

# PROPERTY INSPECTION REPORT



As Discussed

Sunny/Clear

**Robert Keesser**  
**Kee-Way Inspection Services**  
**24gl00181100**

**123 Inspection Rd.**

**NJ**

**Inspection prepared for: Sample Report**

**Agent: Catrin Brown - Next Home**

Dear Valued Clients,

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Feel free to call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Thank you for trusting Kee-Way Inspection Services for this inspection.

Sincerely,  
Robert Keesser  
Kee-Way Inspection Services

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# GENERAL INSPECTION SUMMARY

## **INSPECTION OVERVIEW:**

Page 5	INSPECTION DETAILS:	PHOTOS AND DETAILS OF DEFECTS AND DAMAGES NOTED IN THE SUMMARY ARE FOUND IN THE BODY OF THE REPORT. PLEASE READ THE ENTIRE REPORT. A PHOTO OF A DEFECT DOES NOT MEAN THE ISSUE WAS LIMITED TO THAT AREA ONLY BUT MAY BE A REPRESENTATION OF A CONDITION FOUND IN OTHER AREAS.
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## **BUILDING STRUCTURE:**

Page 7	GROUNDS & LANDSCAPING:	There were defects, damages, safety issues or items that can be upgraded to meet industry standards at the landscaping or vegetation , driveways or walkways , exterior stairs or handrails that need evaluation, repairs or replacement in the near future. (Purple)
Page 9	ROOF:	There were defects, damages or safety issues at the roof, flashing, chimney or skylights that need evaluation, repairs or replacement in the near future.
Page 11	RAIN GUTTERS & DRAINAGE:	There were defects, damages, safety issues and/or areas that can be upgraded to today's building standards with the rain gutters, <b>grading</b> or drainage that need evaluation, repairs or modification in the near future.
Page 12	EXTERIOR WALLS AND EAVES:	There were defects, damages or safety issues at the exterior wall or eave components that need evaluation, repairs or replacement in the near future.
Page 14	FOUNDATION:	There were defects, damages, safety issues and/or areas that can be upgraded to today's building standards at the foundation components that need maintenance, evaluation or repairs in the near future.
Page 16	GARAGE/CARPORT:	There were defects or damages at the garage or carport that may need maintenance, evaluation or repairs.
Page 17	WINDOWS:	There were defects, damages or safety issues at the windows or screens components that need evaluation, repairs or replacement in the near future.
Page 18	DOORS:	There were components at the windows or doors that had defects, damages, safety issues or could be updated to meet current safety or building standards, routine maintenance, evaluation or repairs.
Page 20	FLOORS, WALLS & CEILINGS:	There were components at the floors, walls or ceilings that had defects, damages, safety issues or could be updated to meet current safety or building standards, routine maintenance, evaluation or repairs.
Page 22	CABINETS/COUNTERTOPS &	There were components at the Shower or bath walls that had defects, damages, safety issues or could be updated to meet

	SHOWER/BATH WALLS:	current safety or building standards, routine maintenance, evaluation or repairs.
Page 22	STAIRS & RAILINGS:	There were defects, damages or safety issues at the interior stairs that need evaluation, repairs or replacement in the near future.
Page 24	ATTIC, VENTILATION & INSULATION:	There were defects or damages at the attic, roof structure or ventilation that may need maintenance, evaluation or repairs.
<b>APPLIANCES:</b>		
Page 26	WASHER & DRYER:	There were defects, damages or safety issues at the washer or dryer that need evaluation, repairs or replacement in the near future.
<b>ELECTRICAL:</b>		
Page 28	ELECTRICAL SERVICE:	There were defects, damages or safety issues at the electrical service components that need evaluation, repairs or replacement in the near future.
Page 29	ELECTRICAL FIXTURES & WIRING:	There were defects, damages or safety issues at the outlets, switches, fixtures, visible wiring or smoke detectors that need evaluation, repairs or replacement in the near future.
<b>PLUMBING:</b>		
Page 32	WATER SUPPLY & DRAINS:	There were defects, damages or safety issues at the water supply lines, drain lines or vents that need evaluation, repairs or replacement in the near future.
Page 33	PLUMBING FIXTURES:	There were defects or damages at the plumbing fixtures that may need maintenance, evaluation or repairs.
Page 34	WATER HEATING/WATER TANKS:	There were defects, damages or safety issues at the water heating components and/or water holding tank components that need evaluation, repairs or replacement in the near future.
Page 35	FUEL TANKS AND LINES:	There were defects, damages or safety issues at the fuel supply components that need evaluation, repairs or replacement in the near future.
<b>HVAC:</b>		
Page 39	HEATING:	There were defects, damages or safety issues at the Furnace components that need evaluation, repairs or replacement in the near future. (Red)
<b>MOISTURE &amp; PESTS:</b>		
Page 40	PESTS:	There were possible indications of <b>WDI</b> or other pests/rodents that may need maintenance, evaluation or repairs.

# INSPECTION OVERVIEW:

## ***INSPECTION DETAILS:***

Weather - Sunny, mostly clear.

Present for all or part of the inspection - Client's realtor or representative. Client Listing agent or representative.

The inspector designates a side of the structure as the front. Directional references are made as if one were standing at the front from the exterior.

## **COLOR CODE KEY**

PHOTOS AND DETAILS OF DEFECTS AND DAMAGES NOTED IN THE SUMMARY ARE FOUND IN THE BODY OF THE REPORT. PLEASE READ THE ENTIRE REPORT. A PHOTO OF A DEFECT DOES NOT MEAN THE ISSUE WAS LIMITED TO THAT AREA ONLY BUT MAY BE A REPRESENTATION OF A CONDITION FOUND IN OTHER AREAS.



Front of the home.

# BUILDING STRUCTURE:

## **GROUNDS & LANDSCAPING:**

DRIVEWAYS, WALKWAYS, RETAINING WALLS AND VEGETATION (WHEN PRESENT) THAT WERE ADJACENT TO THE HOME WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, **grading**, surface drainage, and retaining walls that are likely to adversely affect the building. Where further evaluation is noted, evaluation by a licensed contractor needs to be completed by the end of the contingency period.

Snow covered grounds, leaf covered grounds, excessive/overgrown vegetation and/or debris covered grounds but not limited to these items, are not checked for grade, pitch and/or low or settled areas, under stairs that may be blocked or other areas with no access. If the area is not visible at the time of inspection, it is excluded from this report and should be evaluated prior to the end of the contingency period.

Driveway - Asphalt.

Walkways - Concrete pads.

Exterior stairs - Brick.

Handrails - Metal.

### \*\*\*\*LANDSCAPING\*\*\*\*

Landscaping or vegetation was near or in contact with the structure and/or garage. Maintain to prevent damage, pest/**WDI**/rodent intrusion and moisture intrusion to structure. (Blue)

Small tree roots, bush and/or stumps are near foundation components and should be removed to prevent damage to structure. Tree roots/bushes can push into the foundation wall or up into the slab doing damage to the structural components. (Blue) Location: Around the structure

Overgrown brush/landscape observed at time of inspection, recommend removing brush or cutting grass to deter unwanted pests and rodents. Evaluate and repair as needed. (Blue)

### \*\*\*\*DRIVEWAYS & WALKWAYS\*\*\*\*

Cracked asphalt observed at the Driveway are moderate and need to be repaired. This is a potential trip hazard. Recommend repairs to any damaged walkways to prevent trips and falls. Evaluate and repair or replace as needed. (Purple)

### \*\*\*\*EXTERIOR STAIRS AND RETAINING WALLS\*\*\*\*

Stairs should have weep holes, this will allow water and/or air to flow freely through or behind the stair components. Evaluate. Repair. (Blue)

Moss, lichens and/or algae observed at the stairs. This is a sign of standing water and can be slippery when wet. Recommend treating moss during its growing season (wet months) with a moss/algae killer. Location:Rear of home(Purple)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages, safety issues or items that can be upgraded to meet industry standards at the landscaping or vegetation, driveways or walkways, exterior stairs or handrails that need evaluation, repairs or replacement in the near future. (Purple)



Moss, lichens and/or algae observed at the stairs. This is a sign of standing water and can be slippery when wet. Recommend treating moss during its growing season (wet months) with a moss/algae killer. Location: Rear of home (Purple)



Landscaping or vegetation was near or in contact with the structure and/or garage. Maintain to prevent damage, pest/WDI/rodent intrusion and moisture intrusion to structure. (Blue)

## **ROOF:**

THE ROOF, RAIN GUTTERS (WHEN PRESENT), DRAINAGE AND GRADING WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

There were no indications of roof leaks at the time of inspection unless otherwise noted.

