

PRIME Building Inspections

Home Inspection Report



123 Main Street, Anytown NJ, 01234
Inspection prepared for: John and Jane Doe
Inspection Date: 12/30/2011 Time: 1:00pm - 4:00pm
Age: 51 years (Built 1960) Size: approximately 2,007 square feet
Weather: 49 degrees. Sunny

Inspection No. SCsample1
Date of Report: January 2, 2012

Inspector: Stanley E. Chow
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STANLEY E. CHOW, New Jersey Home Inspector License No. 24GI00110100. This Home Inspection Report ("Report") was prepared by me or under my direct supervision. I hereby attest the contents of this Report to be accurate at the time of inspection to the best of my knowledge and ability. All information contained within this Report is privileged and confidential material. This Report was prepared for the sole use and exclusive benefit of the Client(s) named herein and Client(s) is/are granted a non-transferable limited license to use this Report for their benefit only. PRIME Building Inspections retains full ownership of this Report in portions and in whole. This Report may not be copied in any form or distributed to third parties through any media without prior written permission from PRIME Building Inspections. No responsibility or liability is assumed for any unauthorized or illegal use. Copyright 2011-2012 PRIME Building Inspections. All Rights Reserved.

Executive Summary

The Executive Summary below represents the Inspector's professional opinion on potentially significant findings and observations where action is HIGHLY RECOMMENDED. These findings and observations may be safety hazards, deficiencies requiring significant expense for corrective work or items where extra attention is required by the Client. This summary is not intended to be a complete listing of all the findings and observations in the Report. Please review this Report in its entirety as the Executive Summary alone does not fully explain all the issues. All recommendations, whether referred to as RECOMMEND or HIGHLY RECOMMEND, contained in this report for further review, inspections, evaluations, tests, installations, repairs, replacements and other services must be performed by qualified licensed/certified contractors or experienced professional consultants. All work and services provided pursuant to recommendations contained in this Report must be performed in strict compliance with all applicable rules, regulations, codes, laws and manufacturer's recommendations and/or requirements.

<i>Exterior of House and Adjacent Areas</i>		
Page 16 Item: 13	Garage Entrance Door	<ul style="list-style-type: none"> • SAFETY CONCERN: Current building industry and jurisdictional standards require garage entrance doors to be metal or solid wood-core with self-closing hinges to protect against fire hazard in the Garage. HIGHLY RECOMMEND replacing door and hinges to meet compliance with jurisdictional requirements
<i>Roofing</i>		
Page 19 Item: 4	Flashings	<ul style="list-style-type: none"> • Horizontal legs of chimney step flashing were improperly cut during previous re-roofing and can lead to potential water intrusion. New metal flashing was inserted behind existing step flashing. Tops of new flashing are not sealed and old flashing were not secured and sealed. HIGHLY RECOMMEND engaging a qualified roofing contractor to professionally repair and/or replace chimney flashing to prevent water intrusion.
<i>Interior</i>		
Page 25 Item: 9	Garage Fire Separation Wall and Ceiling	<ul style="list-style-type: none"> • SAFETY CONCERN: There is no separation barrier in ceiling between Garage and Bedroom to meet current building industry and jurisdictional requirements. HIGHLY RECOMMEND engaging a qualified contractor to cover rigid foam insulation with 5/8" Type X drywall for enhanced fire safety and to meet compliance with local jurisdictional requirements. • FIRE HAZARD: Ceiling material in Garage was observed as rigid foam insulation. This material is highly flammable when exposed without any cover material. HIGHLY RECOMMEND engaging a qualified contractor to cover rigid foam insulation with 5/8" Type X fire-resistant drywall.
<i>Appliances</i>		
Page 29 Item: 4	Dishwasher	<ul style="list-style-type: none"> • SAFETY CONCERN: Based on visual inspection, drain hose was installed without a "high loop" to prevent siphoning of dirty water into dishwasher. This is a potential health hazard. HIGHLY RECOMMEND confirmation of high loop behind dishwasher unit. If no high loop is present, re-install of drain hose with high loop or provide installation of air gap device.
Page 31 Item: 11	Other Components	<ul style="list-style-type: none"> • Observed kraft-faced batt insulation was stuffed into flue opening of built-in oven/grille. HIGHLY RECOMMEND immediate removal to prevent accidental fire during use.
<i>Plumbing</i>		

