



# Confidential Inspection Report

LOCATED AT:  
8 Sally Road  
Chesterfield, New Jersey 07000

PREPARED EXCLUSIVELY FOR:  
Mr. & Mrs. Ernest Beyer

INSPECTED ON:  
Saturday, December 15, 2018



Inspector, John J. Hayes NJ 24GI 00172500  
ClearView Home Inspections, L.L.C.



Saturday, December 15, 2018  
Mr. & Mrs. Ernest Beyer  
8 Sally Road  
Chesterfield, New Jersey 07000

Dear Mr. & Mrs. Ernest Beyer,

We have enclosed the report for the property inspection we conducted for you on Saturday, December 15, 2018 at:

8 Sally Road  
Chesterfield, New Jersey 07000

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

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

**OK** = Serviceable. This icon means that a system or component was inspected, was found to be in acceptable condition, and was capable of performing its intended function at the time of the inspection. Imperfections may exist that are cosmetic in nature and are not interfering with the essential functions of the system or component.

**FYI** = Highlighted. This icon describes an issue that we deem important for you to know. We may use this to highlight something that is serviceable yet done in a substandard fashion or not functioning to its full potential. Items with this icon do not pose any structural or safety hazards.

**ATTN** = Attention needed. This icon means that a system or component was not functioning completely and should be addressed to properly maintain the safety and/or integrity of the structure. Although these items may not present an immediate or structural concern, neglecting the issue may result in further damage or a safety hazard.

**URG** = Urgent Issue. This icon means that urgent attention is needed for the system or component and should be addressed immediately to avoid structural damage or safety hazards.

**LIM** = Limitation. This icon means that a system or component could not be fully accessed for a thorough inspection. This may be followed by an assessment of what limited information could be ascertained, or a recommendation to have the item accessed and inspected prior to closing.

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

Sincerely,



Inspector, John J. Hayes  
ClearView Home Inspections, L.L.C.



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## Introduction

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

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

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

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

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

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

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


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

## Introductory Notes

### ICON KEY

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

### GREEN

 Serviceable. This icon means that a system or component was inspected, was found to be in acceptable condition, and was capable of performing its intended function at the time of the inspection. Imperfections may exist that are cosmetic in nature and are not interfering with the essential functions of the system or component.



## BLUE

**FYI** Highlighted. This icon describes an issue that we deem important for you to know. We may use this to highlight something that is serviceable yet done in a substandard fashion or not functioning to its full potential. Items with this icon do not pose any structural or safety hazards. Some items in this category may be repaired/replaced by the homeowners themselves.

## YELLOW

**ATTN** Attention needed. This icon means that a system or component was not functioning completely and should be addressed to properly maintain the safety and/or integrity of the structure. Although these items may not present immediate safety or structural concerns, neglecting these items may become a safety hazard.

## RED

**URG** Urgent Issue. This icon means that urgent attention is needed for the system or component and should be addressed immediately to avoid structural damage or safety hazards.

## ORANGE

**LIM** Limitation. This icon means that a system or component could not be fully accessed for a thorough inspection. This may be followed by an assessment of what limited information could be ascertained, or a recommendation to have the item accessed and inspected prior to closing.

## Exterior/Site/Ground

### BASIC INFORMATION

Site grading: Sloped towards structure in the rear.

Retaining wall location: On property at the rear of the structure.

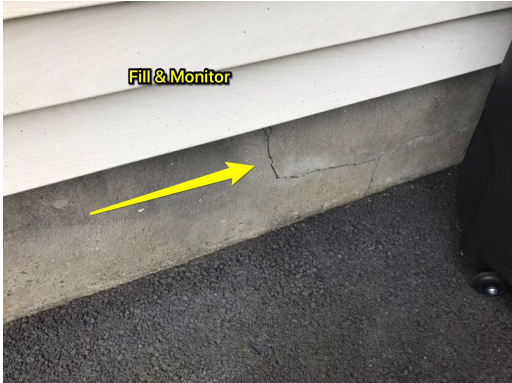
### LIMITATIONS

**LIM** Our review of the exterior is limited to the decks, front door, windows, and features directly related to this unit. See 'Introductory note' above regarding the common areas.

### FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

**FYI** There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be filled and monitored. If ongoing movement is observed, further review would then be recommended.

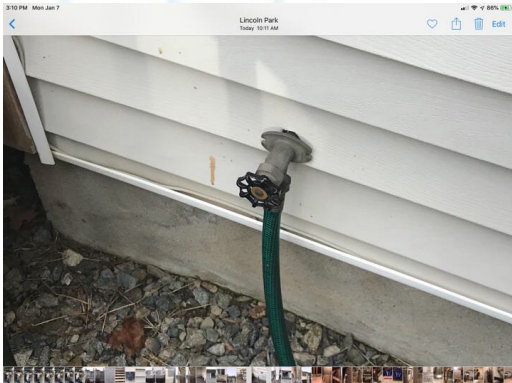


### **PEST CONTROL**

Our inspection did not reveal any evidence of active wood boring insect infestation. Please check with the Condo Ass'n to see if there is regularly scheduled monitoring provided through them. Otherwise, we would recommend that a regular schedule of inspection be undertaken by a professional.

### **EXTERIOR PLUMBING**

**FYI** Water pipes and/or hose bibs that are vulnerable to freezing were noted on the exterior of the house. During freezing weather, water pipes in unprotected and unheated spaces must be protected from extreme cold to prevent costly damage.



### **VINYL SIDING**

The vinyl siding appears to be properly installed and in good condition.

### **DOORS**

The exterior doors appear to be properly installed and in serviceable condition.

### **WINDOWS**

The windows appear to be properly installed and in serviceable condition.

### **SCREENS**

All windows have screens installed. All are in good serviceable condition.

## GRADING

**FYI** Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. This should be monitored over time.

## GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof. They are covered with a metal mesh screening that prevents large objects from getting into the gutter system, but smaller items can infiltrate. Periodic cleaning will prevent blockage of the gutters and downspouts, and prevent back-up and potential water damage.

## DOWNSPOUTS

The downspouts appear to be properly installed and in serviceable condition.

The downspouts terminate in subsurface drain lines. It is beyond the scope of our inspection to test the efficacy of this system.

## DRIVEWAY

The driveway appears to be properly installed and is generally in good condition.

The driveway is paved with asphalt paving mix. It shows normal wear, but otherwise, it is in generally good condition.

**FYI** It is a good idea to reseal the surface of the asphalt periodically with a sealer sold for that purpose. A sealer will improve appearance and increase the service life of the pavement. Asphalt sealers are available at most home improvement stores.

## DECK

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

The wooden front stairs and landing, and the rear deck appears to be properly constructed and generally in serviceable condition. They are both properly lag bolted to the structure.

**FYI** There is earth-wood contact at support columns. This is creating a condition conducive to wood-destroying pest or organism activity. We recommend that all columns be anchored in/on cement and that all wood support structures be kept at least 6" away from any soil.





## DECK SUPPORTS

The deck supports appear to be properly installed and in good condition.

## STAIRS

The exterior wooden stairs and landing show routine wear but appear to be properly constructed and in serviceable condition. Maintenance, when necessary, will maximize service life and keep the stairs in safe condition.

## RAILINGS

The railings appear to properly installed and are in serviceable condition.

## HAND RAILS

The railings appear to properly installed and are in serviceable condition.

## CHIMNEY

The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace.

## EAVES/SOFFITS

The eaves and overhangs appear to be properly installed and in good condition.

## GENERAL COMMENT

**OK** The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions, if any, are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## Composition Shingle

### BASIC INFORMATION

Location: Covers whole building

Roof slope: Combination of steep and medium

Material: Timberline (Designer). Roofing shingles were found to be in satisfactory condition.

