PILLARTOPOST
HOME INSPECTORS

Inspection No. 779-11503

Visual Property Inspection

123 Anystreet
Pennington, New Jersey 08534

Prepared for :

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Report Commentary

123 Anystreet, Pennington, New Jersey 08534

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Property and Site

1.1 General

The front of the house faces south-east. However, for the purposes of this inspection report, the front of the house is considered to be facing south.

Overall, the home appears to be well maintained.

The body of this report contains important safety information about conditions identified during the inspection. Be sure to read the entire report.

1.2 Landscaping

Fence requirements for homes with swimming pools is beyond the scope of a home inspection. A fence, where the house makes up part of the fence around the pool, is unsafe. Children can get into the pool area undetected and drown. Consult a pool expert for suggestions on this and other possible pool issues. See attached Info Series report on swimming pool safety.

1.3 Deck(s)/Patio(s)

Deck posts are rotted at ground level. These should be replaced in the short term to minimize settlement and damage to the rest of the deck.

Note: There was no access to inspect the support structure under the deck. An access should be provided and the structure inspected when the deck posts are repaired.

2.0 Exterior

2.1 Window Exterior

All windows have been replaced recently and are in good condition. Ask seller for receipts / information / possible transferable warranty.

3.0 Electrical Service

3.1 Service Entrance

The electrical system is 100 amp service.

The system has been upgraded in stages over the years.

See body of report for important electrical safety conditions that require the attention of an electrician.

Report Commentary

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4.0 Heating / Cooling

4.1 Heating System

The heating system was inspected and operated. It is functional at this time, however, the system has exceeded typical life expectancy. As we discussed, the residual life is unpredictable. Consider replacing the system pro-actively to avoid the increased cost of replacing the system in cold weather.

4.2 AC

AC system is well passed its intended life cycle. While it is still functioning as intended, consider replacing this system pro-actively at the same time as the furnace to ensure a compatible system that will fit in the current space in the furnace / utility cupboard. A new system will be significantly more efficient as well.

5.0 Plumbing Components

5.1 Waste Drainage

Visible cast iron drain in basement bathroom shows evidence of possible leakage / damage. Contact a plumber to correct.

5.2 Hot Water Tank

Budget to replace. Water heater has exceeded typical life expectancy.

6.0 Interior Living Spaces

6.1 General

Interior of home appears to be well maintained and in excellent condition

6.2 Window

See note in exterior re newer windows

7.0 Additional Comments

7.2 Limitations

The swimming pool was not inspected. This is not within the scope of a home inspection. A swimming pool consultant should be engaged to inspect the pool, the pool equipment and safety systems.

General

The front of the house faces south-east. However, for the purposes of this inspection report, the front of the house is considered to be facing south.

Overall, the home appears to be well maintained.

The body of this report contains important safety information about conditions identified during the inspection. Be sure to read the entire report.

Arrow shows the subject property

Limitations

- [x] Vegetation/Tree/Shrub
- [ ] Vines
- [ ] Debris/Obstruction
- [ ] Snow/Ice Cover

Conditions

- [x] Sunny/Mostly Sunny
- [ ] Cloudy/Mostly Cloudy
- [ ] Rain/Wet Conditions
- [ ] Snow/Ice Conditions

Approx. Temperature 65

Building

- [x] Ranch
- [ ] Duplex
- [ ] Condo
- [ ] Townhome

Landscaping

- [x] Bushes/Hedge/Flower Bed
- [ ] Vine
- [ ] Slopes To House

Fence requirements for homes with swimming pools is beyond the scope of a home inspection. A fence, where the house makes up part of the fence around the pool, is unsafe. Children can get into the pool area undetected and drown. Consult a pool expert for suggestions on this and other possible pool issues. See attached Info Series report on swimming pool safety.

It is important to maintain positive drainage throughout the exterior to direct surface storm water away from the structure. Use of clay type soil materials recommended for better water shedding properties

recommended.

The land grading is fairly good overall at this property. However, there are a few localized areas that should be corrected in the short term

Concrete slab near back garage door slopes to house. This should be corrected to shed storm and pool water away from the house and reduce the chance of water getting into the basement.

East garden next to wall of house should be re-sloped to shed storm water away from the house.

Evergreen tree at front of the home is too close to the home and will soon damage the edge of the roof and the roof surface. Consider removing this tree.

Driveway

☐ Concrete ☐ Gravel ☐ Gravel Needs Regrading ☑ Asphalt

The driveway has recently been re-surfaced and is in good condition.

Walkway/Path

☐ Slopes to House ☑ Concrete ☑ Paving Stone ☑ Patio Stone/Brick

Front Porch

☐ Crack ☐ Wood/Composite ☑ Concrete ☑ Brick/Block/Paving Stone

Front Porch Rail

☐ Wood ☑ Metal ☐ Composite

Exercise caution. Front porch rail is a potential safety hazard due to height and detailing.

Front Porch Light **Operational**

☐ Unsecured ☐ Appears to be sensor activated ☑ Representative # Inspected/Tested

Deck(s)/Patio(s)

☐ Slopes to House ☑ Wood/Composite ☐ Paving Stone/Block/Brick
☐ Typical Cracking ☐ Concrete

Deck posts are rotted at ground level. These should be replaced in the short term to minimize settlement and damage to the rest of the deck.

Note: There was no access to inspect the support structure under the deck. An access should be provided and the structure inspected when the deck posts are repaired.

Deck Railing

☐ Wood ☐ Metal ☐ Composite

Install handrails to promote safety

Retaining Wall

☐ Wood ☐ Metal ☑ Concrete ☑ Leaning slightly - Typical

No improvement is necessary at this time.

Exterior

Limitations

☐ Insulation Conceals ☐ Clearance ☐ Debris/Obstruction
☐ Obstructed/No or Partial Access ☑ Bushes/Vines/Tree Obstructions ☐ Snow/Ice Cover

Foundation Wall

☐ Stone/Flagstone ☐ Brick ☐ Concrete ☑ Block
☐ Preserved Wood ☑ Concealed ☐ Hairline Cracking-typical
☐ Completely Concealed

Home structure consists of concrete block foundations with solid masonry super-structure.

Minor settlement cracks were identified in a few areas (4 areas) around the perimeter. These are typical and minor cracks. No improvement is considered necessary.

Exterior Walls

☐ Wood/Composite ☐ Stucco ☐ Vinyl/Aluminum ☑ Brick/Stone
☐ On Wood Framing

Seal gap in wall next to air conditioning unit (where the A/C refrigerant lines meet the brick wall). This is a possible rodent entry point that should be closed off.

Ensure proper caulking and weather seal at all required locations and junctions such as windows, doors, dissimilar materials junctions, etc.

Window Exterior

☐ Wood ☐ Metal ☑ Vinyl ☐ Wood Int/Vinyl or Metal Cla

All windows have been replaced recently and are in good condition. Ask seller for receipts / information / possible transferable warranty.