Page 39 Item: 4	Supply Branch Piping	<ul style="list-style-type: none"> • Water pump and pressure tank for abandoned private water supply system is still connected to domestic water supply in house. HIGHLY RECOMMEND engaging a qualified licensed plumbing contractor to evaluate pipes for abandoned private water system be cut from active public water supply to prevent cross-contamination of untreated water into domestic water for drinking and domestic use.
Page 42 Item: 11	Drainage, Wastewater & Vent Piping	<ul style="list-style-type: none"> • Observed fresh air inlet (FAI) at main house trap was permanently blocked on the exterior. HIGHLY RECOMMEND engaging a qualified licensed plumbing contractor to evaluate this condition for functional plumbing operation and safe/healthy occupancy.
<i>Electrical</i>		
Page 45 Item: 4	Service Grounding	<ul style="list-style-type: none"> • No service grounding/bonding observed. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor for further evaluation and to provide grounding as necessary for protection against stray electricity and shock.
Page 47 Item: 5	Distribution Wiring	<ul style="list-style-type: none"> • SAFETY CONCERN: Observed ungrounded distribution wiring throughout house. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor for further evaluation and converting electrical system to a fully grounded system for safe operation and compliance with current electrical industry standards and jurisdictional requirements to protect against electric shock.
Page 48 Item: 11	GFCI - Ground Fault Circuit Interrupter	<ul style="list-style-type: none"> • SAFETY CONCERN: There is no GFCI protection at the kitchen, garage, bathrooms and exterior. This is a potential electric shock hazard. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor to install GFCI devices for protection against fatal shock.
Page 49 Item: 13	Smoke Detectors	<ul style="list-style-type: none"> • Smoke detector was tested by pushing "TEST" button. Audible alarm sounded but TEST button remained stuck in position. Defective unit was removed. HIGHLY RECOMMEND replacing smoke detector unit.

Preface

The subject home and adjacent surrounding property were inspected and this Home Inspection Report was prepared by PRIME Building Inspections to comply with the Standards of Practice set forth in New Jersey Administrative Code (N.J.A.C. 13:40-15.16). As such, we inspect the *readily accessible, visually observable, installed systems and components* of a home. This Report contains observations of those systems and components that, in the professional judgment of the Inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

A complete copy of the Standards of Practice of the State of New Jersey was provided to the client at or prior to the time of inspection, and is also available online at: www.state.nj.us/lps/ca/laws/hiacregs.pdf.

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to mold, mildew and other fungal growth, radon gas, termites and other wood destroying insects, the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the Inspector, likely be dangerous to the Inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, pets, soil, snow, ice or debris or dismantle any system or components.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the Inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut-off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform architectural services, engineering services or work in any trade or professional service other than home inspection.

No guarantee or warranty of the property, home, or any components are expressed or implied by this Report, the Inspector, or PRIME Building Inspections.

The contents and confidential use of this Report are governed by the terms and conditions of the Pre-Inspection Agreement executed between the Client and PRIME Building Inspections.

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the Inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies that are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions that requires immediate attention, repair, or replacement. These comments are also duplicated in the Executive Summary section.

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due to its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be item identified for upgrade to modern and safety standards.

"FMI": For More Information: Includes additional reference information and/or weblinks to sites which expand on installed systems and components and important consumer product information.

"FYI": For Your Information: Denotes a general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

KEY TO RATINGS:

Inspect = INSPECTED: A system or component that was visually examined. It was observed to be in good functional condition as originally intended, engineered, or designed with normal wear and tear and with no major damage or apparent material defects.

Not

Inspect = NOT INSPECTED: A system or component that was not ON or was shut off at the time of inspection and could not be examined and evaluated using normal control devices; or a system or component that was hidden or obstructed from visual examination by items such as furniture, personal property, or other coverings preventing readily available and free access. Reason for non-inspection is provided within this report.

Not

Presnt = NOT PRESENT: A system or component that did not exist or was not visually evident on this property at the time of inspection.