## INSPECTION METHOD

**LIM** The roof is a common area and although looked at with binoculars from a variety of locations, and appeared to be in good shape, it was not fully inspected. Consultation with the Homeowner's Association regarding reserves and maintenance schedules is suggested.



## SKYLIGHTS

**ATTN** The skylights appear to be properly installed and, with the exception of the one in the master bedroom, do not show evidence of past leakage. **NOTE MAINTENANCE ITEM:** Skylights require ongoing monitoring and maintenance. We recommend checking annually and recaulking/reglazing/resealing when required.



## FLASHINGS: OVERALL

**OK** Metal flashing has been used to seal the connections and penetrations.

## GENERAL COMMENT

**LIM** The exterior of condominiums, including the roof are generally the responsibility of the condominium association. We recommend checking with the association as to any responsibility the owner may have with respect to the exterior of the condominium.

## Basement

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

*the individual systems to which they belong.*

## **BASIC INFORMATION**

Foundation material: Concrete block

## **ACCESS**

The basement is accessible from the interior of the house, as well as the garage.

**LIM** The basement could not be fully inspected because it is partially finished and because of stored personal items. Ideally, access should be provided and the currently inaccessible areas reviewed.

## **BELOW GRADE**

The interior flooring in the rear of the structure is below the exterior grade level. Floor and wall surfaces below grade are susceptible to moisture entry, and should be monitored over time.

## **MOISTURE**

The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

## **GENERAL COMMENT**

**OK** All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

## **Crawl Space**

*The crawl space is where many of the building's structural elements and portions of its mechanical systems can sometimes be found. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. If found, significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist.*

## **ACCESS**

**LIM** The crawl space/storage area is accessible from behind the water heater. There were personal items that prevented a complete inspection, but the areas accessible appeared to be in good shape.



## FOUNDATION

The foundation and other visible elements of the support structure have performed well and are generally in good condition for the age of the structure. We suggest attention to the items noted below.

## Heat

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

### Forced Hot Air

#### BASIC INFORMATION

Furnace location: Basement  
Energy source: Natural gas  
Manufacturer: Lennox

#### SYSTEM NOTES

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

#### BURNERS

**FYI** The burner flame is yellow tipped, suggesting too little primary air, clogged burner ports, improperly adjusted burners, or a clogged draft hood. We recommend the furnace be serviced, cleaned and tuned.

#### BLOWER/MOTOR

The blower motor was functioning and in good serviceable condition at the time of inspection.



## AIR FILTERS

The air filter for the heating unit is a disposable media 'hammock' type filter.



## DUCTS

The ducts appear to be properly installed and are in serviceable condition.

## THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls. It is an older unit, likely the age of the HVAC system itself.

## HVAC WIRING

All accessible wiring appears in good condition.

## GENERAL COMMENT

The heating system is dated to 1987 by its label. At 30+ years old, is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.



## Air Conditioning

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

### BASIC INFORMATION

Type of system: Gas heat with air conditioning

Condenser location: Exterior

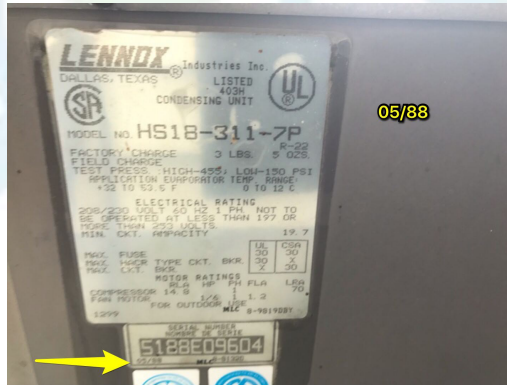
Electrical disconnect location: Adjacent to condensing unit

### LIMITATIONS

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

### GENERAL COMMENT

**FYI** **ATTN** The air conditioning is near the end of its expected service life at an age of 30+ years. Although it could not be tested, the need for replacement should be expected within the next few years.