Inspection of roofing, flashing, skylights etc. is a non-invasive visual inspection performed by walking on the roof when possible. The inspection of roofs does not include the use of specialized tools or testing to detect or diagnose potential leaks or other problems. We inspect and document visible defects. Determining the remaining lifespan of the roof is outside the scope of the inspection. Any leaks observed after the inspection cannot be considered an oversight by the inspector as it is impossible to detect if and when a leak will occur, regardless of the age and condition. We make every effort to perform a thorough inspection using current inspection guidelines however if we cannot physically walk the roof due to safety concerns or because the roof may be damaged by walking on it, there may be issues or problems that were not detected. If you desire a comprehensive and conclusive evaluation of the roof, contact a licensed roofing contractor. The roof should be inspected bi-annually to ensure vents, flashing, skylights, roof penetrations and fasteners remain properly secured and sealed and that no damages have occurred.

When present, keep rain gutters free of debris and joints sealed to ensure proper function and prevent damage to roof eaves, because we cannot see inside downspouts, we recommend making sure they are clear to prevent moisture issues caused by overflow.

We are not professional roofers, this is a generalist inspection. Feel free to hire one prior to the end of the contingency period. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashing, the skylights, chimneys and roof penetrations. The inspector is not required to inspect antennae, interiors of flues or chimneys which are not readily accessible and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak, except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. This inspection is not a guarantee that roof leak will not happen in the future. Even a roof that appears to be in good, functional condition may leak under certain



circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Where further evaluation is noted, evaluation from a licensed roofer needs to be completed by the end of the contingency period.

#### \*\*\*\*ROOF\*\*\*\*

Roof inspection - Roof was inspected with a drone.

Roof materials - Fiberglass/asphalt shingles.

No indications of leaks at the time of inspection however the roof had defects, wear and/or damages. Contact a licensed roofing contractor to thoroughly evaluate the defects noted in the report, determine if other defects exist and provide an estimate of remaining lifespan and/or an estimate for replacement or repairs.

Maintenance: Check roof annually to ensure vents, flashing, skylights, roof penetrations and fasteners remain properly secured and sealed.

Maintenance: Keep tree branches that are near or overhanging roofs trimmed. Trees branches can damage a roof very quickly if not monitored.

Minor to moderate wear/damage observed, recommend repairs to help prevent further damage, leaking and/or pest/insect/WDI intrusion. Evaluate and repair. (Blue)

Moss, algae and/or lichen on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. (Purple)

Keep tree branches that are near, on or overhanging roofs trimmed. Tree branches can damage a roof very quickly if not trimmed back and left overhanging or laying on the roof. Damaged to shingles is possible that can be caused by the branches and leaves. Evaluate and repair. (Purple)

#### \*\*\*\*FLASHING\*\*\*\*

Step flashing is Missing. Step flashing helps prevent water intrusion. Flashing plays an important role in preventing water intrusion and premature damages to the wood components. Evaluate and replace. (Red)

#### \*\*\*\*CHIMNEY\*\*\*\*

Missing rain cap. Water intrusion can cause damage to the chimney and the appliances that are connected to it. Pests/rodents may enter into the chimney as well. Recommend installing. Evaluate and repair. (Blue)

Attachments, satellite dish, antenna—[Satellite dish/antenna] attached to chimney. Chimneys typically are not constructed to support anything other than the chimney itself, and the structural and functional integrity of the chimney can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having [satellite dish/antenna] moved and further evaluation by licensed chimney professional to ensure integrity and proper function of chimney. (Blue)

The brick and/or mortar at the chimney was damaged. Areas of mortar were missing, which can lead to intrusion of water, WDI/insects and/or pests/rodents. Brick may begin to fall from the chimney due to the failing mortar. Evaluate and replace as needed. (Red)

We recommend contacting a licensed roofer to thoroughly evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace

components as needed prior to the end of the contingency period.

There were defects, damages or safety issues at the roof, flashing, chimney or skylights that need evaluation, repairs or replacement in the near future.



Keep tree branches that are near, on or overhanging roofs trimmed. Tree branches can damage a roof very quickly if not trimmed back and left overhanging or laying on the roof. Damaged to shingles is possible that can be caused by the branches and leaves. Evaluate and repair. (Purple)



Step flashing is Missing. Step flashing helps prevent water intrusion. Flashing plays an important role in preventing water intrusion and premature damages to the wood components. Evaluate and replace. (Red)



Missing rain cap. Water intrusion can cause damage to the chimney and the appliances that are connected to it. Pests/rodents may enter into the chimney as well. Recommend installing. Evaluate and repair. (Blue)



Attachments, satellite dish, antenna—[Satellite dish/antenna] attached to chimney. Chimneys typically are not constructed to support anything other than the chimney itself, and the structural and functional integrity of the chimney can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having [satellite dish/antenna] moved and further evaluation by licensed chimney professional to ensure integrity and proper function of chimney. (Blue)



Moss, algae and/or lichen on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. (Purple)



The brick and/or mortar at the chimney was damaged. Areas of mortar were missing, which can lead to intrusion of water, WDI/insects and/or pests/rodents. Brick may begin to fall from the chimney due to the failing mortar. Evaluate and replace as needed. (Red)



Roof inspection - Roof was inspected with a drone.

Roof materials - Fiberglass/asphalt shingles.

### ***RAIN GUTTERS & DRAINAGE:***

We are not professional landscapers or contractors or roofers. Feel free to hire one before the end of the contingency period. This is a generalist inspection, and we do our best to determine the condition of the lot grade and drainage. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

#### **\*\*\*\*DRAINAGE \*\*\*\***

Maintenance of rain gutters; downspouts and drains are an important part of a drainage plan and are designed and installed to direct water from the foundation of the home. Maintenance and/or repairs of these key components should be done regularly and as needed pending any blockages that may occur from weather events.

The grade was sloped towards the home or settled in areas. Proper grading should be complete to direct water from around the structure and away from the home. This will help prevent water accumulation against or under the home. Recommend review and repairs. Evaluate and repair as needed. (Purple) Location:Front of home Right side of home

#### **\*\*\*\*RAIN GUTTERS\*\*\*\***

Rain gutter materials - Aluminum.

Maintenance: We recommend routine maintenance at the gutters. Clearing debris will help keep roof drainage free flowing, and prevent overflow.

Unable to determine if debris is in gutters due to gutter guards being in place. These areas are excluded from the report. Recommend review to determine condition of gutters.

Splash blocks in place but should face away from home and/or be placed under the downspout to divert water away from the foundation and/or stairs. During the winter months the stairs/walkways may freeze becoming a trip hazard. Moss and/or algae growth may occur during the warmer wetter months making stairs/walkways slippery and becoming a trip hazard. Maintain and redirect as needed. (Blue)

We recommend contacting a licensed roofer and/or contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages, safety issues and/or areas that can be upgraded to today's building standards with the rain gutters, grading or drainage that need evaluation, repairs or modification in the near future.



The grade was sloped towards the home or settled in areas. Proper grading should be complete to direct water from around the structure and away from the home. This will help prevent water accumulation against or under the home. Recommend review and repairs. Evaluate and repair as needed. (Purple) Location: Front of home Right side of home



Splash blocks in place but should face away from home and/or be placed under the downspout to divert water away from the foundation and/or stairs. During the winter months the stairs/walkways may freeze becoming a trip hazard. Moss and/or algae growth may occur during the warmer wetter months making stairs/walkways slippery and becoming a trip hazard. Maintain and redirect as needed. (Blue)



Unable to determine if debris is in gutters due to gutter guards being in place. These areas are excluded from the report. Recommend review to determine condition of gutters.

## **EXTERIOR WALLS AND EAVES:**

THE EXTERIOR WALLS AND EAVES WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise, entertainment, or athletic facilities); Detached buildings or structures, or presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstruct access or visibility. WE DO NOT REMOVE THE EXTERIOR SIDING TO INSPECT BENEATH THE SURFACE AS DOING SO MAY CAUSE DAMAGE TO THE HOME. THIS INSPECTION IS LIMITED TO THE EXTERIOR VISUAL COMPONENTS ONLY. Where further evaluation is noted, evaluation from a licensed contractor needs to be completed by the end of the contingency period.

All areas are not visible for a complete inspection, due to lack of access, deck covering, finishing material or stored personal belongings, or over grown vegetation. We recommend a full review of the exterior components by a licensed contractor prior to the end of the contingency period. These areas are excluded from the report.

Exterior wall material(s) - Vinyl siding. \*\*\*\*TRIM\*\*\*\* Vinyl trim at doors and windows.