Repair

Replac = REPAIR or REPLACE: A system or component that was not in good functional condition, unsafe or not operating as originally intended, engineered, or designed. Recommend engaging a qualified licensed/certified contractor or experienced professional consultant for further review, inspection, or evaluation; and to perform any necessary repairs, replacements, installations or tests as necessary to bring the system or component into good functional condition and safe operation as originally intended, engineered, or designed. All work and services provided under this recommendation shall be performed in strict compliance with all applicable rules, regulations, codes, laws, and manufacturer's recommendations and/or requirements.

Inspection and Site Details

1. Date of Inspection

- December 30, 2011

2. Time of Inspection

Start: 1:00 PM
End : 4:00 PM

3. Parties

- Client-Buyer's Real Estate Agent: JOAN WRIGHT (The Realty Agency)
- Seller: JOHN SMITH

4. Attending Inspection

- Clients-Buyers were present and participated fully.
- Seller was present.

5. Access into Inspection Property was provided by

- Provided by Seller.

6. Weather Conditions at Start of Inspection

- Sunny.
- Outside temperature approximately 49 degrees Fahrenheit.
- Winds approximately 7 miles per hour from South.
- Relative Humidity approximately 56%.
- Note: Weather information was obtained from The Weather Channel via internet at www.weather.com

7. Residence Type/Style

- Detached
- Three levels
- Single-family Home
- Split-level Style

8. Year Built and Age of Home

- 1960 (51 years old)
- Note: This information was obtained from information provided by others. This inspection does not confirm or verify when house was built or age of home.

9. Square Footage

- Approximately 2,007 square feet
- Note: This information was obtained from information provided by others. This inspection does not confirm or verify any area calculations or dimensional measurements.

10. Property Size and Acreage

- Approximately 53,143 square feet or 1.22 acres based on Real Estate listing
- Note: This information was obtained from information provided by others. This inspection does not confirm or verify any area calculations or dimensional measurements.

11. Orientation of Front Entrance

- For the purpose of this report, the FRONT entrance of the house is considered to be facing SOUTH.

12. Occupancy

- Occupied and heavily furnished with large amount of household items, personal possessions and stored items.

13. Utilities ON/OFF at Time of Inspection

Utilities ON at time of inspection:

- Electric
- Water
- Oil

14. Bedroom Designation and Location

- Master Bedroom #1: Upper level at southwest corner facing frontyard.
- Bedroom #2: Upper level next to Master Bedroom #1 facing frontyard.
- Bedroom #3: Upper level facing frontyard.
- Bedroom #4: Upper level next to Bathroom #2 facing rearyard.

15. Bathroom Designation and Location

- Master Bathroom #1: Connected to Master Bedroom #1
- Bathroom #2: Upper level
- Bathroom #3: Lower level (No bath or shower)

16. Other Rooms or Areas

- Entrance Foyer
- Kitchen
- Dining Room
- Living Room
- Family Room
- Closets
- Hallways
- Enclosed Patio
- Partially Finished Basement

17. Garage

- Attached 1-Car Garage

18. Additional Services

Selected Services:

- Radon Measurement and Laboratory Analysis
- Termite and Other Wood Destroying Insects Inspection with Certification
- Mold Sample Collection and Laboratory Analysis using Surface Swabs

Room/Area ID Photos

1. Room/Area ID Photos

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Master Bedroom #1



Bedroom #2



Bedroom #3



Bedroom #4



Master Bathroom #1



Bathroom #2



Bathroom #3



Living Room



Dining Room



Kitchen



Family Room



Enclosed Patio



Lower Attic



Garage



Rear elevation

Exterior of House and Adjacent Areas

This section reports on the condition of the exterior building skin and trim. Inspectors are required to inspect the exterior walls, flashing, trim, exterior doors, the stoops, steps, porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors also inspect entrance walkways, sidewalks, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Lawn and landscaping surrounding all sides of house.
- Shrubbery and low foundation plantings at front of house.
- Several large trees on the property and adjacent to house.

Observations:

- Two large trees adjacent to the house at east side overhang or are in direct contact with the house. RECOMMEND trimming trees to prevent pathways for insects, pests, and damage to roof shingles due to abrasion and fallen branches.



Tree in contact with house



Tree in contact with house

2. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Surrounding ground is well graded away from house at most areas.
- Two area drains located on westerly side of property.