## Water Heater

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

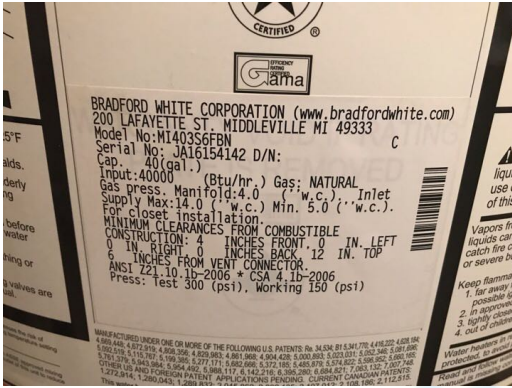
### BASIC INFORMATION

Location: basement

Energy source: gas

Capacity: 40 gallons

Technical Information: See data plate photo attached.



Unit type: Free standing tank



Output: adequate for a home this size.

Age: Estimated to be approximately 6 to 7 years old, dated by the serial number. Water heaters can sometimes last well beyond the warranty period stated. However, the life expectancy varies greatly depending upon local water chemistry, system use, operating temperatures, and maintenance provided. Typically hot water heaters of this type have a life expectancy of 8-12 years but can last much longer. NOTE: Monitor for any leaks and replace when leaks occur.



## WATER CONNECTORS

**FYI** The water connections are corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced if necessary. There is also corrosion visible around the exhaust collar. This should be monitored for leaks over time as well.



## GENERAL COMMENT

**FYI** The water heater was operating. However, we recommend your attention be directed to the items noted above.

## Plumbing

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

## WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is located in the basement utility/laundry area.



## WATER SHUTOFF COMMENTS

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.



## MAIN SUPPLY

**FYI** There is some evidence of some surface corrosion or leakage at the exposed and accessible main supply. Further inspection by a licensed plumber in the future is recommended.

## INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

## WATER PRESSURE

The system water pressure, as observed at the sinks, tub, and basin, faucets appear to be within the range of normal.

## FIXTURES: OVERALL

All plumbing fixtures, appear to be operating normally at the time of the inspection. Routine maintenance will keep them functional and maximize their useful life.

## DRAIN LINES

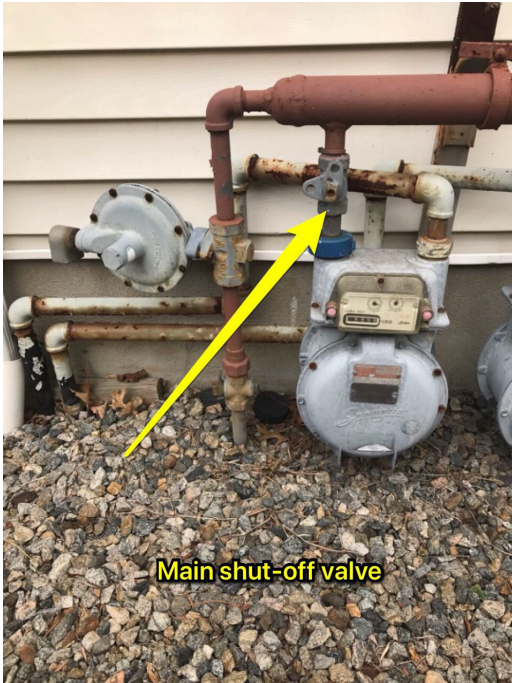
The visible drain piping appears to be properly installed and in serviceable condition.

## GAS METER COMMENT

**FYI** There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff.

## GAS METER LOCATION

The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located just above the meter. This valve should be turned 90 degrees to the left in order to shut off the gas.