Minor defects and damages to cladding/trim. Small openings, cracks and/or minor separation. Evaluate and repair or replace as needed. (Blue)

Openings , Damages observed at exterior wall/cladding and/or trim. Recommend sealing any gaps or openings to prevent unwanted moisture intrusion, rodent/pest intrusion and/or WDI intrusion and/or premature deterioration of sheathing. Evaluate and repair. (Blue)

Seal gaps, cracks and penetrations at the exterior walls and trim to prevent moisture, WDI and pest intrusion. Evaluate and repair as needed. (Blue)

Algae/moss growth observed on the side of the home. This is common and should be removed. Algae can be removed with a soap and water mixture, moss can be treated with a moss killer during the wet months of the year. (Blue)

Parge coat on the exterior foundation wall was Cracked , Damaged and is in need of repair. Recommend review for cause of damages prior to repairs. (Blue)

Soil/vegetation in contact or close contact with siding/trim components an 8"-10" clearance should be maintained to prevent intrusion of moisture, WDI/insects and/or pests/rodents. Remove to evaluate if any damage has occurred or to prevent damage from occurring. Repair or replace as needed. (Purple) Location:Around the structure

\*\*\*\*EAVES/SOFFIT/RAKE EDGE\*\*\*\*

Damaged Rake edge observed, this can lead to premature rot of roof material, siding and/or sheathing due to water intrusion, pest/rodent intrusion and/or WDI intrusion. Evaluate and repair to prevent further damage. (Red) Location:Right side of home

We recommend contacting a licensed contractor and/or mason to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

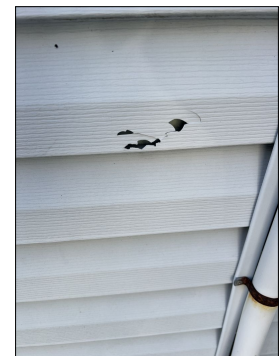
There were defects, damages or safety issues at the exterior wall or eave components that need evaluation, repairs or replacement in the near future.



Soil/vegetation in contact or close contact with siding/trim components an 8"-10" clearance should be maintained to prevent intrusion of moisture, WDI/insects and/or pests/rodents. Remove to evaluate if any damage has occurred or to prevent damage from occurring. Repair or replace as needed. (Purple)  
Location:Around the structure



Seal gaps, cracks and penetrations at the exterior walls and trim to prevent moisture, WDI and pest intrusion. Evaluate and repair as needed. (Blue)



Minor defects and damages to cladding/trim. Small openings, cracks and/or minor separation. Evaluate and repair or replace as needed. (Blue)



Openings , Damages observed at exterior wall/cladding and/or trim. Recommend sealing any gaps or openings to prevent unwanted moisture intrusion, rodent/pest intrusion and/or WDI intrusion and/or premature deterioration of sheathing. Evaluate and repair. (Blue)



Algae/moss growth observed on the side of the home. This is common and should be removed. Algae can be removed with a soap and water mixture, moss can be treated with a moss killer during the wet months of the year. (Blue)



Parge coat on the exterior foundation wall was Cracked , Damaged and is in need of repair. Recommend review for cause of damages prior to repairs. (Blue)



Damaged Rake edge observed, this can lead to premature rot of roof material, siding and/or sheathing due to water intrusion, pest/rodent intrusion and/or WDI intrusion. Evaluate and repair to prevent further damage. (Red) Location: Right side of home

## **FOUNDATION:**

THE FOUNDATION WAS INSPECTED AND WAS FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

The inspection of foundations is a visual inspection and no specialized tools or testing was used to detect or diagnose foundation issues. Industry standards state that up to 1" of slope in 20' is acceptable. The inspector will alert you of observations that may indicate serious structural settlement issues.

Settling of a home foundation is a natural occurrence of the home sinking into the ground and is normal. Settling is normal and the majority of the settlement usually takes place in the first 2-5 years after the home is built. Small cracks in concrete slabs and footings are normal as the concrete dries, shrinks and settles. Raised foundations with wood floor systems supported by wood posts and concrete piers or CMU and concrete walls or columns can be expected to settle. Small cracks are common at walls and ceilings. Small cracks in concrete slabs, walls and ceilings typically do not indicate serious structural problems. If you desire a comprehensive and conclusive evaluation of the structure and foundation, contact a licensed engineer.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or

where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound. Where further evaluation is noted, evaluation from a licensed architect or structural engineer needs to be completed by the end of the contingency period.

Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.

All areas are not visible for a complete inspection, due to lack of access, finishing material, insulation or stored personal belongings, we recommend a full review of the structural components by a licensed engineer and/or contractor prior to the end of the contingency period. These areas are excluded from the report.

Foundation type - Some areas of the foundation were not inspected because they were inaccessible due to height above the ground, finishing material, obstructions or safety concerns. Concrete slab. Steel columns or posts. CMU walls. Tongue and groove wood over floor joists.

#### \*\*\*\*FOUNDATION WALLS/SLAB FLOOR\*\*\*\*

The majority of the basement or slab level is finished and/or is being used for storage. The condition of all the foundation walls and/or slab cannot be determined and are excluded from this report. A full review by a licensed contractor is recommended. (Blue)

#### \*\*\*\*FLOOR JOISTS/SUB FLOOR\*\*\*\*

Micro bacterial growth observed on the sub floor and/or floor joists at the time of inspection. Recommend testing. (Purple)

Water stains at sub floor/floor joists, Recommend determining the cause of water damage and making the appropriate repairs. Unable to get a moisture reading at the time of the inspection. Any associated damage (plumbing or source of water) should be corrected. Evaluate and repair or replace as needed. (Purple) Location: Basement

#### \*\*\*\*COLUMNS/POSTS/PIERS\*\*\*\*

The lally column(s) are rusted. Cleaning and examination of the posts is recommended. If after cleaning they are found to be sound, they should be painted to prevent additional damage. If they are severely damaged, they should be replaced. Evaluate and repair or replace as needed. (Red)

We recommend contacting a licensed contractor or structural engineer to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages, safety issues and/or areas that can be upgraded to today's building standards at the foundation components that need maintenance, evaluation or repairs in the near future.



All areas are not visible for a complete inspection, due to lack of access, finishing material, insulation or stored personal belongings, we recommend a full review of the structural components by a licensed engineer and/or contractor prior to the end of the contingency period. These areas are excluded from the report.



Water stains at sub floor/floor joists, Recommend determining the cause of water damage and making the appropriate repairs. Unable to get a moisture reading at the time of the inspection. Any associated damage (plumbing or source of water) should be corrected. Evaluate and repair or replace as needed. (Purple)  
Location: Basement



The lally column(s) are rusted. Cleaning and examination of the posts is recommended. If after cleaning they are found to be sound, they should be painted to prevent additional damage. If they are severely damaged, they should be replaced. Evaluate and repair or replace as needed. (Red)



Micro bacterial growth observed on the sub floor and/or floor joists at the time of inspection. Recommend testing. (Purple)

**GARAGE/CARPORT:**

GARAGES OR CARPORTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Remote controls used to operate motorized garage doors that are typically kept in vehicles are tested when we see them. If there is a motorized garage door and testing of the remote controls is not mentioned in the report, we recommend checking with the seller to determine they have them and to test them to make sure they work properly.

When a home has an attached garage, a fire-resistance-rated or fire partition wall (commonly called a fire wall) between the attached garage and the home is an important safety feature (older homes may not have the currently required fire-resistance-rated partition wall). The reason this wall has been required for the past few decades is to inhibit fires that start in the garage from quickly spreading into the home. Typically, 5/8" Type X drywall with taped joints or the equivalent is required. Determining the rating or thickness of the materials used for the partition between the garage and the home is beyond the scope of this inspection. If there were personal or stored items in the garage, visibility may have been restricted. We recommend verifying there are no holes or damages to the material. If there are holes or damages in the partition wall, these should be repaired by a licensed contractor.



Minor defects visible/normal wear.

Garage:Attached 1 car garage.

The garage attic had no access. Highly recommend evaluating the space prior to the end of the contingency period. (Blue)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects or damages at the garage or carport that may need maintenance, evaluation or repairs.

### **WINDOWS:**

WINDOWS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Maintenance: Lubricate door and window hardware to improve operation and prolong life of moving parts.

Maintenance: continued routine maintenance at windows; caulking, painting, cleaning, lubricating and sealing around the windows.

Minor to moderate cosmetic defects to windows.

Highly recommend operating all windows during final walk through inspection and/or before the end of the contingency period. (Red)

Operated windows appeared functional.

Damaged window screens. Repair or replace as needed. (Blue) Location:Review all windows

Condensation, staining or fogged glass at double pane windows typically indicates a broken seal between the panes. Repair or replace as needed. (Blue) Location:Review all windows

Caulk was damaged at time of inspection. Maintain caulk at exterior window trim, to help prevent intrusion of water, pests/rodents and/or WDI. Evaluate, maintain and/or repair as needed. (Blue)

Damaged window components observed. It appears as if nesting occurred in the window. Recommend sealing any gaps or openings around the exterior of the home. Evaluate, treat and repair as needed. (Blue)

The window well cover was Missing, recommend installing window well cover to prevent water intrusion, foliage and/or vegetation growth. Evaluate and replace as needed. (Purple)

**Double hung window** would not stay up when opened. Repair to prevent injury. (Red) Location: review all windows.Throughout the home.