Observations:

- Grading and surface drainage is generally away from foundation at most areas.
- Raised grade at retaining wall is moderately grade away from house towards east.
- Observed both area drains were filled with leaves and debris that clog and impede storm drainage. RECOMMEND removing leaves and debris.



Area drain at rear yard filled with leaves/debris



Area drain at driveway filled with leaves/debris

3. Retaining Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Stone

Observations:

- Observed several cracks in retaining wall due to pressure exerted by tree roots. RECOMMEND monitoring for further cracking and damage.



Crack in retaining wall



Cracks in retaining wall

4. Window Wells

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

- None

5. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Asphalt driveway

Observations:

- Driveway is in good functional condition with no major visible damage or apparent material defects.

6. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Concrete

Observations:

- Walkways are in good structural condition. Painted surface presents slippery conditions when wet. RECOMMEND re-coating with exterior-grade epoxy paint with slip-resistant grit for enhanced safety.

7. Exterior Building Skin

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Cement asbestos siding
- Stone veneer on front elevation

Observations:

- Building skin is in good functional condition.
- Exterior walls were covered with siding material that has a high probability of containing asbestos. Confirmation of the presence of asbestos in the siding material will require analysis by a qualified laboratory. The siding material is composed of asbestos fibers embedded in a cement medium which prevents the release of fibers into the air where they might be inhaled. Unless the material is ground into dust by application of power tools or other destructive processes, this material is not regarded as a significant health hazard. If you should decide to alter the exterior of the building, removal, handling and disposal of asbestos-containing material may need to be assigned to a specially licensed professional. The Environmental Protection Agency (EPA) has classified asbestos as a Class A, Human Carcinogen, based on inhalation studies.

8. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Wood

Observations:

- Paint peeling at wood rake trim at gable ends of roof. RECOMMEND scrape, clean, prime and re-paint with exterior-grade paint.
- Observed damaged and rotted wood in rake trim at northeast corner and northwest corner. RECOMMEND repair or replacement top prevent water and pest intrusion.
- Observed soffit overhangs were solid wood and did not have ventilation openings to provide intake air into attic. See "Attic and Insulation" section for additional details.



Peeling paint



Peeling paint and damaged/rotted wood trim



Peeling paint at rake trim



Peeling paint and damaged/rotted wood trim

9. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Solid-core wood entrance door with decorative panels
- Storm door at front entrance

10. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Double hung with insulated (double-glazed) glass, except as noted.
- Insect screens provided at double-hung windows.
- Aluminum-framed sliding glass doors with insulated (double-glazed) glass in Family Room.
- Bow window unit with single-pane glass at Living Room.
- Metal-framed sliding windows with single-pane glass at Basement.
- Single-paned glass panels at Enclosed Patio.

11. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Wood

Observations:

- Painted wood frames and trim are in functional condition.
- Loose paint observed at some interior areas of window frames and trim. Due to age of house (built prior to the 1978 federal EPA ban on lead-based paint), paint is suspected of containing lead. RECOMMEND testing to confirm presence or absence of lead-containing paint before any paint removals are undertaken.

12. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Comments:

- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:

- No deficiencies observed where visible.

13. Garage Entrance Door

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Material:

- Hollow-core wood door.

Observations:

- Existing hollow-core door does not provide any insulation to prevent loss of heat and energy.
- **SAFETY CONCERN:** Current building industry and jurisdictional standards require garage entrance doors to be metal or solid wood-core with self-closing hinges to protect against fire hazard in the Garage. HIGHLY RECOMMEND replacing door and hinges to meet compliance with jurisdictional requirements



Existing garage entrance door to be replaced

14. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- One 8'x7'overhead wood sectional door.

15. Garage Door Openers

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- SEARS CRAFTSMAN
- 1/2 Horsepower

Observations:

- Garage door opener was not tested due to lack of electric power. Electric circuit was not functional. RECOMMEND restoration of electric power to test operation of garage door opener and safety features.

16. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Safety Reverse:

- Not tested. Garage door opener was not functional.

Safety Sensor: Not tested. Garage door opener was not functional.

Observations:

- Garage door opener was not tested due to lack of electric power. Electric circuit was not functional. RECOMMEND restoration of electric power to test operation of garage door opener and safety features.