Garage Side or Back Door — Operational

☐ Dented/Minor Damage ☐ Binds - Adjust/repair

Exterior Lighting — Operational

☑ Not all lights tested ☐ Unsecured - repair ☑ Representative # Inspected/Tested

Garage

Type

☐ Detached ☑ Attached ☐ Built-In ☐ 1 Car ☑ 2 Car ☐ 3 Car
☐ 4 Car

According to seller, this garage was once a single car detached garage. The space between the garage and the house was enclosed to make a two car garage.

Door — Operational

☑ Automatic ☐ Manual ☐ 1 Automatic & 1 Manu ☐ Wood ☑ Metal

Ensure proper garage door seal at the base of the door to reduce rodent entry/damage.

Floor

☐ Cracking - Typical - Seal ☐ Movement/Heaving ☑ Concrete ☐ Asphalt/Gravel
☑ Partially Concealed

Wall

☐ Drywall/Plaster ☐ Wood ☑ Stone/Brick ☑ Partially Concealed

Settlement cracks identified at west wall of garage. This crack should be sealed to exclude moisture and insects. Monitor over time to identify if it continues to settle and correct if necessary.

Settlement crack at west wall of garage

Window — Operational

☐ Binds ☐ Damaged ☐ Obstructed/ Not Tested

Ceiling

☐ Crack ☐ Drywall/Plaster ☑ Wood

Lighting — Operational

☐ Unsecured ☑ Representative # Inspected/Tested

Garage

Access Door **Operational**

☐ Auto Door Close ☐ Wood ☐ Metal/Fiberglass

Roof Structure

Inspected By:

☐ Binocular ☑ Roof Edge ☑ Walk On ☐ No Access

Limitations

☐ Deck/Patio ☐ Solar Panels ☐ Gravel Cover ☐ Steep Slope ☐ Height
☐ Snow/Ice Cover ☐ Rain - Too Slippery ☐ Material Too Slippery

Main Roof

☐ Flat ☑ Gable ☐ Hip/Valley ☐ Shed
Estimated Age < 5 Pitch 6:12

Gutter/Downspout

☐ Galvanized ☐ Plastic ☑ Aluminum ☐ Copper ☐ Below Ground Discharge
☑ Above Ground Discharge

Caution: The entire front gutter system drains ultimately to a single downspout. This is a lot of water for a single downspout. The gutters may overflow during a storm. Consider adding additional downspouts.

Caution: the planter box at the front of the house projects past the drip/overflow line of the front gutters. If the front gutters were to overflow during a storm, the planter box could cause basement flooding. Maintain gutters clear of leaves and debris.

Shows upper gutter draining into lower gutter

Fascia/Soffit

☐ Moisture Staining evident - Monitor ☑ Aluminum/Vinyl ☐ Wood

Covering

☐ Concrete/Clay Tile ☐ Wood Shingle/Wood Shake ☑ Asphalt/Composite Shingle
☐ Metal ☐ Other ☐ Flat Roof Membrane ☐ Tar & Grav

Life Expectancy

☑ Typical ☑ Middle ☐ End ☐ Exceeded

Accessory

☑ Vent Stack ☐ Solar Panels ☑ Skylight(s) ☑ Vent Caps

Flashing

☐ Not Checked/Concealed ☑ Chimney ☐ Drip Edge ☐ Flat Roof ☑ Skylight
☑ Roof to Wall ☑ Stack ☐ Valley ☐ Roll Roofing ☐ Replace When Re-roofing
☑ Aluminum/Galvanized ☐ Tarring/Concealed

Seal roof/sidewall flashing and re-secure to keep water out of the roof system.

Roof decking exposed at gable ends. This may start to rot if left as is. In the short term, this could be painted to protect the wood. In the long term, it should be cut flush to the roof edge next time the roof is re-surfaced.

Roof to sidewall flashing

Chimney/Vent

☐ Wood ☐ Metal ☐ Furnace/Water Heater ☐ Fireplace
☑ Brick/Block/Stone ☐ Stone ☐ Corrosion

Repair minor brick damage.

Roof Structure

Minor brick damage

Chimney Cap

☑ Concrete ☐ Metal ☐ Minor Cracking - Seal ☐ Corrosion

Visible Flue Liner

☑ Clay ☑ Metal ☐ Block ☐ Rain Cap/Screen Covered

Attic

Limitations

☐ No Access/Sealed ☐ Insulated ☐ Stored Items ☑ Looked In/Insp from opening
☐ Entered ☐ Hatch ☐ Pull Down

Structure

☐ Truss ☑ Rafter ☐ Stains

Sheathing

☐ Condensation ☑ Boards ☐ Plywood/OSB ☐ Stain(s)

Insulation

☐ Concealed/Not Visible/Finished ☐ Fiberglass ☐ Foam ☐ Rock Wool ☐ Fiberglass
☑ Blown In/Loose ☐ Batt ☐ Other ☑ Cellulose
Estimated Depth 4 to 6 inch

Consult a qualified contractor to provide additional insulation and balance ventilation system to promote efficiency and reduce moisture/condensation related damage.

Ventilation

☐ None ☐ Turbine ☐ Mechanical ☐ Soffit ☑ Roof/Ridge ☐ Baffles
☑ Gable end ☐ Turbine

Exhaust Duct

☐ Concealed ☑ Into Attic ☐ Metal ☐ Flex

Extend exhaust vent to discharge to the exterior to reduce moisture/condensation related damage.

Bathroom exhaust - venting into attic

Limitations

☑ Finished/Partially Finished ☐ Dry Ground ☐ Clutter/Obstruction
☑ Dry Weather/Drought

Foundation wall 95% finished and not visible

100% of basement floor is finished and not visible

Floor

☐ Crack(s) - Typical. Seal + Monitor ☐ Concrete ☑ Carpet ☐ Ceramic ☐ Vinyl
☐ Structural Wood Floor ☐ Structural Concrete Floor

Wall

☐ Crack ☐ Concealed ☐ Concrete ☐ Block ☐ Brick/Stone ☐ Wood
☐ Drywall/Plaster

Ceiling

☐ Unfinished ☐ Wood ☐ Tile ☐ Drywall/Plaster

An infrared camera was used to scan all ceilings of home under plumbing fixtures, baths, kitchen, and laundry rooms.

Basement walls were also scanned as well as around basement windows.

The infrared scan showed no evidence of moisture in scanned areas at the time of inspection throughout the home.

Window — Operational

☐ Binds - Adjust/repair ☐ Not Tested ☑ Thermal ☐ Single Pane ☐ Fixed Pane
☐ Metal ☐ Wood ☐ Vinyl ☑ Representative # Inspected/Tested

Door — Operational

☐ Binds ☐ Damaged ☐ Pocket ☐ Hinged ☐ Wood ☐ Metal
☐ Hole(s)/Damaged ☑ Representative # Inspected/Tested

Lighting — Operational

☐ Minimal ☐ Unsecured ☑ Representative # Inspected/Tested

Heat Source

☐ None ☐ Electric ☑ Air Register ☐ Radiant/Baseboard

Basement Stairway

☐ Unsecured ☐ Carpet ☐ Wood ☐ Worn

Exercise caution. Typical, older, steep staircase to basement can be a fall hazard.