## GENERAL COMMENT

**OK** The plumbing system appears to be in good condition.

## Electrical System

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

## BASIC INFORMATION

Service entry into building: Underground service lateral

Capacity (available amperage): 100 amperes

System grounding source: Water supply piping

Branch circuit protection: Circuit breakers

## MAIN SERVICE

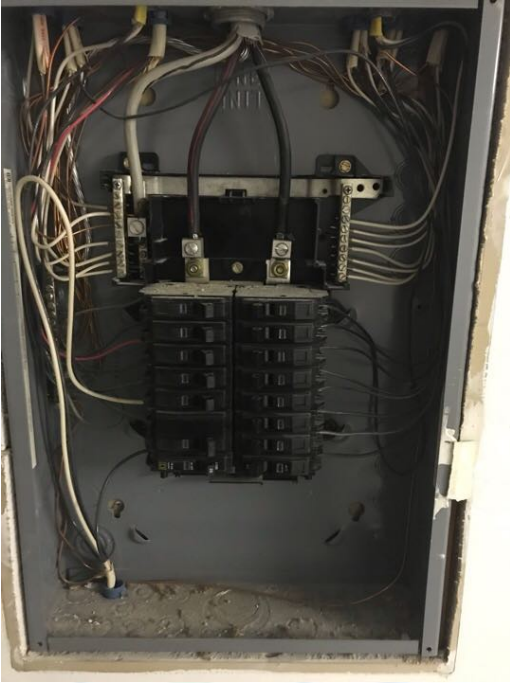
The main electrical service panel is located in the garage.

## MAIN DISCONNECT

There is no single main electrical service disconnect. If all the circuit breakers in the main service panel are disconnected (tripped to the off position), electrical power will be completely shut off.

## CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.



## BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

## CONDUCTOR MATERIAL

The accessible branch circuit wiring in this building is copper.

## RECEPTACLES: OVERALL

**FYI** Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

## GFI PROTECTION

**ATTN** Incomplete GFCI protection is present. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. Note: There are no GFICs on at the rear exterior, and in the bathrooms.







### METER

The meter appears to be installed correctly and was operating and in serviceable condition. It is located on the side end of the townhouse row



### GENERAL COMMENT

**OK** The electrical system is generally in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation, with the exceptions noted elsewhere. If questions persist, have the entire electrical system reviewed by a NJ licensed electrical contractor.

## Attic

*The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*



## ACCESS/ENTRY

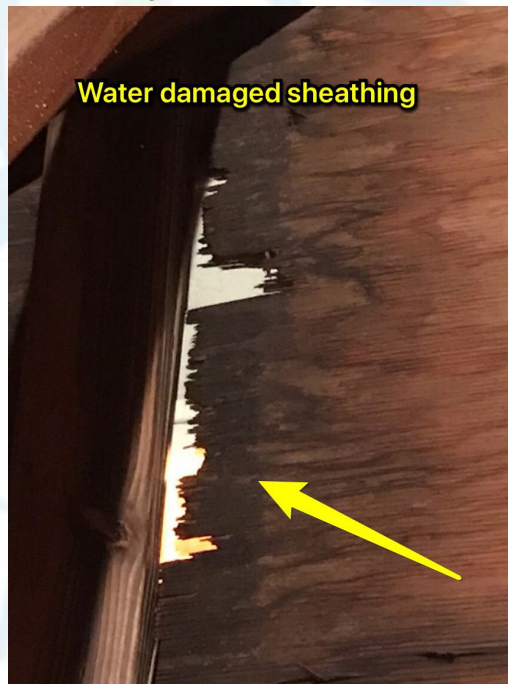
The attic access is via a hatch located in a bedroom closet.

**LIM** Insulation conceals portions of the attic, limiting access and preventing complete inspection. It is inadvisable to walk in attics where this situation is present. No reportable conditions were observed in the visible areas however.



## LEAK EVIDENCE

**URG** There is evidence of past leakage and, in our opinion, leaks could still exist. We recommend water testing and/or further investigation by a licensed roofing contractor.