Water penetration observed at the wall below the window and damage consistent with water at window trim. Unable to determine if the windows were properly sealed. Recommend sealing and maintaining the seal. Recommend review of the window to determine if the installation is correct. Evaluate and repair or replace as needed. (Red)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine

if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages or safety issues at the windows or screens components that need evaluation, repairs or replacement in the near future.



Damaged window screens. Repair or replace as needed. (Blue) Location: Review all windows



The window well cover was missing, recommend installing window well cover to prevent water intrusion, foliage and/or vegetation growth. Evaluate and replace as needed. (Purple)



Caulk was damaged at time of inspection. Maintain caulk at exterior window trim, to help prevent intrusion of water, pests/rodents and/or WDI. Evaluate, maintain and/or repair as needed. (Blue)



Condensation, staining or fogged glass at double pane windows typically indicates a broken seal between the panes. Repair or replace as needed. (Blue) Location: Review all windows



Water penetration observed at the wall below the window and damage consistent with water at window trim. Unable to determine if the windows were properly sealed. Recommend sealing and maintaining the seal. Recommend review of the window to determine if the installation is correct. Evaluate and repair or replace as needed. (Red)



Damaged window components observed. It appears as if nesting occurred in the window. Recommend sealing any gaps or openings around the exterior of the home. Evaluate, treat and repair as needed. (Blue)



Double hung window would not stay up when opened. Repair to prevent injury. (Red) Location: review all windows. Throughout the home.

### **DOORS:**

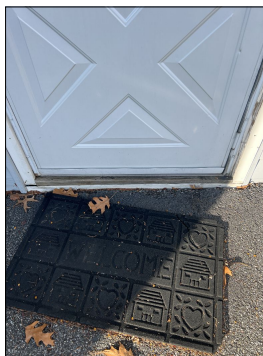
INSPECTED. ALL ACCESSIBLE DOORS OPERATED NORMALLY AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Recommend maintaining paint or sealing at the door sill and/or any exposed wood at the door and/or around door to prevent damage due to moisture or WDI. Recommend routine maintenance on all exterior wood. Evaluate and repair. (Blue)

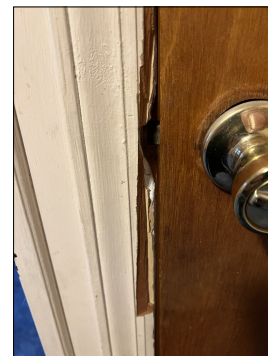
Moderate damage to door(s). Door doesn't latch, missing hardware and/or other minor to moderate defects. Replacement may be necessary. Evaluate and replace as needed. (Purple) Location: Second floor Bedroom 2

We recommend contacting a qualified contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were components at the windows or doors that had defects, damages, safety issues or could be updated to meet current safety or building standards, routine maintenance, evaluation or repairs.



Recommend maintaining paint or sealing at the door sill and/or any exposed wood at the door and/or around door to prevent damage due to moisture or WDI. Recommend routine maintenance on all exterior wood. Evaluate and repair. (Blue)



Moderate damage to door(s). Door doesn't latch, missing hardware and/or other minor to moderate defects. Replacement may be necessary. Evaluate and replace as needed. (Purple) Location: Second floor Bedroom 2

### **FLOORS, WALLS & CEILINGS:**

INTERIOR COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

This inspection does not include testing for radon, mold or other hazardous materials unless

specifically requested. Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years. Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items. The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Where further evaluation is noted, evaluation from a licensed contractor needs to be completed by the end of the contingency period.

#### \*\*\*\*FLOOR\*\*\*\*

Floors - Porcelain or ceramic tile. Carpet. Wood. Vinyl adhesive tiles.  
Walls - Drywall. Wood paneling.  
Ceilings - Drywall.

Laminate and/or vinyl floors were Damaged. Repairs should be made to prevent slips, trips or falls. Evaluate and repair as needed. (Blue)

The floor material may be made with asbestos. If the tile is in good condition, leaving it as is would be considered safe. Other floor coverings can sometimes be installed over this tile. Professional removal of any known asbestos material is recommended if it is in poor condition. (Purple)

Discoloration observed at the floor boards. Areas of the hardwood floor appeared to be damaged and appears to be cosmetic. Evaluate and replace as needed. (Purple)

#### \*\*\*\*WALLS\*\*\*\*

Discoloration or defects at walls. Normal moisture levels at time of inspection. Location: Main floor Bedroom 2

Minor to moderate defects or damage to walls; cracking plaster or drywall, tape joints peeling and/or popping nails, damaged drywall. Recommend adding a door stop behind the door to prevent the hardware from hitting the wall. Repair as needed. (Blue)

Repairs made to wall appeared to be done in a typical "DIY" fashion and are below industry standards. Plaster or drywall was left unfinished and/or cracking. Evaluate and repair. (Blue)

Signs of previous water damage or leaks at walls. Walls were dry at the time of inspection. Recommend determining if a moisture source is still present and repair as needed. Evaluate and repair as needed. (Purple)

Due to the age of the home, the first coat of paint may contain lead. Only laboratory testing can determine if lead based paint is present. Keeping the intact paint covered is considered safe in

most cases. If renovations are to be done, the proper methods should be explored for removal and disposal of the paint. (Purple)

\*\*\*\*CEILINGS\*\*\*\*

Tape joint(s) were peeling or damaged. This is not a typical sign of structural movement in most cases. This is usually a cosmetic defect caused by expansion and contraction due to change in temperature. Evaluate and repair. (Blue)

Openings observed in the drywall. Not a major concern, typically. Unless water intrusion or other defects couple with the damages. No signs of other defects. Recommend repairs. Evaluate and repair as needed. (Blue)

Evidence of previous leaks or moisture intrusion observed, no moisture reading taken at the time of inspection. Water stains were observed. Recommend determining if a leak still exists and if so make the proper repair to prevent further damage. Evaluate and repair as needed. (Purple)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were components at the floors, walls or ceilings that had defects, damages, safety issues or could be updated to meet current safety or building standards, routine maintenance, evaluation or repairs.



Evidence of previous leaks or moisture intrusion observed, no moisture reading taken at the time of inspection. Water stains were observed. Recommend determining if a leak still exists and if so make the proper repair to prevent further damage. Evaluate and repair as needed. (Purple)



Repairs made to wall appeared to be done in a typical "DIY" fashion and are below industry standards. Plaster or drywall was left unfinished and/or cracking. Evaluate and repair. (Blue)



Due to the age of the home, the first coat of paint may contain lead. Only laboratory testing can determine if lead based paint is present. Keeping the intact paint covered is considered safe in most cases. If renovations are to be done, the proper methods should be explored for removal and disposal of the paint. (Purple)



Discoloration observed at the floor boards. Areas of the hardwood floor appeared to be damaged and appears to be cosmetic. Evaluate and replace as needed. (Purple)



Laminate and/or vinyl floors were Damaged. Repairs should be made to prevent slips, trips or falls. Evaluate and repair as needed. (Blue)



Discoloration or defects at walls. Normal moisture levels at time of inspection. Location: Main floor Bedroom 2



Minor to moderate defects or damage to walls; cracking plaster or drywall, tape joints peeling and/or popping nails, damaged drywall. Recommend adding a door stop behind the door to prevent the hardware from hitting the wall. Repair as needed. (Blue)



Signs of previous water damage or leaks at walls. Walls were dry at the time of inspection. Recommend determining if a moisture source is still present and repair as needed. Evaluate and repair as needed. (Purple)



Tape joint(s) were peeling or damaged. This is not a typical sign of structural movement in most cases. This is usually a cosmetic defect caused by expansion and contraction due to change in temperature. Evaluate and repair. (Blue)



Openings observed in the drywall. Not a major concern, typically. Unless water intrusion or other defects couple with the damages. No signs of other defects. Recommend repairs. Evaluate and repair as needed. (Blue)

## **CABINETS/COUNTERTOPS & SHOWER/BATH WALLS:**

### \*\*\*\*SHOWER/BATH WALLS/FLOORS\*\*\*\*

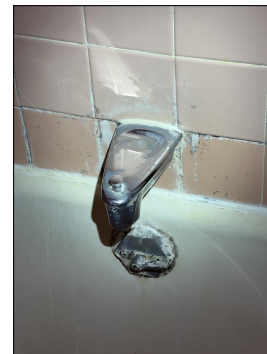
Maintenance: Maintain sealant/grout at counter tops, back splashes and/or bath tub/shower walls/ceilings to prevent moisture intrusion.