Railing

☐ Metal ☑ Wood ☐ Incomplete ☐ None

Secure railing to promote safety. It is very loose and does not appear to be attached to wall studs. This will not support you if you fall.

Floor Joist

☑ Concealed ☐ Engineered Joists ☐ Solid Wood ☐ Stained

Bridging

☑ Concealed ☐ Continuous ☐ X-Metal ☐ X-Wood ☐ Solid Wood ☐ None

Beam

☐ Unsecured ☑ Concealed ☐ Metal ☐ Wood

Post

☐ On Slab ☑ Concealed ☐ Wood ☐ Concrete ☐ Metal ☐ Brick/Block
☐ Stone

Bearing Wall

☑ Concealed

Electrical Service

Service Entrance

☐ No Conduit ☑ Overhead ☐ Underground ☑ 120/240V

The electrical system is 100 amp service.

The system has been upgraded in stages over the years.

See body of report for important electrical safety conditions that require the attention of an electrician.

Entrance Cable

☐ Concealed ☐ Aluminum ☑ Copper

Main Disconnect

☐ Switch/Cartridge Fuse ☑ Breaker

Disconnect Rating

☐ Have Electrician Evaluate

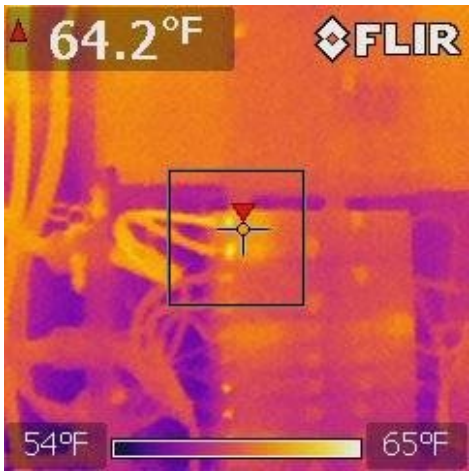
Amps 100A

Distribution Panel

☐ Not Opened ☐ Non Standard Installation ☐ Obstructed

Location Laundry area

The electrical distribution panel was scanned with an infrared camera per the Pillar To Post Standards of Practice for infrared scanning. All circuits in the panel were found to be operating within designed temperature limits.



IR shot of breaker panel showing normal temperatures

Panel Rating

☐ Room For Expansion

Amps 125A

Electrical Service

Fuse

☑ Breaker ☐ GFCI Breaker ☐ AFCI Breaker ☐ Over-Fused ☐ Cartridge ☐ Glass

Circuit Wires/Receptacles

☐ Aluminum ☐ Copper ☑ Representative # of Outlets Inspected/Tested

Contact electrician to correct electrical conditions identified through the home, including ...

Reverse polarity electrical outlet in laundry room for safety.

Many of the outlets throughout the home are ungrounded even though they appear to be grounded type receptacles. This should be corrected for safety.

Exposed / unprotected electrical wiring in the garage should be corrected for safety.

Provide additional electrical receptacles in the garage. Avoid the use of extension cord wiring.

Provide GFCI receptacles in kitchen and bathroom and other areas to improve safety. Discuss with electrician.

Exposed electrical cable in east side garden is dangerous and should be corrected by an electrician.

Exposed electrical cable at east side of home in garden

Grounding

☑ Concealed ☐ Ground Rod ☐ Water Main

Auxiliary Panel

☐ Concealed ☐ Non Standard Installation ☐ Not Opened ☐ Unsecured

Location Laundry area

Auxiliary Disconnect Rating

☐ Have Electrician Evaluate
Amps 40A

Auxiliary Panel Rating

☐ Room For Expansion
Amps 100A

Auxiliary Fuse

☑ Breaker ☐ GFCI Breaker ☐ AFCI ☐ Cartridge ☐ Glass

Consult a qualified electrician to install tie bar to double pole breakers to promote intended circuit trip protection.

Heating / Cooling

Data Plate
☑ Not Legible ☐ Incomplete
Estimated Age: More than 25

Limitations
☐ System Operating in Heating Mode ☐ System Shut Down/Not Tested

Smoke Detectors
☑ Basement ☑ 1st Floor ☐ 2nd Floor ☐ 3rd Floor

CO Detectors
☑ Basement ☑ 1st Floor ☐ 2nd Floor ☐ 3rd Floor

Thermostat/Humidistat — Operational
☐ Unsecured ☐ Programmable ☐ Standard

Heat Type
☐ Convector - Wall Unit ☑ Forced Air ☐ Radiator/Baseboard
☐ Radiant - In-Floor

Burner Type
☑ Conventional ☐ Mid Efficiency ☐ High Efficiency

Heating Fuel Source
☑ Gas ☐ Electric ☐ Propane

Fuel Source Shut Off Location
☑ Beside

Heating System — Operational
☑ Advise Service/Repair Contract ☑ Verify Service History w/Selle

The heating system was inspected and operated. It is functional at this time, however, the system has exceeded typical life expectancy. As we discussed, the residual life is unpredictable. Consider replacing the system pro-actively to avoid the increased cost of replacing the system in cold weather.

Fresh Air Supply

☑ Internal ☐ External

Venting

☐ Metal ☐ Corrosion ☐ Sidewall/Plastic ☑ Flue

Life Expectancy

☐ Typical ☐ Middle ☑ Exceeded ☐ Middle/End

Gas Burner **Operational**

☐ Not Checked

Ignition

☐ Electronic ☑ Pilot & Thermocoupl

Heat Shield

☐ Missing ☐ Corrosion ☐ Soot ☑ None

Motor/Blower **Operational**

☐ Direct Drive ☐ Noisy ☐ Other

Filter

☑ Electronic ☑ Missing ☐ Inoperable ☐ Undersized ☐ Damaged

There is no functional filtration system for this furnace. Provide a temporary media filter until this furnace is replaced.

Duct/Joint/Housing

☐ Unsecured ☐ Corrosion

Heating / Cooling

AC — Operational

☐ Not Checked ☐ Dirty ☑ Central ☐ Room Unit

Approx. Age 30 + Approx Size - Tons 2

AC system is well passed its intended life cycle. While it is still functioning as intended, consider replacing this system pro-actively at the same time as the furnace to ensure a compatible system that will fit in the current space in the furnace / utility cupboard. A new system will be significantly more efficient as well.