## DUCTS

The HVAC ducts present in the attic appear to be properly installed and are in serviceable condition.

## Insulation/Energy

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection*

*includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.*

### **ATTIC INSULATION**

The attic has fiberglass batt insulation.

**OK** Insulation installed between the roof rafters appears to be professionally installed and in good serviceable condition. We believe the structure to be fully insulated and energy efficient.

## **Garage**

*Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.*

### **GARAGE DOOR OPENER**

**ATTN** The garage door opener raises and lowers the door, but does not incorporate an electric eye to stop or reverse door closing when something or someone is in the path of the closing door. This is an important safety feature in all garage doors today. We suggest that the current garage door mechanism be modified to incorporate this safety feature.

### **GARAGE DOORS**

The garage door was operated and appears to be properly installed and in serviceable condition. Some deterioration from moisture is present, but is not an impediment to function at present.



The garage door springs are provided with safety restraints to eliminate damage or injury in the event of breakage, in accordance with present standards.

### **FIRE EXTINGUISHER**

**FYI** There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

## **Interior**

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

and/or storage. In such cases these items are not inspected.

## **BASIC INFORMATION**

Number of bedrooms: Two

Number of bathrooms: Two and one-half

Window material: Wood

Window type: Double-hung windows

Finished floor material: Carpet over plywood.

Finished wall material: Drywall

## **STAIRS**

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

**FYI** The stair railing baluster spacing is nonconforming by present building standards. As an upgrade, the baluster spacing could be brought into conformance for maximum safety.



## **DOORS AND WINDOWS: OVERALL**

All doors and windows appear to be properly installed and in serviceable condition.

## **FIREPLACE**

The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.

The firebox is a manufactured metal unit. It has a blower unit installed, designed to provide heat by both convection and radiation. The blower was operational at the time of the inspection.

**FYI** The fireplace damper appears to be properly installed and was functional at the time of inspection. **CAUTION:** The damper must be fully open and the damper control locked in the open position prior to operating the fireplace.

## **MISCELLANEOUS**

**LIM** There is a burglar alarm installed. The alarm system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system. There is also an 'arrival announcement' system installed at the front door, with monitoring stations in various parts of the house. This system was not tested, and is beyond the scope of a normal home inspection.



**FYI** The built-in vacuum system is not in serviceable condition. We recommend it be repaired or replaced by an expert specializing in these appliances.

#### **GENERAL COMMENT**

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

## **Bedroom**

#### **RECEPTACLES**

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

#### **SWITCHES**

There are several broken switches. We recommend they be replaced.

#### **LIGHTS / FAN**

The lights in all bedrooms were in satisfactory serviceable condition and all bulbs working at inspection.

## **Bathroom**

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

#### **GENERAL COMMENT**

**FYI** The finished surfaces, hardware, windows, and doors in the 2 1/2 bathrooms were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## **Entry Area/Hall**

#### **GENERAL COMMENT**

**OK** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

## **Living Room**

#### **GENERAL COMMENT**

**OK** The finished surfaces, hardware, windows, and doors were found to be generally in good serviceable condition at the time of our inspection. All readily accessible receptacles and switches were tested and found to be properly installed and in good serviceable condition.

## Dining Room/Area

### GENERAL COMMENT

**OK** The finished surfaces, hardware, windows, and doors were all found to be generally in good serviceable condition at the time of our inspection. All receptacles and switches were tested and found to be properly installed and in good serviceable condition.

## Library/Office

### GENERAL COMMENT

**FYI** The finished surfaces, hardware and door of the basement office were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report. There is evidence of a previous leak as evidenced by the stain on the dropped ceiling in the room. Further investigation is recommended.



## Kitchen

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

### BASIC INFORMATION

Energy: Gas (or propane) appliances throughout

### FIXTURES

The faucet appears to be properly installed. When operated it functioned normally and is in good serviceable condition.