Bulging tiles and missing grout observed. Repairs should be made to prevent moisture intrusion behind walls and/or under floor tiles, which may promote micro bacterial growth. Areas behind tiles or finish material are not visible at the time of inspection and are excluded from the report. Repair or replace as needed. (Purple) Location: Bathroom

Moderate damage at shower/bath wall, review for repair or replacement should be done. Water intrusion behind the tile or bath wall may have occurred, which can lead to micro bacterial growth behind walls that may not be visible at time of inspection. Recommend further evaluation by a licensed contractor for repair or replacement. (Purple) Location: Bathroom

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were components at the Shower or bath walls that had defects, damages, safety issues or could be updated to meet current safety or building standards, routine maintenance, evaluation or repairs.



Bulging tiles and missing grout observed. Repairs should be made to prevent moisture intrusion behind walls and/or under floor tiles, which may promote micro bacterial growth. Areas behind tiles or finish material are not visible at the time of inspection and are excluded from the report. Repair or replace as needed. (Purple) Location: Bathroom

Moderate damage at shower/bath wall, review for repair or replacement should be done. Water intrusion behind the tile or bath wall may have occurred, which can lead to micro bacterial growth behind walls that may not be visible at time of inspection. Recommend further evaluation by a licensed contractor for repair or replacement. (Purple) Location: Bathroom

## **STAIRS & RAILINGS:**

INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

No safety rail or balusters at the stairs, this can be a safety hazard and not up to industry standards. Install to prevent injuries. Evaluate and install. (Red)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages or safety issues at the interior stairs that need evaluation, repairs or replacement in the near future.



No safety rail or balusters at the stairs, this can be a safety hazard and not up to industry standards. Install to prevent injuries. Evaluate and install. (Red)

### **ATTIC, VENTILATION & INSULATION:**

THE ATTIC AND VENTILATION (WHEN PRESENT) WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

In accordance with industry and insurance standards, we are not required to enter an attic that has less than thirty-six inches of headroom; does not have a floor path designed for walking or crawling, or in the inspector's opinion may compromise the ceiling below. Construction method, personal belongings, stored items, AC duct work, insulation or other components may limit access or view to some areas in which case we will inspect the attic from the access point, with no comments or evaluation of areas not readily viewed from the access point.

#### \*\*\*\*ATTIC\*\*\*\*

Roof structure. Conventional wood framing.

Attic access location and type; Second floor Hallway. \*\*\*\*ACCESS TYPE\*\*\*\* Hatch/door.

Attic was converted to a living space. Roof structure, ventilation and insulation were not entirely visible or visible at all. All areas not visible are excluded from this report. We recommend a full review, prior to the end of the contingency period.

#### \*\*\*\*VENTILATION\*\*\*\*

Attic ventilation - Gable vents. Ridge vents.

Kitchen, bathroom and other ventilation - Fixed wall ventilation

No power source observed at the vent. Recommend determining if an on/off switch is present and determining if the vent is operable. Evaluate and repair as needed. (Blue)

#### \*\*\*\*INSULATION\*\*\*\*

Insulation type - Fiberglass batts with foil facing noted.  
Insulation depth - Insulation averages 6-8".

The insulation was falling from the roof sheathing. Recommend removing fallen insulation and replace with new insulation and securing back to sheathing or roof rafter. When roof sheathing is insulated it is recommended to keep the space conditioned to the same conditions of the home. Evaluate and repair. (Blue)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as



needed.

There were defects or damages at the attic, roof structure or ventilation that may need maintenance, evaluation or repairs.



No power source observed at the vent. Recommend determining if an on/off switch is present and determining if the vent is operable. Evaluate and repair as needed. (Blue)

# APPLIANCES:

## **APPLIANCES:**

Inspection of appliances is outside the scope of a home inspection and the evaluation of appliances and comments are made as a courtesy. Appliances are not moved. Evaluation of appliances is not comprehensive and are evaluated in one mode only to determine basic functionality. Determining the temperature calibration, functionality of timers, effectiveness, efficiency, overall adequacy or predicting the remaining lifespan is outside the scope of this inspection. The operation of appliance controls is assumed to be relatively straight forward. Controls that require an unconventional method or combination of turns or steps to achieve functionality may be noted as not functional or not functioning properly.

Ranges, cooking exhaust fans and microwave are turned on for a short period of time to determine functionality. Thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

Dishwasher are tested for basic operation. Water supply line valves serving clothes washing machines are not operated--as they may be subject to leak if turned.

Counter-top microwave ovens, wine refrigerators, warming drawers, portable dishwashers, trash compactors and central vacuums are not tested.

We recommend that you test the appliances and move the appliances to inspect behind and under them at your final walkthrough or prior to the end of the contingency period to ensure they are functional and for defects or damages that were not observed or visible at the time of inspection.

## **COOKING APPLIANCES:**

NOT TESTED.

Cooking appliance type - Gas cook top. Gas oven.

Cook top and oven appeared to be an older unit and may be near the end of its lifespan. Recommend updating.



Cook top and oven appeared to be an older unit and may be near the end of its lifespan. Recommend updating.

## **WASHER & DRYER:**

Laundry units appeared to function normally unless otherwise noted.

Recommend cleaning the dryer duct and vent prior to the end of the contingency period and annually thereafter. Excessive lint is the cause of more than 20,000 house fires every year.

Dryer vent is a flex style pipe, recommend upgrading to a smooth wall, solid pipe to prevent

crushing. Flex pipes are prone to crushing and can block/trap lint, raising the risk for a potential fire. (Red)

We recommend contacting a licensed contractor to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages or safety issues at the washer or dryer that need evaluation, repairs or replacement in the near future.



Dryer vent is a flex style pipe, recommend upgrading to a smooth wall, solid pipe to prevent crushing. Flex pipes are prone to crushing and can block/trap lint, raising the risk for a potential fire. (Red)

# ELECTRICAL:

## ***ELECTRICAL SERVICE:***

ELECTRICAL SERVICE COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

The adequacy of the electrical service rating and the accuracy of breaker labeling is not determined. The primary power system components were inspected. Secondary power systems such as; low voltage components, alarms systems, cable and internet components are outside the scope of a home inspection and are not inspected. **GFCI** and **AFCI** breakers should be tested monthly when present.

Inspection of electrical system is a non-invasive visual inspection performed by making sure the light fixtures are functional, testing outlets for proper installation by using a standard outlet tester. Outlet and switch covers are not removed. The dead front covers on breaker panels are removed to inspect for proper installation or damages. Breakers and wiring are not disturbed and the inspection does not include the use of specialized tools or testing to detect or diagnose problems. We inspect and document visible defects. Determining the remaining lifespan of the electrical system and components is outside the scope of the inspection. If you desire a comprehensive and conclusive evaluation of the electrical system contact a qualified contractor.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. In homes that may not be equipped with GFCI breaker or outlet protection we suggest that the kitchen, bathroom, exterior and garage outlets be upgraded to GFCI protected outlets. GFCI protected outlets are designed to protect against accidental shock in and around wet areas. This modern electrical safety feature has saved countless lives from accidental shock. If the home is not equipped with GFCI pushbutton outlets. Where further evaluation is noted, evaluation from a licensed electrician needs to be completed by the end of the contingency period.

Main disconnect amp -100 amps.

The main disconnect breaker location:Basement

Electric service entrance wires -The electrical service wires were overhead.

### \*\*\*\*BREAKER AND SERVICE PANELS\*\*\*\*

Rodent droppings or signs of rodents were observed in the breaker panel box at the time of inspection. Recommend having any access to the panel sealed to prevent intrusion of pests that can lead to damaged wiring. Evaluate and repair as needed. (Blue)

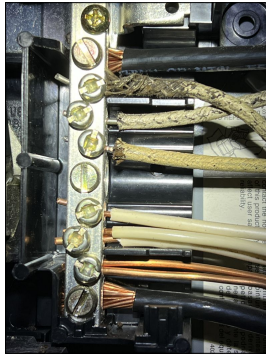
**Double tapped neutral** - more than 1 neutral wire at a lug at the neutral bus bar. Repair. (Red)  
Location:Main service panel Unit 2 sub panel

**Aluminum wiring** observed. Single strand aluminum wiring in use at the home electrical circuits. We recommend that the electrical system be examined by a licensed electrician to determine the condition of the circuits. Different expansion and current carrying rates can cause the connections to become loose and result in electrical fires. Replacement of circuits may be necessary. Evaluate. Repair or replace as needed. (Red)

We recommend contacting a licensed electrical contractor to evaluate electrical defects noted in

the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

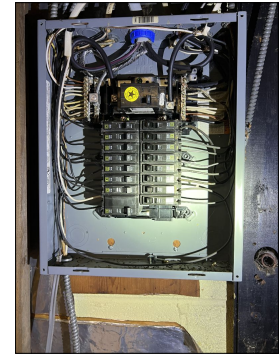
There were defects, damages or safety issues at the electrical service components that need evaluation, repairs or replacement in the near future.



