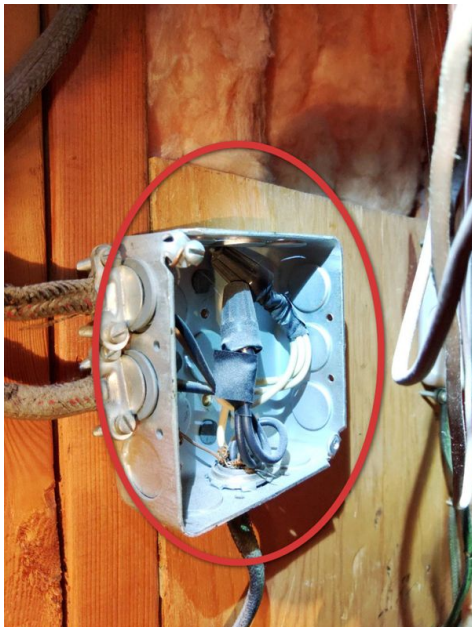
ATTIC

Wire splices are exposed, due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A licensed electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.

**Safety Hazard**

Recommendation

Contact a qualified electrical contractor.



8.5.2 Lighting Fixtures, Switches & Receptacles

LOOSE OUTLETS/SWITCHES

KITCHEN

One or more electric receptacles or switches were improperly installed, not correctly anchored or loose. Movement will occur and over time, the wires and insulation can be damaged. This can create a shock and fire hazard and should be evaluated by a licensed electrician, with repairs made based on their findings.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.5.3 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE IMPROPERLY INSTALLED

2ND FLOOR BEDROOM CLOSET

One or more light fixtures were not properly installed. Proper installation will help prevent the current electrical shock and/or fire risk. Recommend a licensed electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.5.4 Lighting Fixtures, Switches & Receptacles

DAMAGED LIGHT FIXTURE

BASEMENT

One or more light fixtures was damaged. This is a shock and fire hazard. The inspector recommends repair by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.7.1 Smoke Detectors

SMOKE DETECTORS MISSING

INTERIOR

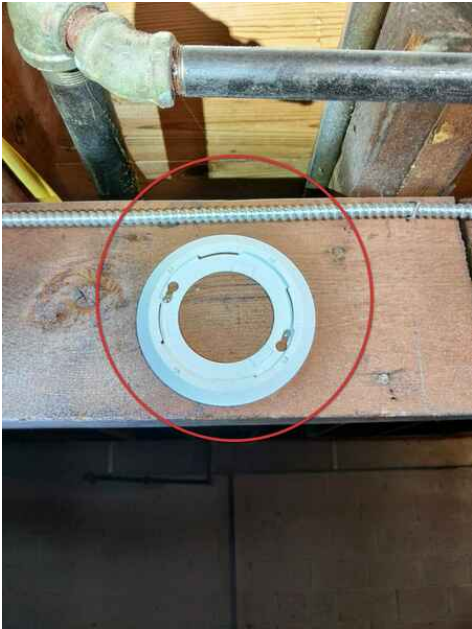
One or more smoke detector base plates was/were observed with no smoke detector installed. Recommend installation of smoke detectors by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



Basement



1st Floor Hallway

9: ATTIC, INSULATION & VENTILATION

Information

General: Flooring Insulation Batt	General: Inspection Method Partially Traversed	Attic Insulation: Insulation Type Batt
Ventilation: Ventilation Type Gable Vents, Soffit Vents		

General: Attic & Insulation

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing. Attic ventilation is not an exact science and can change or vary with variations in climate and home design. Although this home may have complied with local requirements which were in effect at the time of original construction, approaches to attic ventilation have sometimes changed over the years. The General Home Inspection is not a code compliance inspection. The Inspector may make suggestions for improved attic ventilation, which are in accordance with modern building practices. The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming. In accordance with our standards, we do not attempt to enter attics that have less than thirty inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Stains from condensation are commonly located in most attics. Such stains may contain fungal growth of some type. The home inspector does NOT perform mold testing. A qualified environmental contractor should be contacted for evaluation of the attic for mold growth PRIOR to closing. If it has not rained recently prior to the inspection, it can be quite difficult to determine if moisture stains are active. Although stained areas may be dry during the home inspection, there is the potential for intermittent leaks to be active depending on weather conditions. Active leaks can occur at any time, regardless of the age and condition of the roofing. It is advised to monitor the attic during and after rain and snow events, to determine if active leaks may be present.