A/C condenser at east side of home

Temperature Differential

Supply Air 60 Return Air 75

Condensation Line

☐ Improper Drain ☐ Corrosion

Refrigerant Line

☐ Unsecured ☐ Not Insulated

Plumbing Components

Limitation
☑ Finished Basement ☐ Private System

Public Supply
☐ Concealed ☐ Lead ☐ Galvanized ☐ Plastic ☑ Copper ☐ Metered
☐ Not Metered
Shut Off Location: Behind fireplace

Public Shut-Off Valve
☑ Not Tested ☐ Corrosion ☐ Tagged/Labeled for Convenience

Provide access to water shut-off valve so it can be accessed in an emergency. The valve is located in the south west corner of basement behind the wall, behind the fireplace.

Water Pressure
☐ Low ☑ Typical ☐ High

Water Quality
☐ Discoloration ☐ Debris ☐ Odor ☐ Advise Well Water Quality Tes ☑ Typical

Hose Bibb — Operational
☐ Not Checked ☐ Shut-Off Valve ☐ Unsecured ☐ Frost Free

Distribution Piping
☑ Concealed ☐ Plastic ☐ Galvanized ☑ Copper

Cross Connection
☐ Kitchen ☐ Laundry ☐ Hose Bibb ☑ None Visible

Waste Drainage
☐ Concealed ☑ Cast Iron ☐ Plastic ☐ Copper ☐ Pump/Inspect Septic System

Visible cast iron drain in basement bathroom shows evidence of possible leakage / damage. Contact a plumber to correct.

Sewer lines in old homes such as this are prone to tree root damage, low spots, fractures, or collapse due to deterioration over time. Consult seller for history. The best way to determine condition of the drain line requires camera/scope evaluation by a drain professional. Further investigation by such a professional is recommended if seller has no information pertinent at this time.

Floor Drain
☑ None - a potential concern ☐ Drain Appeared Functional During Test

No visible floor drain in the basement. Consult seller as to location or presence or absence of drain. If no floor drain, consult plumber for options.

Plumbing Components

Main Cleanout

☐ Concealed
Location Basement washroom

Hot Water Tank — Operational

☐ With Heating System ☑ Gas ☐ Electric ☐ Some Corrosion Noted - Typical
Age 25 + Estimated Capacity -Gallons 33

Budget to replace. Water heater has exceeded typical life expectancy.

Life Expectancy

☐ Typical ☐ Exceeded ☐ Middle ☑ Middle/End

Fuel Shut-Off

☐ Concealed
Location beside

Relief Valve

☐ No Test Lever ☐ Corrosion ☐ Other

Discharge Tube

☐ Undersized ☐ Discharge

Venting

☐ Flue ☑ Sidewall ☐ Improper Rise ☐ Unsecured ☐ Corrosion ☐ Soot

Sump Pump — Not Applicable

☐ Not Checked ☐ Submersible ☐ Cover Missing -Install for safety ☐ Float Checked
☐ Permanent Connection ☐ Corrosion ☐ To Exterior Grade

Fireplace(s)

Type

☐ Built-In ☐ Free Standing ☐ Gas Log Insert ☐ Wood Stove Insert ☐ Wood Stove
☐ Pellet Stove ☐ Gas Unit

The basement fireplace is not a real fireplace. It has an electric element and a fan and can thus provide heat to this area if desired.

All Baths

Location

☑ Basement ☑ 1st Floor ☐ 2nd Floor ☐ 3rd Floor

Water Flow

☑ Normal ☐ Suspect ☐ Low

Floor

☐ Worn ☐ Minor Cracking - Typica ☐ Stains/Minor Damage

Wall

☐ Uneven ☐ Patched - Typical ☐ Ceramic

Ceiling

☐ Uneven ☐ Minor Patching - Typical ☐ Minor Cracking - Typica

Window **Operational**

☐ Binds - Adjust/Repair ☐ Not Tested ☐ Treat Wood To Preserve/Protect ☐ Thermal Pane
☐ Single Pane ☐ Storm Windows ☑ Representative # Inspected/Tested

Window in main floor bathroom is located in the bath / shower enclosure. This will trap water and rot the window. A curtain will be required if showering at this location.

Door **Operational**

☐ Binds - Adjust/Repair ☐ Damaged ☑ Representative # Inspected/Tested

Lighting **Operational**

☐ None ☐ Unsecured

Exhaust Fan **Operational**

☐ Advise Installation ☐ Dirty - Clean for best function ☐ Noisy - Service/Repair/Replace

Sink

☐ Worn ☐ Chip/Scratch ☐ Steel/Ceramic ☐ Solid/Granite

Faucet **Operational**

☐ No Shut-off ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Trap/Drain

☑ Drain stop disconnected/inoperable ☐ Slow Drain - Clean/Repair ☐ Corrosion - Monitor for leaks

Repair sink drain stops in main floor bathroom.

Vanity

☐ Worn/Scratches ☐ Missing/Loose Hardware ☐ Prior Stains-No Leakage Now

All Baths

Counter

☐ Unsecured ☐ Minor Damage - Scratches/Stains ☐ Caulk at Backsplash

Toilet **Operational**

☐ No Shut-Off ☐ Unsecured ☐ Crooked - Monitor for leakage

Tub/Enclosure

☐ Ceramic/Tile ☐ Solid Surface/Marble ☐ Fiberglass ☐ Plastic Panels
☐ Minor Mildew Stains-Treat/Clean ☐ Worn - Scratches/Chips

Tub Faucet/Mixer **Operational**

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Shower Enclosure

☑ Ceramic/Tile ☐ Solid Surface/Marble ☐ Fiberglass ☑ Plastic Panels
☐ Minor Mildew Stains - Treat/Clean ☐ Worn - Scratches/Chips

Shower Head **Operational**

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

Kitchen

Floor

☐ Worn ☐ Minor Cracking - Typica ☐ Stains/Minor Damage

Wall

☐ Uneven ☐ Patched ☐ Minor Cracking - Typica

Ceiling

☐ Uneven ☐ Patched- Typical ☐ Minor Cracking - Typica

Window **Operational**

☐ Binds - Adjust/Repair ☐ Not Tested ☐ Thermal Pane ☐ Single Pane
☐ Treat Wood To Preserve/Protect ☑ Representative # Inspected/Tested ☐ Storm Window

Door **Operational**

☐ Binds - Adjust/Repair ☐ Minor Damage/Hole(s)

Lighting **Operational**

☐ None ☐ Unsecured ☑ Representative # Inspected/Tested

Sink

☐ Worn ☐ Chip/Scratch

Faucet **Operational**

☐ No Shut-Off Valve ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Trap/Drain

☐ Slow Drain - Clean/Repair ☐ Corrosion - Monitor for Leakage

Counter

☐ Unsecured ☐ Caulk at Backsplash ☐ Minor Damage/Scratches/Worn

Cabinet

☐ Worn/Scratches ☐ Missing/Loose Hardware ☑ Representative # Inspected/Tested

Range Hood **Operational**

☐ Cooktop Exhaust ☐ No Exhaust ☐ No Light ☐ Noisy

Major Appliances (Built-in)

☑ Tested ON/OFF only. ☑ Did not Test All Functions/Cycles

All appliances were turned on using regular operating controls. All responded normally to controls.