### SINK

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

### CABINETS

The cabinets were functional at the time of the inspection and are in serviceable condition.

## COUNTERTOPS

The countertops appear to be properly installed and are in good serviceable condition.

## APPLIANCES: OVERALL

All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

## GENERAL COMMENT

**OK** The finished surfaces, hardware, windows, and doors were all found to be generally in good condition at the time of our inspection. All appliances, lights, switches, and receptacles were inspected and found to be functioning and in serviceable condition.

## Laundry Area

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.*

## MISCELLANEOUS

**FYI** The water supply lines to the washer are rubber and as such are subject to rot and ultimate failure. Because these supply lines are under house water pressure any failure when the occupants are out of the home will result in flooding and may be significant. To help prevent this occurrence we recommend replacement of these supply lines with wire braided supply lines (available from hardware stores or plumbing supply stores). We also recommend turning off both the hot and cold water off when the washing machine is not being used.

**FYI** **ATTN** The water supply lines are subject to rot and ultimate failure. Because these supply lines are under house water pressure, any failure when the occupants are out of the home will result in flooding and may be significant. To help prevent this occurrence we recommend only wire braided supply lines (available from hardware stores or plumbing supply stores). We also recommend turning off both the hot and cold water off when the washing machine is not being used.

As an added safety measure, the functionality of the valves for the hot and cold water supply to the washer should be checked by a licensed plumber.

## WASHER/DRYER

The hookups for the washer and dryer were not tested however appeared to be properly installed and in serviceable condition.

## Conclusion

## COMMENTS

We recommend that information regarding the shut offs for the various systems be obtained from the homeowner's association, and that access to all appropriate areas be confirmed.

Many homes built prior to 1996 lack modern safety and energy efficient items.



**OK** With the exception of the leak condition in the attic and rotted sheathing noted, this structure appears to be in relatively sound condition, using construction methods and materials typical of its time. With attention to the noted items and a thorough and on going maintenance program, this home should provide good service for years to come. Regular preventive maintenance will help to prolong its service life.

## Locations of Emergency Controls

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

### **WATER SHUTOFF LOCATION**

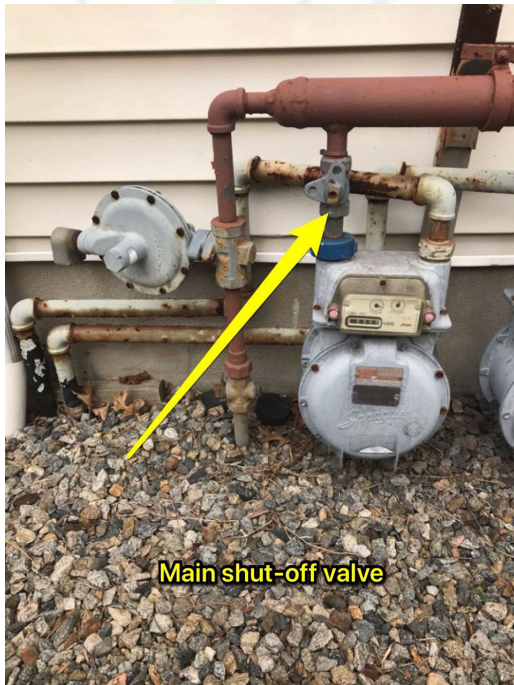
#### **PLUMBING**

The domestic water supply main shut-off valve is located in the basement utility/laundry area.

### **GAS METER LOCATION**

#### **PLUMBING**

The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located just above the meter. This valve should be turned 90 degrees to the left in order to shut off the gas.



### **MAIN SERVICE**

#### **ELECTRICAL SYSTEM**

The main electrical service panel is located in the garage.

### **MAIN DISCONNECT**

#### **ELECTRICAL SYSTEM**

There is no single main electrical service disconnect. If all the circuit breakers in the main service panel are disconnected (tripped to the off position), electrical power will be completely shut off.

## Environmental Concerns

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