Double tapped neutral - more than 1 neutral wire at a lug at the neutral bus bar. Repair. (Red)  
Location: Main service panel Unit 2 sub panel



Rodent droppings or signs of rodents were observed in the breaker panel box at the time of inspection. Recommend having any access to the panel sealed to prevent intrusion of pests that can lead to damaged wiring. Evaluate and repair as needed. (Blue)



Main disconnect amp -100 amps.

The main disconnect breaker location: Basement

Electric service entrance wires - The electrical service wires were overhead.

**ELECTRICAL FIXTURES & WIRING:**

INSPECTED. Accessible and visible outlets, switches, fixtures and wiring appear to be functional or serviceable unless otherwise noted.

Smoke detectors are not tested. The testing of smoke detectors only confirms that the battery, electronics, and alert system are working; it does not mean that the smoke sensor is working. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. We recommend testing smoke detectors monthly; weak or dead batteries should be replaced immediately. If you cannot verify when the smoke detectors were replaced, you should consider replacing them.

MAINTENANCE: Test smoke detector function monthly. Smoke detectors that do not function properly are a serious safety hazard.

\*\*\*\*GFCI OUTLETS\*\*\*\*

Outlet did not respond to GFI test and did not appear to be GFI protected. Outlets within 6' of a water source should have GFCI protected outlets installed. (Red) Location: Review all outlets.

\*\*\*\*REGULAR OUTLET DEFECTS\*\*\*\*

It is recommended to avoid use of multiplier outlet plug ins(converts 2 into 6 outlets). Unable to test outlet and/or verify if the outlet is GFCI protected(only in locations where needed). Recommend removing and replacing as needed. (Blue)

2 prong outlets are not typically grounded. Evaluate. Upgrading to current standards should be considered. (Purple) Location: Throughout the home.

Outlet tester indicates reversed polarity. This typically means the black wire and white wire were

incorrectly installed at the outlet. Evaluate. Repair or replace. (Red) Locations: Review all outlets. Living room

Damaged outlet observed. This outlet has failed and presents a safety hazard. Evaluate and replace for safety. (Red)

Missing outlet/switch cover plate(s). Replace for safety. (Red)

\*\*\*\*WIRING, CONDUIT AND **JUNCTION BOXES**\*\*\*\*

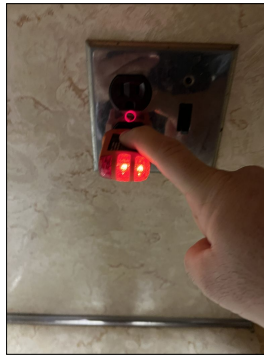
Install covers at open junction boxes or secure the cover to the box for safety. Evaluate and repair as needed. (Red)

We recommend contacting a licensed electrical contractor to evaluate electrical defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

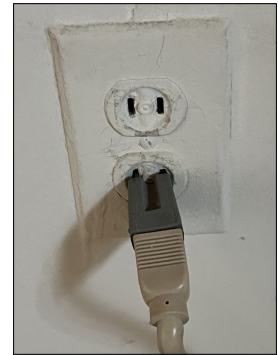
There were defects, damages or safety issues at the outlets, switches, fixtures, visible wiring or smoke detectors that need evaluation, repairs or replacement in the near future.



Missing outlet/switch cover plate(s). Replace for safety. (Red)



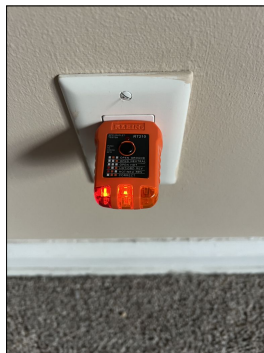
Outlet did not respond to GFI test and did not appear to be GFI protected. Outlets within 6' of a water source should have GFCI protected outlets installed. (Red) Location: Review all outlets.



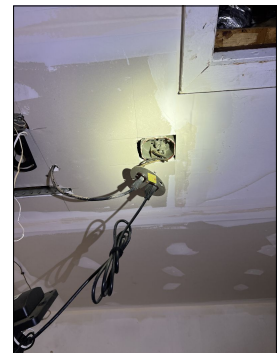
2 prong outlets are not typically grounded. Evaluate. Upgrading to current standards should be considered. (Purple) Location: Throughout the home.



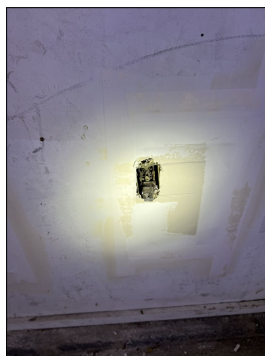
It is recommended to avoid use of multiplier outlet plug ins(converts 2 into 6 outlets). Unable to test outlet and/or verify if the outlet is GFCI protected(only in locations where needed). Recommend removing and replacing as needed. (Blue)



Outlet tester indicates reversed polarity. This typically means the black wire and white wire were incorrectly installed at the outlet. Evaluate. Repair or replace. (Red) Locations: Review all outlets. Living room



Install covers at open junction boxes or secure the cover to the box for safety. Evaluate and repair as needed. (Red)



Damaged outlet observed. This outlet has failed and presents a safety hazard. Evaluate and replace for safety. (Red)

# PLUMBING:

## **WATER SUPPLY & DRAINS:**

PLUMBING COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Irrigation, water purification or other supplementary water systems, the sections of the plumbing system concealed by finishes and/or stored (below sinks, etc.), below the structure, beneath the ground surface or encased within the foundation are not inspected. Inspection of supply and drain lines that are not readily visible are also outside the scope of a home inspection. You may wish to contact a licensed professional to determine the condition of the drain lines using a drain line camera. Plumbing fixtures used for everyday operation are tested. The operation of plumbing fixture controls is assumed to be relatively straight forward. Controls that require an unconventional method or a specific combination of turns or steps to achieve proper function may be noted as not functional or not functioning properly. Angle stops, shutoff valves or other devices used to turn the water supply off or on to a fixture are not operated. If a fixture does not have water supplied to it, it is noted in the report.

Each water fixture is run for 3-5 minutes and the stoppers (when present) are engaged to allow the sink to fill up and then the stopper is disengaged. If we detected any plumbing leaks, moisture issues or other damages, we note it in the report. Since we are not supposed to touch personal belongings, when we see more than a few items under the sinks we recommend review of the area prior to closing to check for damages we could not see. We inspect and document visible defects. Determining the remaining lifespan of the plumbing system and components is outside the scope of the inspection. If you desire a comprehensive and conclusive evaluation of the plumbing system contact a licensed plumber.

The home inspector is not required to: Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. **PLUMBING WASTE LINES AND BLOCKAGES** I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. My inspection is limited to the visual observance of the drain line and apparent effectiveness of its use and no inspection was made to buried pipes, concealed pipes or the interior sections of pipe. I recommend having the main waste line video-scanned before the close of escrow to determine if underground or hidden waste line problems exist. **PLUMBING LEAKS BEHIND FINISHED COVERINGS OR UNDERGROUND** Although we endeavor to observe and report on visible plumbing leaks in the home, this inspection is purely visual in nature and does not involve any destructive testing. In such we cannot detect plumbing leaks underground, behind finished walls, ceilings, floors, under tubs, under shower pans, cabinets, behind insulation or hidden areas and no representation of these areas is included in this report. If a plumbing leak is found at a later date in one or more of these areas, it was impossible for us to detect the presence of the leak without performing destructive testing. According to the NJ Home Inspection standards of practice, I inspect the readily accessible, visually observable, installed systems and components of a home as designated by the New Jersey home inspection standards of practice. Where further evaluation is noted, evaluation from a licensed plumber needs to be completed by the end of the contingency period.

The water was NOT ON for the inspection at some or all fixtures. Could not inspect the condition of faucets, fixtures, plumbing, pressure, or volume at the time of the inspection and are excluded from



this report.

Water supply: Public municipal water supply.

The type of material(s) at visible supply lines to the home: Copper.

The type of material(s) at visible main drain lines: Cast iron. Lead.

Water meter and/or main shutoff valve. Location: Basement

In the event of an emergency and/or leak this is where you would turn the water off to the home.