Not all functions and different cycles are tested. The test simply comprises turning the appliances on to verify basic functionality.

Kitchen

Dishwasher	**Operational**
Garbage Disposal	**Operational**
Stove/Cooktop	**Operational**
Refrigerator	**Operational**
Microwave	**Operational**

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

General

Interior of home appears to be well maintained and in excellent condition

Floor

☐ Worn ☐ Minor Cracking - Typica ☐ Staining/Minor Damage

Wall

☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typica
☑ Wood Frame w/drywall/plaster

Ceiling

☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typica
☑ Wood Frame w/drywall/plaster

An infrared camera was used to scan all ceilings of home under plumbing fixtures, baths, kitchen, and laundry rooms.

The infrared scan showed no evidence of moisture in scanned areas at the time of inspection throughout the home.

Window — Operational

☐ Binds - Adjust/Repair ☐ Not Tested ☐ Fixed Pane ☐ Single Pane ☐ Thermal Pane
☐ Treat Wood To Preserve/Protect ☑ Representative # Inspected/Tested

See note in exterior re newer windows

Lighting — Operational

☐ None ☐ Unsecured ☑ Representative # Inspected/Tested

Interior Doors — Operational

☐ Binds - Adjust/Repair ☐ Hinged ☐ Closet door off track
☐ Floor guides missing ☑ Representative # Inspected/Tested

Stairway

☐ Carpet ☐ Wood ☐ Worn ☐ Squeaks - Typical

Railing

☐ Wood/Metal ☐ Incomplete ☐ None

See important safety note in basement section re handrail

Exterior Doors — Operational

☐ Binds - Adjust/Repair ☐ Weather Stripping Missing/Improper ☐ Dead Bolt
☐ Minor Damage - Dent/Split/Worn ☐ Sliding ☑ Hinged

Heat Source

- [x] Air Register
- [ ] Electric
- [ ] Radiator/Convector
- [ ] None
- [ ] Radiant-Concealed

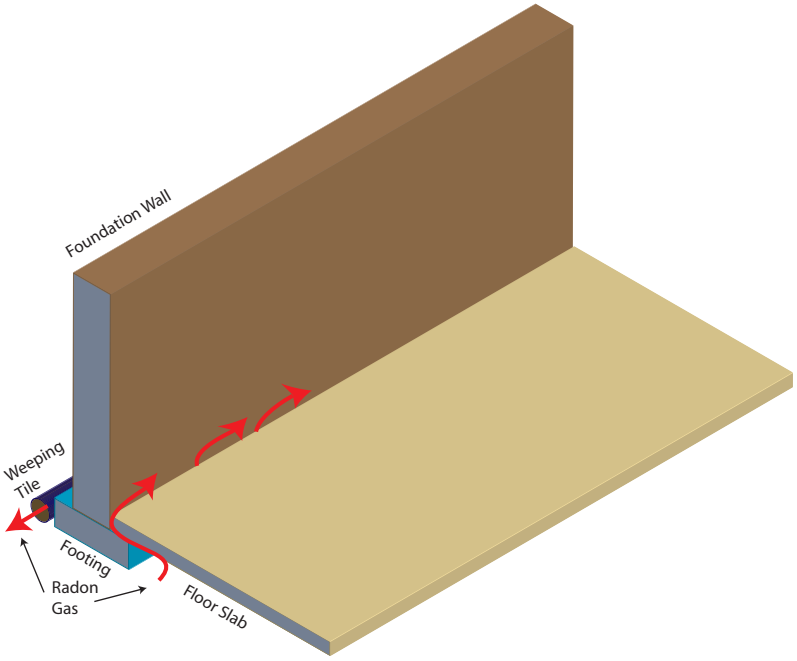
Additional Comments

Limitations

The swimming pool was not inspected. This is not within the scope of a home inspection. A swimming pool consultant should be engaged to inspect the pool, the pool equipment and safety systems.

Radon Gas

Radon is a radioactive gas that exists naturally in the environment in very low concentrations. Radon comes from uranium in the soil. While uranium is not present in significant quantities in most geographical areas, traces of uranium in the soil exist everywhere. As uranium breaks down, it produces radon gas.



Radon is classified as a human carcinogen. Breathing radon gas is associated with an increased risk of developing lung cancer. The risk increases with increased concentration of radon in the air and exposure time. The concern is around radon levels that can build up inside a house. Even if you live in an area with fairly low environmental radon, you could still have significant levels in your home.

Radon testing

You can get a relatively inexpensive test to determine the radon levels in your home. Testing strategies fall into two general categories: short term testing, which may take only a few days; or long term testing, which could take several months. While long term testing gives you a better indication of the radon exposure, people often choose short term testing for faster results.

Understanding Radon Levels

Radon levels are reported in one of three different units of measure:

- The most common unit of measure in the United States is pico Curies per Liter (pCi/L)
- The most common unit of measure in Canada is Becquerels per cubic meter (Bq/m3)
- You may also see the term working levels (WL), common in scientific literature

The following numbers will give you an idea what to expect to see:

- Average outdoor level is 0.3 pCi/L or 10 Bq/m3
- Average indoor level is 1.2 pCi/L or 45 Bq/m3
- Indoor **action level** in the United States is 4 pCi/L or 150 Bq/m3
- Indoor **action level** in Canada is 5.4 pCi/L or 200 Bq/m3

Action level is the level at which you should take steps to reduce the radon gas entering your home.

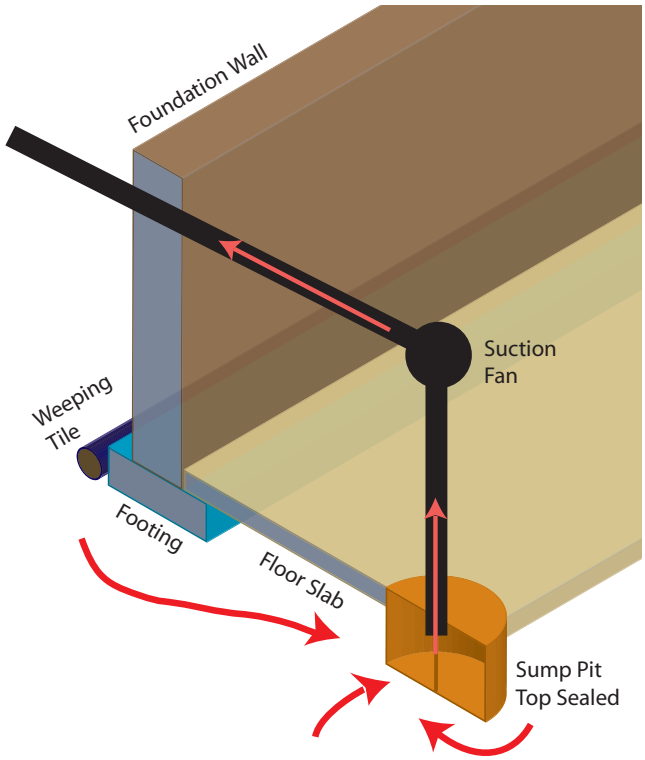
Fixing a Radon Problem

If you have radon levels at or above the action level, you should take action. The most common remedial technique involves depressurizing the soil under your home. If your home has a basement or slab-on-grade, a suction pipe is inserted through the slab into the gravel below. Then suction is applied to the pipe to draw radon in the soil towards the pipe, effectively sucking the radon up and out of the home. The cost for a sub-slab suction system ranges from about $1,000 to $3,000.