17. Porch and Patio

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Concrete

Observations:

- Front porch is in good functional condition with normal wear and tear with one minor non-structural crack in concrete. RECOMMEND filling crack with epoxy or concrete filler to prevent water entry that can expand crack when water freezes.
- 12" high concrete step between front porch and walkway is high. RECOMMEND adding one 6" high x 12" deep intermediate step for enhanced safety.



Minor non-structural crack in front porch



12" step too high

18. Limitations of Exterior Inspection

- A home inspection does not include any assessment of geological, geotechnical, hydrological conditions, or environmental hazards.

Roofing

This section reports on the roof coverings and the method used to inspect the roof. Inspectors examine the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

1. Roof Style and Pitch

- Description:
- Gable roof
 - Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

- Method of Inspection:
- Walked on roof surface

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Description:
- Standard asphalt composition shingles
- Age:
- Approximately 5 years
- Observations:
- Roof covering is in functional condition with normal wear and tear, except as noted below.
 - Continuous line of buckled shingles along flashing at low roof and east wall.
- RECOMMEND engaging a qualified roofing contractor to repair/remediate buckling to prevent water intrusion to interior.



Buckling shingles

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Materials:
- Metal
- Observations:
- Where exposed for inspection, roof flashing is in functional condition with normal wear and tear, except at chimney as noted below.
 - Horizontal legs of chimney step flashing were improperly cut during previous re-roofing and can lead to potential water intrusion. New metal flashing was inserted behind existing step flashing. Tops of new flashing are not sealed and old flashing were not secured and sealed. HIGHLY RECOMMEND engaging a qualified roofing contractor to professionally repair and/or replace chimney flashing to prevent water intrusion.



Improper chimney flashing



Horizontal legs cut and open seams at chimney flashing

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Descriptions:

- Plumbing vent stacks

Observations:

- Roof penetrations are in good functional condition with no major visible damage or apparent material defects.

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Stone-faced masonry chimney with 3 clay flues

Observations:

- Chimney is in good structural condition with normal wear and tear, except as noted under "Flashings".

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Aluminum gutters and downspouts

Observations:

- Gutters and downspouts are good functional condition with no major visible damage or apparent material defects.
- All gutters protected from debris with a gutter cover product.
- Gutter cover materials present limit/restrict inspection of roof drainage system.
- Two downspouts at rear one story portion are extended underground for possible connection to drywells or underground leaders that direct water to outlet at east side of retaining wall.

8. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

Structure

This section describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under-floor crawl space areas. Inspectors inspect and probe the visible 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 expected 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 warranty or guarantee that the foundation, and the overall structure and structural elements of the building are adequate and sound. PRIME Building Inspections recommends that if the client is at all uncomfortable with this condition or our observations, a qualified licensed structural engineer be consulted to independently evaluate any specific concern or condition prior to making a final purchase decision.

1. Foundation Type

Description:

- At one-story portion: Fully excavated deep foundation with continuous masonry walls and concrete floor slab (Basement).
- At two-story portion: Shallow foundation with continuous masonry walls and slab-on-grade floor.

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Concrete masonry block

Observations:

- Foundation walls are in good functional condition with no major visible damage or apparent material defects.
- Using an electronic moisture meter ("General" Model No. MMD4E), no indications of excessive moisture were observed on foundation walls in Basement area.

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Concrete slab.
- Portions of floor were covered with carpet and not visible for inspection.
- Visible portions of floor were painted.

Observations:

- A shallow drywell pit (approximately 10"x12") beneath carpet near northeast corner of basement was exposed by Seller's son. Pit was used to collect water from perimeter "french drain" and recharged back into ground. No conventional sump pit and sump pump were found.



Shallow drywell pit in Basement

4. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Built-up (3) 2x10 wood girder beam supported on foundation walls and intermediate 3-1/2" steel lally columns.

Observations:

- Columns and beams at visible portions were observed in good functional condition with no major visible damage or apparent material defects.

5. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Nominal 2x10 joists @ 16" on center above southern portion of Basement.
- Nominal 3x10 joists @ 12" on center above northern portion of Basement.

Observations:

- Floor structure at visible portions were observed in good functional condition with no major visible damage or material defects.

6. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Nominal 2x4 wood framing

Observations:

- Wall structure was concealed from inspection in all areas of house.

7. Attic and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Plywood roof sheathing
- Nominal 2x6 wood attic floor joists @ 16" on center
- Nominal 2x6 wood rafters @ 16" on center
- Nominal 2x4 wood collar ties @ 48" on center

Observations:

- Attic and roof structure are in good functional condition with no major visible damage or apparent material defects.

8. Limitations of Structure Inspection

Comments:

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Interior

This section reports on the Interior portion of the home. Inspectors inspect walls, ceilings, floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage doors and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the furniture and possessions of the current occupant often conceal some areas/items. These areas are exempt from inspection. Reasonable attempts are made to more closely inspect behind the furniture and possessions if any hint of a problem is found or suspected.

1. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Painted drywall walls throughout, except as noted.
- Wood paneling on walls in Family Room.
- Wallpaper on walls in Master Bathroom #1 and Bathroom #2.
- Painted drywall ceilings throughout.
- Masonite board installed at ceiling in northern portion of Basement.

Observations:

- Walls and ceilings are in functional condition with normal wear and tear, except as noted below.
- Observed hole damage in ceiling above toilet in Master Bathroom #1. Damaged area was observed to be non-standard thin ceiling material - not drywall. RECOMMEND engaging a qualified contractor for further evaluation and to replace ceiling material with drywall to improve structural integrity and to minimize heat/energy loss to attic.



Hole damage in Master Bathroom#1

2. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Carpet throughout except where noted.
- Ceramic mosaic tile in Master Bathroom #1 and Bathroom #2.
- Ceramic tile in Entrance Foyer.
- 12"x12" vinyl tile in Kitchen and Garage.
- Painted concrete floor slab in Basement.

Observations:

- Carpet is in functional condition with normal wear and tear.
- Hardwood strip flooring was observed in northwest corner of Master Bedroom #1. Seller's son stated that this condition is typical throughout the house. Statement cannot be confirmed nor condition of any hardwood flooring be determined in this report due to coverage by wall-to-wall carpeting throughout house.
- Several vinyl floor tiles in Garage are missing.

3. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Hollow core wood doors

Observations:

- Interior doors are in functional condition with normal wear and tear.
- Door to Bedroom #2 is not balanced. RECOMMEND adjusting hinges.

4. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Closets are in functional condition with normal wear and tear.
- Closet in Bedroom #2 is lined with cedar.

5. Stairs and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Stairs and railings are in functional condition with normal wear and tear.
- FYI: Handicap stair lift was not inspected or tested; and is not within the scope of this home inspection.

6. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Wood

7. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Plastic laminate (similar to Formica) countertops at Kitchen and Bathrooms.

Observations:

- Countertops are in functional condition with normal wear and tear.

8. Garage Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Concrete with 12"x12" vinyl tile.

Observations:

- Several vinyl floor tiles in Garage are missing.



Missing vinyl tile at Garage floor

9. Garage Fire Separation Wall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- **SAFETY CONCERN:** There is no separation barrier in ceiling between Garage and Bedroom to meet current building industry and jurisdictional requirements. **HIGHLY RECOMMEND** engaging a qualified contractor to cover rigid foam insulation with 5/8" Type X drywall for enhanced fire safety and to meet compliance with local jurisdictional requirements.
- **FIRE HAZARD:** Ceiling material in Garage was observed as rigid foam insulation. This material is highly flammable when exposed without any cover material. **HIGHLY RECOMMEND** engaging a qualified contractor to cover rigid foam insulation with 5/8" Type X fire-resistant drywall.



FIRE HAZARD: Exposed rigid foam insulation in Garage



FIRE HAZARD: Exposed rigid foam insulation in Garage

10. Limitations of Interiors Inspection

Comments:

- There were a large amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Given the age of the residence (built before 1978), asbestos and lead-based paint could be present. **RECOMMEND** testing for presence of asbestos and lead-based paint. At the time of inspection and writing of this report, the Inspector was not authorized to perform these tests and is therefore not included in this report.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are inspected. Moisture, water leaks, failed caulk and tile grout can cause mold, mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces.

1. Bathtubs

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Porcelain-enamel cast-iron bathtub in Bathroom #2.