Moderate corrosion at drain lines. Leaking may occur if not repaired. Evaluate. Repair or replace as needed. (Purple)

Rusted drain line piping. No leaks observed at the main drain line. The water was off at the time of inspection and no drains were tested for leaks. Replace as needed. (Red)

We recommend contacting a licensed plumbing contractor to evaluate plumbing defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

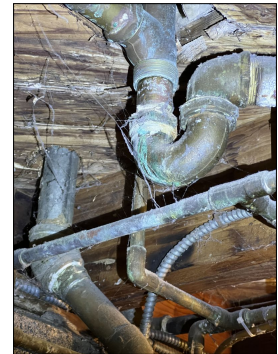
There were defects, damages or safety issues at the water supply lines, drain lines or vents that need evaluation, repairs or replacement in the near future.



Moderate corrosion at drain lines. Leaking may occur if not repaired. Evaluate. Repair or replace as needed. (Purple)



Rusted drain line piping. No leaks observed at the main drain line. The water was off at the time of inspection and no drains were tested for leaks. Replace as needed. (Red)



Moderate corrosion at drain lines. Leaking may occur if not repaired. Evaluate. Repair or replace as needed. (Purple)



In the event of an emergency and/or leak this is where you would turn the water off to the home.

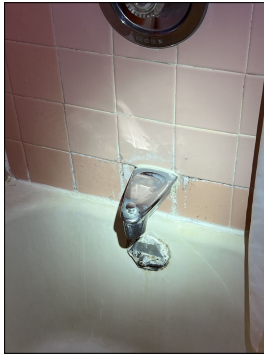
**PLUMBING FIXTURES:**

The water was NOT ON for the inspection for some or all fixtures. Could not inspect the condition of faucets, fixtures, plumbing, pressure, or volume at the time of the inspection and are excluded from this report.

Stopper did not operate properly. The stopper appeared to be sealed or corroded. Recommend attaching or repairing for proper function. Repair as needed. (Blue)

We recommend contacting a licensed plumbing contractor to evaluate plumbing defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects or damages at the plumbing fixtures that may need maintenance, evaluation or repairs.



Stopper did not operate properly. The stopper appeared to be sealed or corroded. Recommend attaching or repairing for proper function. Repair as needed. (Blue)



The water was NOT ON for the inspection for some or all fixtures. Could not inspect the condition of faucets, fixtures, plumbing, pressure, or volume at the time of the inspection and are excluded from this report.

**WATER HEATING/WATER TANKS:**

INSPECTED. Water heater plumbing components appeared to be properly functional or serviceable unless otherwise noted. This may include water holding tanks.

The national average for life expectancy of a conventional water heater is 8-12 years. The location of the water heater, water chemistry, quality of unit and installation, and the maintenance schedule can all contribute to the life span.

**\*\*\*\*WATER HEATER INFO\*\*\*\***

Water heater location -Basement

Water heater power source -Gas.

Water heater capacity-48 gallons

Manufacture date - April 1996

**\*\*\*\*TPR VALVE INFO\*\*\*\***

The extension pipe at the temperature pressure relief (TPR) valve was missing. Evaluate. Install per manufacturers specifications. (Red)

**\*\*\*\*WATER HEATER AND PIPING\*\*\*\***

Highly recommend raising the unit(s) off of the floor. This may prevent premature rusting of the

base. Raising it from the floor may increase efficiency of the unit. (Blue)

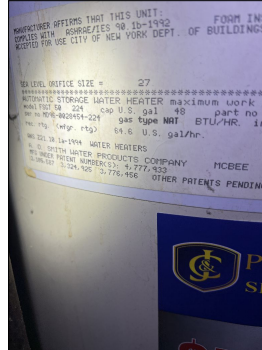
Moderate dust and/or dirt observed at the top of the water heater. This should be cleaned off as it is a possible fire hazard. Evaluate and clean as needed. (Purple)

We recommend contacting a licensed plumbing contractor to evaluate plumbing defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages or safety issues at the water heating components and/or water holding tank components that need evaluation, repairs or replacement in the near future.



Moderate dust and/or dirt observed at the top of the water heater. This should be cleaned off as it is a possible fire hazard. Evaluate and clean as needed. (Purple)



Water heater location -Basement  
 Water heater power source - Gas.  
 Water heater capacity-48 gallons  
 Manufacture date - April 1996



Highly recommend raising the unit(s) off of the floor. This may prevent premature rusting of the base. Raising it from the floor may increase efficiency of the unit. (Blue)



The extension pipe at the temperature pressure relief (TPR) valve was missing. Evaluate. Install per manufacturers specifications. (Red)

**FUEL TANKS AND LINES:**

INSPECTED. Readily visible gas lines appear to be functional or serviceable unless otherwise noted. Detecting gas leaks is outside the scope of a home inspection. A qualified professional may be contacted to verify that there are no leaks in the gas lines and gas powered equipment.

\*\*\*\*GAS LINE\*\*\*\*

Gas meter location -Basement

A small gas smell was coming from the cooking appliances. It is recommended to turn off the pilot light until the unit(s) can be repaired. This can be a safety hazard. Evaluate and repair as needed. (Red)

**\*\*\*\*OIL TANK\*\*\*\***

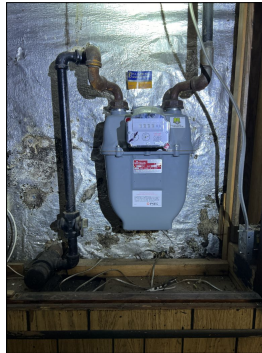
Areas where rebar, foundation components, wire mesh, lawn or seasonal equipment and/or vehicles may trigger the metal detector. These areas are excluded from the report. A **GPR** scan is recommended for these areas.

Copper lines observed in the basement.

An underground tank size anomaly was located at Left side of home. At this time an exploratory dig is recommended to determine if the anomaly is a **UST**. (Red)

We recommend contacting a licensed plumbing contractor to evaluate plumbing defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed prior to the end of the contingency period.

There were defects, damages or safety issues at the fuel supply components that need evaluation, repairs or replacement in the near future.



Gas meter location -Basement

***DRAIN LINE SCOPE:*****Observations:**

- MAIN SEWER LINE WAS INSPECTED AND FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

- Due to the age and/or condition of the home, rust, corrosion, deficiencies and/or general knowledge at the sewer line, I recommend a sewer line scope. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified professional with a sewer camera can help determine the condition of the sewer line.

# HVAC:

## **COOLING:**

AIR CONDITIONING COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

We recommend checking with the seller for the service records for the HVAC system. HVAC systems should be serviced annually by a licensed HVAC contractor. If it is not known when the system has been serviced or it has been more than a year since it was serviced, we recommend the HVAC system be evaluated and serviced by a licensed HVAC contractor prior to the end of the contingency period.

AC LIFE EXPECTANCY: Air Conditioner (central air conditioning air handlers) - 15 to 20 years.  
Ductless split system AC units - 15-20 years.

Inspecting AC units mounted in walls or windows and portable units are outside the scope of inspection and are not inspected. Air conditioning is not tested when outside temperatures are lower than 65 degrees. Sever damage can occur to air conditioning compressors if they are turned on when the outside temperature is below 65 degrees F. Some compressors contain a small heating element that must be on for 12 to 24 hours prior to the compressor starting up. The heater ensures there is no liquid refrigerant mixed in with the lubricating oil. If the heater has not been turned on, or if the outside temperature is low, the compressor cannot be tested. Heat pumps or other heating capabilities are not tested when the outside temperature is higher than 65 degrees. Testing may result in excessive refrigerant pressure and can damage heat pump components which are not designed or intended to be subjected to this pressure. Any comments regarding these units is as a courtesy.

Inspection of HVAC system is a non-invasive visual inspection performed by inspecting the condition of the AC condensers when accessible and checking the temperature of the air from the wall mounted AC units or cold air registers. Readily visible and accessible duct work used in central air conditioning systems are inspected for damages. We inspect and document visible defects. The inspection does not include the use of specialized tools or testing to detect or diagnose problems. Determining the remaining lifespan of the AC system and components is outside the scope of the inspection.

If you desire a comprehensive and conclusive evaluation of the HVAC system, contact a licensed HVAC contractor.

## Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Where further evaluation is noted, evaluation from a licensed HVAC contractor needs to be completed by the end of the contingency period.

During normal weather (above 60 degrees for a period of time) your unit will be inspected and conditions reported. However, when cold weather conditions are present, we are unable to test the air conditioning compressor's condition. As such, to ensure good operating conditions, we recommend that the cooling system be inspected by a licensed heating and cooling contractor prior to the next usage. The rating during cold weather (12 hours or more above 60 degrees) will be for age and appearance only.

It is highly recommended that an HVAC technician service all units, inside and outside (air handlers and compressors if applicable), and do a full system check before the end of the contingency period. Servicing units will help prolong the life of the units. Repairs should be made if any issues arise at the time of service.