In the past, remediation involved a trial-and-error approach. For example, a technician might try sealing all of the cracks in the basement, such as a gap between the floor slab and the foundation, and then conduct a re-test. If the re-test shows acceptable levels, you may get away with paying only a few hundred dollars for the fix. But if sealing the cracks does not solve the problem you will have go to the next level of remediation. Today, most people feel that it is better to do a proper, comprehensive fix the first time.

You can also dilute radon by increasing the ventilation rate in your home. Adding a balanced ventilation system such as a heat-recovery ventilator brings fresh air into the home, discharges stale air outside, and swaps heat in the process to prevent heat-energy loss. But this approach does not sit well with everyone since it effectively lets in radon in order deal with it.

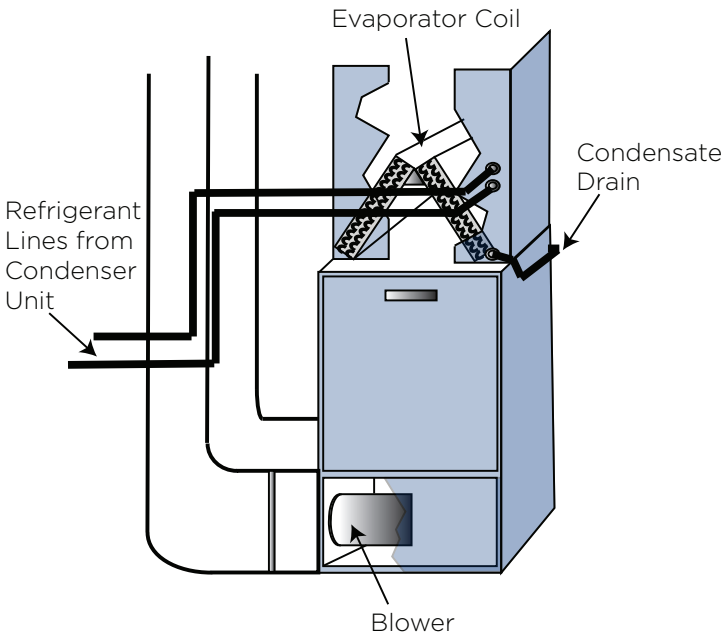
Regardless of the remedial method you choose, getting your home tested is a good first step. Arming yourself with information about the various approaches is the next step and consulting an expert is always a good idea.



Central Air Conditioning

Central air conditioning systems are a luxury in some areas of North America and a basic necessity in others. Whatever your need may be, it is in your best interest to understand how to choose the right system for your home, and how to maintain it for optimal performance.

Central air conditioning systems have become more sophisticated and more efficient in the last few years. The most common system is called a “split system” because part of it (the condenser) is located outside the house, and part (the evaporator) is located inside. The evaporator is mounted inside an air handler, the system that circulates air throughout the house. For homes with forced-air heating, the furnace acts as the air handler. In these cases, the evaporator is simply mounted on top of the furnace.



SEER

SEER stands for Seasonal Energy Efficiency Ratio and designates the efficiency of air conditioning systems. A 14 SEER air conditioner is more efficient than a 10 SEER unit. As of January 2006, manufacturers are no longer permitted to manufacture air conditioning systems with a SEER less than 13. Prior to this date, the minimum SEER was 10.

The new 13 SEER regulation does, however, create challenges for some home owners. The system itself is physically much larger than older systems. Since the condenser sits outside, increased size does not matter here, but the evaporator is also much larger on the new systems. If you are replacing a failed older system, the new evaporator may not fit into the old air handler. The ducting can be modified to fit the new evaporator, but in some cases the entire air handler (or furnace) may have to be replaced. Other work-arounds also exist. A good HVAC technician can advise on the best course of action.

What Are the Capacity Issues?

Proper sizing or capacity of a system is important. Installers traditionally err on the side of over sizing a system to avoid client complaints on the hottest day of the summer, such as the system not keeping up with the heat gain, or the system running continuously.

A larger-than-necessary air conditioning system will not function optimally. It will cool the house off quickly and then shut off. These short on-cycles are not good for two reasons:

- **Most air conditioning systems take several minutes of operation to reach peak efficiency. An oversized system will operate at a fraction of its rated efficiency, costing more to operate than it should.**
- **The central air conditioning system also dehumidifies the home. If the on-cycles are short, you get very little dehumidification. The result is a cold and clammy home.**

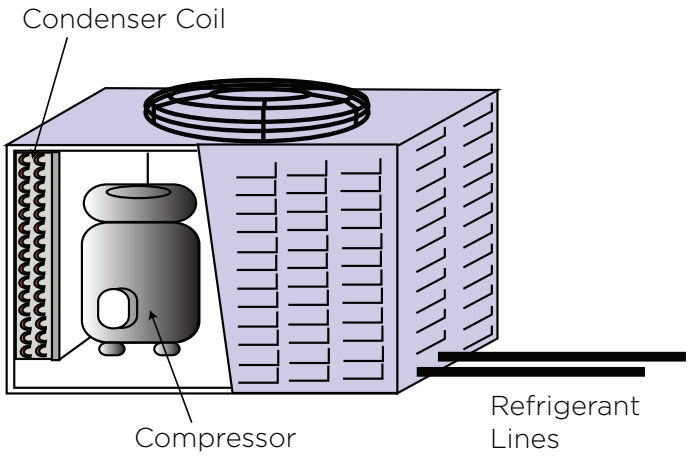
Some of the newest and most expensive systems available are capable of operating at two different capacities. The system operates on low most of the time, with long on-cycles that generate lots of dehumidification. If the system cannot keep up with heat gain, it switches into a higher gear.

Choosing the appropriate capacity for the air conditioning system requires a skilled and experienced air conditioning contractor that can do a heat gain calculation for your home.