Vapor Retarders (Crawlspace or Basement): Insulation OK

Insulation in the basement appeared to be installed in a satisfactory manner.

Exhaust Systems: Exhaust Fans

Fan Only



1st Floor Bathroom



2nd Floor Bathroom

Observations

9.3.1 Attic Insulation

AREAS MISSING INSULATION

ATTIC

The attic was missing insulation over areas of significant size. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic, located above the home living space. All work should be completed by a qualified professional.

Recommendation

Contact a qualified professional.



Repair/Replace



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Double-hung	Floors: Floor Coverings Hardwood, Tile, Vinyl
Walls: Wall Material Drywall	Walls: Wall Construction Type Conventional Framing	Ceilings: Ceiling Material Drywall
Countertops & Cabinets: Cabinetry Plastic	Countertops & Cabinets: Countertop Material Quartz	

Floors: Satisfactory
The general conditions of the floors was satisfactory at the time of inspection. Exceptions will be noted below.

Walls: Wall Cabinets Secure
Wall cabinets were examined and appeared to be properly secured at the time of inspection.

Ceilings: Satisfactory
The general conditions of the ceilings was satisfactory at the time of inspection. Exceptions will be noted below.

Observations

10.2.1 Doors

DOOR MISSING

1ST FLOOR BATHROOM

One or more doors were missing, although hinges were present in the opening. Bathrooms commonly have doors for separation and to slow the spread of a fire. The inspector recommends the installation on a door by a licensed contractor.

Recommendation

Contact a qualified carpenter.

 Repair/Replace



10.3.1 Windows

**WINDOW LOCKS
INOPERATIVE/DAMAGED**

LIVING ROOM

One or more window locks were inoperative and/or damaged. This is a safety and intrusion hazard. The inspector recommends repair by a qualified contractor.

Recommendation

Contact a qualified carpenter.



Safety Hazard



10.5.1 Walls

DRYWALL-HOLE

2ND FLOOR BEDROOM 2

One or more holes were observed in the drywall. Recommend repair by a licensed contractor.

Recommendation

Contact a qualified carpenter.



Repair/Replace



10.7.1 Steps, Stairways & Railings

OPEN RISERS

BASEMENT

The stairway did not have step risers. This condition is a safety hazard, especially for small children. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified carpenter.



Safety Hazard



11: HOUSEHOLD APPLIANCES

Information

Dishwasher: Brand
Whirlpool



Dishwasher Running

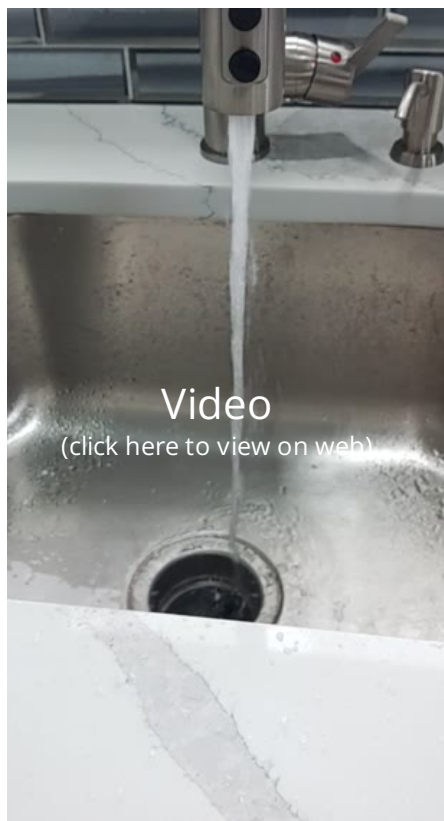
Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop:
Range/Oven Brand
Maytag

Garbage Disposal: Operational

The garbage disposal was operational at the time of inspection.



Dishwasher: Operational

The dishwasher was operational at the time of the inspection. The various cycles were not tested.



Water Present and Drained Properly

Observations

11.3.1 Range/Oven/Cooktop

BURNER NOT LIGHTING

KITCHEN

One or more burners did not light when activated. The inspector recommends repair by a licensed appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.

 Repair/Replace

11.3.2 Range/Oven/Cooktop

OVEN/STOVE NOT OPERATIONAL

KITCHEN

The oven/stove was not operational at time of inspection. This could be due to the gas valve being turned off or not connected. Recommend a qualified appliance contractor evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.

 Repair/Replace