**\*\*\*\*AC COMPRESSOR\*\*\*\***

Distribution type - Forced air system.  
 Energy source - Electric.  
 Manufacture date - March 2022

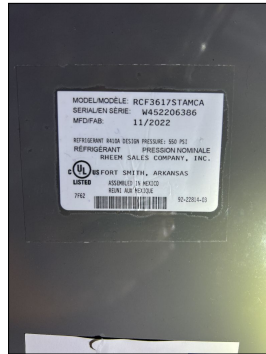
**\*\*\*\*AIR HANDLER\*\*\*\***

According to the data tag on the air handler, the unit(s) date is; November 2022.

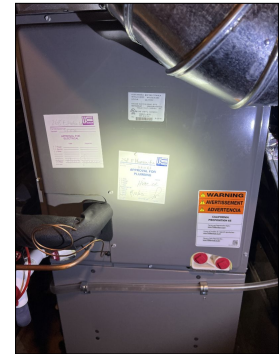
Lack of access to the air handler at time of inspection. Unable to open the cover or the unit is insulated. Recommend a full review of air handler. These areas are excluded from this inspection report. Evaluate, service and repair or replace as needed.



Distribution type - Forced air system.  
 Energy source - Electric.  
 Manufacture date - March 2022



Distribution type - Forced air system.  
 Energy source - Electric.  
 Manufacture date - March 2022



According to the data tag on the air handler, the unit(s) date is; November 2022.

**HEATING:**

HEATING COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

We recommend checking with the seller for the service records for the heating system. Heating systems should be serviced annually by a licensed HVAC and/or plumbing contractor. If it is not known when the system has been serviced or it has been more than a year since it was serviced, we recommend the heating system be evaluated and serviced by a licensed HVAC and/or plumbing contractor prior to the end of the contingency period.

Boilers can last, on average, up to 15 years when they are properly maintained. As with all heating systems, the older they get, the less efficient they become. Maintenance on a boiler by a licensed plumber every year may help prolong the life.

A furnace lifespan is usually between 15 and 20 years. There are also furnaces that last for 25

years. It's important to have your furnace inspected by an HVAC technician every year.

A complete evaluation of the heat exchanger is beyond the scope of this inspection because it is very difficult to view without dismantling the furnace or boiler unit. No guarantees can be made on a heat exchanger's life expectancy. Some furnaces or boilers are designed in such a way making inspection impossible for a home inspector. The inspector does not light pilot lights or activate systems that are shut down. The inspector does not test safety devices.

Inspection of the boiler and/or furnace is a non-invasive visual inspection performed by inspecting the condition of the system. Visible and readily accessible portions of the heat exchanger are viewed from the service compartment and readily visible and accessible duct work used in forced air systems are inspected for damages. We inspect and document visible defects. The inspection does not include the use of specialized tools or testing to detect or diagnose problems. Determining the remaining lifespan of a boiler and/or furnace and their components is outside the scope of the inspection.

### Heating

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Window air conditioning units, humidifiers, dehumidifiers, electronic air filters, condensation pumps or any portable heating unit were not inspected or report on as part of this inspection. Where further evaluation is noted, evaluation from a licensed HVAC contractor needs to be completed by the end of the contingency period.

#### \*\*\*\*HEAT\*\*\*\*

Heating Method -Furnace  
Energy source -Gas fired.  
Distribution Type -Forced air system.

According to the data plate on the Furnace , the unit or units are dated to June 2022.

Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber/heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected and serviced by licensed HVAC technician, prior to the end of the contingency period. (Blue)

Scale observed in the service cabinet. This may be caused by excess condensation or leaking. Find the source and repair. Evaluate and repair or replace components as needed. (Purple)

#### \*\*\*\*DUCTWORK\*\*\*\*

Rust noted in duct work. This may be caused by high humidity in the basement area. Review should be done to determine the severity of the rust on internal duct work components. Recommend review of the system by a licensed HVAC contractor prior to the end of the contingency period for. (Red)

#### \*\*\*\*THERMOSTATS\*\*\*\*

Thermostat locations - Hallway.

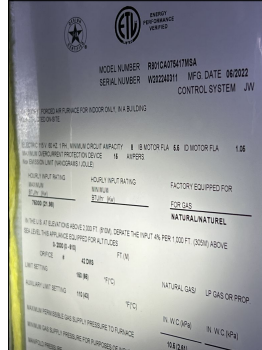
Thermostats are not checked for calibration or timed functions. Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so. (Blue)

We recommend contacting a licensed HVAC contractor and/or plumber to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed, prior to the end of the contingency period.

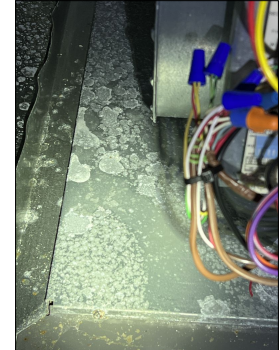
There were defects, damages or safety issues at the Furnace components that need evaluation, repairs or replacement in the near future. (Red)



Rust noted in duct work. This may be caused by high humidity in the basement area. Review should be done to determine the severity of the rust on internal duct work components. Recommend review of the system by a licensed HVAC contractor prior to the end of the contingency period for. (Red)



According to the data plate on the Furnace, the unit or units are dated to June 2022.



Scale observed in the service cabinet. This may be caused by excess condensation or leaking. Find the source and repair. Evaluate and repair or replace components as needed. (Purple)



# MOISTURE & PESTS:

## **PESTS:**

Rodents droppings observed. Recommend sealing any openings and treatment by a licensed pest control company. (Blue)

We recommend contacting a licensed pest control company to evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed.

There were possible indications of WDI or other pests/rodents that may need maintenance, evaluation or repairs.



Rodents droppings observed. Recommend sealing any openings and treatment by a licensed pest control company. (Blue)



Rodents droppings observed. Recommend sealing any openings and treatment by a licensed pest control company. (Blue)

## Glossary

<b>Term</b>	<b>Definition</b>
2 prong outlets	2 and 3 prong outlets that are not grounded do not meet current safety standards. 2 prong outlets that are not grounded are not technically a defect but are considered obsolete and not suitable for many modern electrical devices. 3 prong outlets that are not grounded are an issue because visually they appear to be grounded and accept most modern electronics. Recommend evaluation by a licensed electrical contractor.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Aluminum wiring	Problems with the smaller #12 and #14 size solid aluminum wiring have been reported and verified by the National Fire Prevention Bureau. Aluminum wires expand and contract more than copper wires and are not capable of carrying the same amperage as copper. Loose connections and overheating appeared to be the cause of the electrical fires. An electrical contractor experienced with this issue should examine the system. Be aware that replacement of the aluminum circuits in the house from the electric panel to each outlet, switch and fixture is time consuming and may be costly.

<p>Color code key</p>	<p>(BLUE) Observations regarding deficiencies which are less significant or discretionary. Further evaluation or correction may be required to prevent (further) damage or safety issues. Maintain, improve or repair as needed by qualified professionals.</p> <p>Repair Priority: Low to moderate. -----</p> <p>(PURPLE) Observations regarding components that should be considered for repairs, correction and/or upgrading to meet current building and/or safety standards. Further evaluation is recommended.</p> <p>Repair Priority: Moderate to high. -----</p> <p>(RED) Observations of significantly deficient components, safety issues or conditions which should have prompt evaluation, repair, or replacement. Contacting a licensed contractor or other qualified professional is recommended to evaluate the component or system to determine if other defects exist and perform repairs as needed.</p> <p>Repair Priority: High. -----</p> <p>Any and all deficiencies should be evaluated further by a licensed contractor, plumber, electrician and HVAC contractor. The proper licensed "specialist" should be contacted prior to the end of the contingency period.</p>
<p>DIY</p>	<p>Do-it-yourself</p>
<p>Double hung window</p>	<p>Windows that will not stay up after opening without a stick or other support are a safety issue. If the stick is bumped the window can close suddenly and cause serious injury.</p>
<p>Double tapped neutral</p>	<p>Double tapped neutrals at the neutral bus bar. Many electrical contractors do not consider this a defect and many municipal inspectors do not call this out as a defect. Double tapped neutrals can expand and contract enough to the point where the connections become loose and can lead to arcing, overheating and potential fires.</p>
<p>GFCI</p>	<p>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.</p>
<p>GPR</p>	<p>Ground penetrating radar</p>
<p>Grading</p>	<p>Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.</p>
<p>Junction boxes</p>	<p>Unprotected NM ("Romex" or similar) wiring splices should be secured and protected in junction boxes with covers. Wires that are not in use should be properly terminated in junction boxes with covers or removed.</p>

TPR Valve	<p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&amp;P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>
UST	Underground storage tank.
WDI	Wood destroying insects (Carpenter ants/bees, termites, powder post beetles or other).