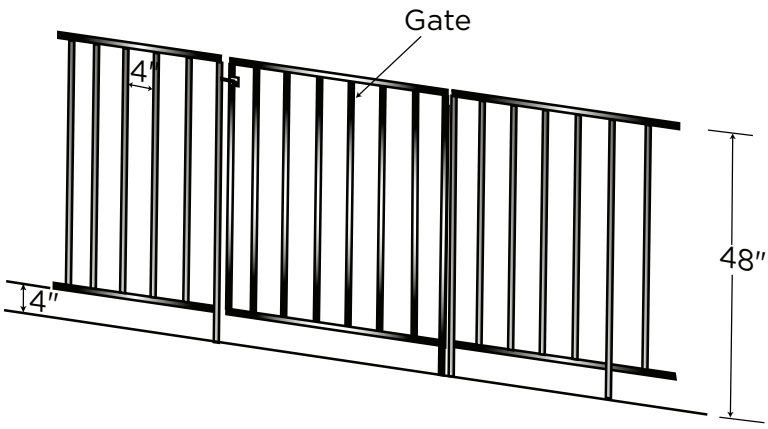
Maintenance

A well-maintained air conditioning system will last longer and cool better than a neglected system.

- **Clean or replace the filter in the air handler regularly, not just for clean air, but also because the filter protects your heating and cooling equipment. Dust can clog the evaporator coil, reducing the heat transfer, efficiency, and life of the system.**
- **Trim vegetation away from the condenser for free air flow.**
- **Do not enclose the condenser with trellises or anything else that might block air flow.**
- **Have the system serviced regularly. Servicing is inexpensive and will increase the life and efficiency of the system.**



Swimming Pool Safety



Every year, hundreds of children drown in residential swimming pools. In addition, there are thousands of children that suffer near drowning. The U.S. Consumer Product Safety Commission (CPSC) has a strategic goal to reduce the rate of drowning of children under age 5 by ten percent over the next ten years.

The statistics show that drowning and near drowning of children in residential pools is happening at an alarming rate. As you will see, there is a common theme to these accidents: Most of the drownings and near drownings happened while the child was being supervised by one or both parents; 69 percent of the children were not expected to be in or near the pool, but were found drowned or submerged in the water; 77 percent of the accident victims had been missing for five minutes or less when they were found in the pool.

Here is what we can learn from these statistics

- Young children and toddlers move faster than you think. Drowning and near drowning can happen in an instant.
- Swimming pool drownings are silent. You won't hear a call for help.
- These accidents are preventable.

Barriers

The consensus among experts is that the best way to improve these statistics is through construction and maintenance of effective barriers to prevent access to the pool area. Look carefully at the barrier around the pool. The barrier should be continuous around the pool. Shrubs are not an acceptable barrier. The barrier should prevent a child from climbing over, crawling under or passing through. Here are a few things to consider:

Door From House to Pool Area

Where the wall of the house makes up part of the barrier, there is usually a door that leads from the house directly into the pool area. This door should have an alarm that sounds immediately when the door is opened. Typically the alarm is set up with a bypass switch or keypad that is located out of reach of children. The bypass switch deactivates the alarm for a single opening of the door and then resets.

Gates

The gate to the pool area should be self closing and self latching and should have a locking mechanism. The latch should be located out of reach of children. In addition, the gate should open out from the pool area so that a toddler leaning on an 'almost latched' gate will close the gate.

Barrier Height

The barrier (fence) should be at least 48 inches high. Look for anything that could negate the height of the barrier such as a bench, storage bin or tree next to the barrier. The barrier should come to within 4 inches of the ground in all areas otherwise a child could squeeze under. The design of your barrier may make it easy to climb. For example, the standard chain link fence is too easy to climb. There are guidelines available for this (see references below).

Vertical Members

Vertical members of a fence should be spaced close enough together to prevent a child from squeezing through. Four inches is the maximum opening size.

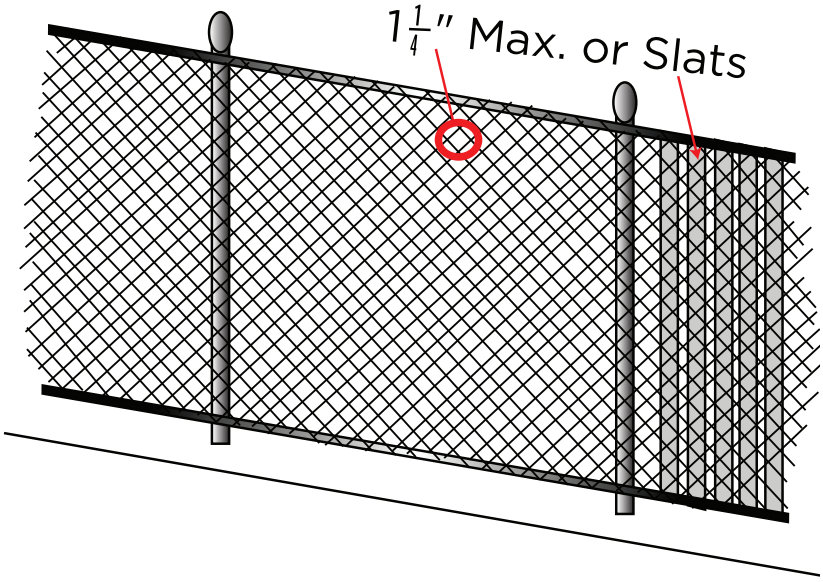
Pool Safety Covers

A power safety cover can be used to increase the safety of the pool. When in place, these covers will prevent kids from falling into an unattended pool. These are not standard pool covers. They are designed specifically for this purpose.

Educate Yourself

The suggestions above will simply stack the odds in your favor. There is no question that close supervision of your children is the most important consideration. Educate all people involved with caring for your children about the dangers. Learn cardio pulmonary resuscitation (CPR).

This document is based on information collected from the Consumer Product and Safety Commission.



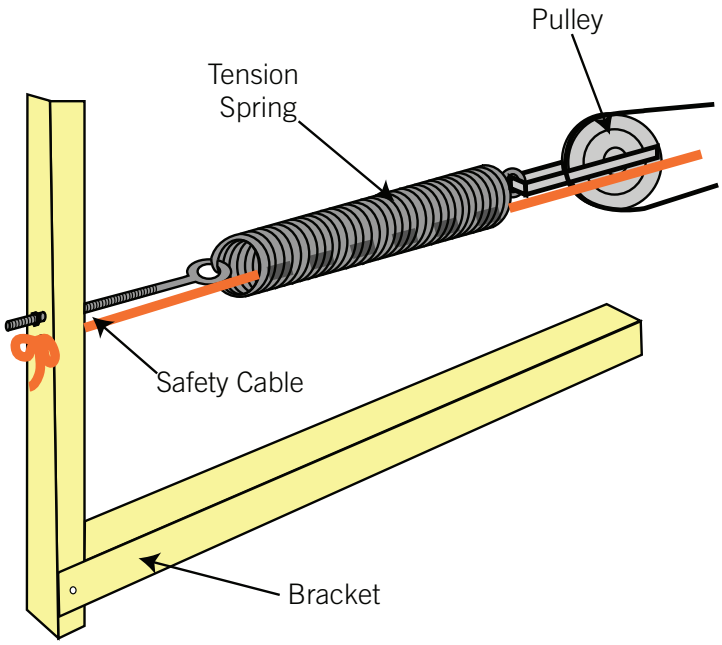
References

- CPSC publication No 359 – How to plan for the unexpected
- CPSC publication No 362 – Safety Barrier Guidelines for Home Pools
- CPSC news release - #04-165, June 21, 2004. Public Hearing in Tampa Florida on Swimming Pool Safety.

Garage Door Safety

Your garage vehicle door may be the largest moving object in your home and could weigh up to 400 pounds. For your safety make sure it's in good condition.

Overhead garage doors have gravity to deal with. In the absence of some type of balancing mechanism, the door would slam shut as soon as you let go of it. Older garage doors may employ a weight and pulley system to balance the weight of the door however virtually all modern systems use springs. Regardless of the method used, the door should balance. If you open the garage door about half way and let go, it should balance there.



Spring failure

The springs used to balance the weight of the door are under enormous stress. If a spring were to break, flying pieces of metal could cause serious injury. Modern spring systems incorporate safety features to prevent flying metal in the event of a spring failure. For example, extension springs should have a cable running down the middle of the spring to contain the spring upon failure.

Automatic opener

Automatic door openers are not a replacement for a properly balanced door. The opener is not powerful enough to lift the entire weight of the door. The opener works with the help of the springs or counter balance system.

An automatic garage door opener should stop and reverse on meeting an obstruction. Many systems manufactured prior to 1982 may stop but not reverse. These older systems should be upgraded. This is not only about protecting your car, it's about protecting people.

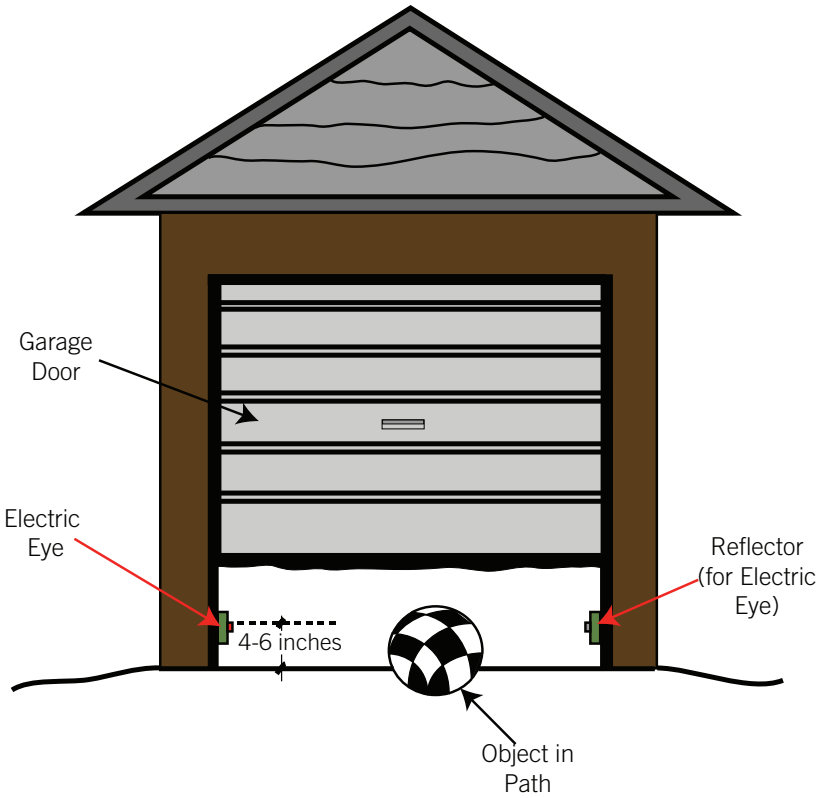
Today, some form of external entrapment protection is required. An electric eye is the most common system used. The electric eye is mounted 5 to 6 inches off the floor and senses objects in its path. If your garage door opener does not have an electric eye system, you may be able to upgrade it without replacing the entire system.

Emergency release

During a power failure the garage door may be impossible to open. Since 1982, automatic garage door openers have an emergency release to disengage the garage door from the opener. Once disengaged, you can open the door by hand. Make sure you know where this is and how to operate it. It is usually a short rope hanging from the unit. Pulling the rope disengages the door from the automatic door opening mechanism.

A Few More Pointers on Garage Doors

- Keep it in good shape: Your garage door may require periodic lubrication and adjustment. An overhead garage door that is poorly maintained may pose a threat to your safety. Hiring a garage door expert to inspect and adjust the system is a good idea.
- Pinch hazard: Sectional overhead garage doors pose a pinch hazard to fingers. Never put your fingers in the space between door sections to close the door, use the provided handles. Some modern sectional garage doors have a 'pinch proof' design.
- Security: The remote control for your automatic opener is like a key to your garage. When you move into a home, you should change the remote control settings just as you would change the locks on your doors. If the codes for your automatic opener cannot be changed, it probably also lacks other key safety features of a more modern system. You should consider upgrading.
- Educate children: Kids need to know that garage doors are dangerous. Bikes and toys should never be left in the path of the garage door while the door is open. Make sure they know that they should not play with the remote control. Mount the door activation button five feet from the ground, out of reach.

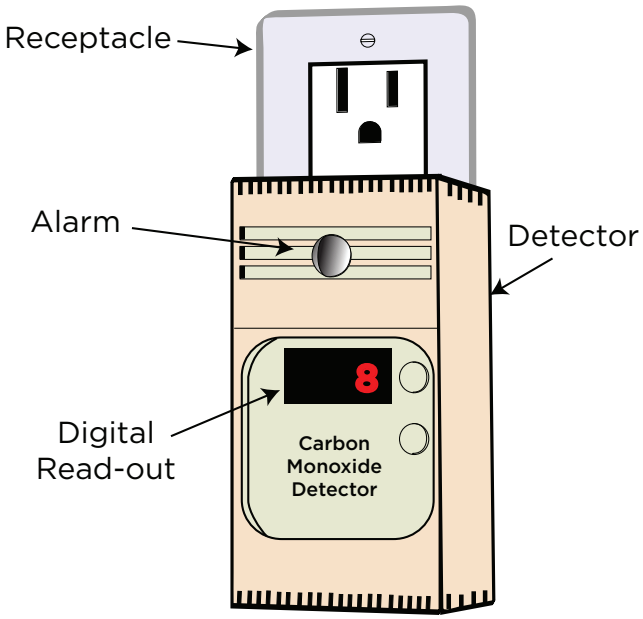


Carbon Monoxide

Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.

Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure



Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbeque in the home.

If you are installing only one carbon monoxide (CO) detector, it should be located where you can hear it if it goes off when you are sleeping. For greater safety, multiple CO detectors can be installed throughout the home. Follow instructions packaged with the detector.