Observations:

- Bathtub is in good functional condition with no major visible damage or apparent material defects.

2. Showers

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

- Shower stall in Master Bathroom #1 with ceramic tile walls and tempered glass door.

Observations:

- Shower is in functional condition with normal wear and tear, except as noted below.
- Suspect mold observed at base of shower. Per Client's authorization, mold sampling was collected via surface swab for analysis by certified laboratory.



Suspect mold in shower stall

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Toilets were test-operated and functioned normal.

4. Exhaust Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

Observations:

- IMPROVE: There are no exhaust fans in any Bathroom. RECOMMEND installing bathroom exhaust fans to reduce the risks of moisture damage and mold growth.

5. A Word About Caulking and Bathrooms

Comments:

- Caulking at all bathrooms are in functional condition with no major visible damage or apparent material defects.

Appliances

The Inspector observed and test-operated the basic functions of the following appliances: permanently installed dishwasher through its normal cycle; stove, permanently installed ovens, trash compactor, in-sink garbage disposal unit, ventilation equipment or range hood, permanently installed microwave oven, and washer/dryer laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are not inspected. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested as part of this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be inspected and reported upon.

1. Stove and Ovens

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Manufacturer: GE
- Cooktop: Electric with Smooth Ceramic Surface

Observations:

- Test-operated and functioned normal.



Cooktop

2. Kitchen Exhaust Fan and Hood

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Through-wall exhaust fan behind cooktop.

Observations:

- Vented to exterior
- Not tested because unit was covered with plastic. Exterior cover was opened and exposed to weather.



Kitchen exhaust fan



Kitchen exhaust fan

3. Wall Ovens

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Manufacturer: GE
- Model No. JKP44G0P1BG
- Serial No. VF693003Q
- Electric

Observations:

- Upper oven was tested and functioned.
- Lower oven was not tested because it was filled with cookware. Seller informed Buyer and Inspector that heating element was defective. RECOMMEND repair by a qualified appliance repair technician.



Double wall ovens



Double wall ovens

4. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Test-operated and functioned normal.
- **SAFETY CONCERN:** Based on visual inspection, drain hose was installed without a "high loop" to prevent siphoning of dirty water into dishwasher. This is a potential health hazard. HIGHLY RECOMMEND confirmation of high loop behind dishwasher unit. If no high loop is present, re-install of drain hose with high loop or provide installation of air gap device.



Dishwasher



Dishwasher drain hose without high loop

5. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Manufacturer: GE
- Model No.: UNKNOWN. Data plate missing or not readily accessible for visual examination.
- Serial No.: UNKNOWN. Data plate missing or not readily accessible for visual examination.

Observations:

- Refrigerator is in functional condition with normal wear and tear.



Refrigerator

6. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Trash Compactor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Manufacturer: GE
- Model No. WHRE5550K2WW
- Serial No. ZS103209G
- 120 volt electric outlet
- Location: Basement

Observations:

- Test-operated and functioned normal.
- Observed rubber supply hoses were used and age could not be determined to estimate remaining service life. Due to to high water pressure (85 psi), RECOMMEND replacement with braided stainless steel hoses for prevention against water bursts.



Rubber supply hoses



Clothes washer

9. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Manufacturer: GE
- Model No. DBXR463EG3WW
- Serial No. AR777734A
- Electric
- Location: Basement

Observations:

- Dedicated 220 volt electric receptacle outlet box was not permanently secured to wall. Current electrical and jurisdictional standards require permanent installation of outlet box. RECOMMEND engaging a qualified electrical contractor to provide permanent installation of outlet box.



Clothes dryer



Loose outlet box for clothes dryer

10. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Observed moderate lint build-up at dryer vent from exterior. RECOMMEND cleaning vent duct for enhanced drying efficiency and prevention of fire.
- Damper at exterior dryer vent hood was missing. RECOMMEND replacing hood to prevent pests and cold air from entering into house through dryer vent duct.

11. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Built-in wood fire oven/grill

Observations:

- RECOMMEND having flue and damper cleaned and inspected by a qualified and experienced chimney sweep before use.
- Observed kraft-faced batt insulation was stuffed into flue opening of built-in oven/grille. HIGHLY RECOMMEND immediate removal to prevent accidental fire during use.



Built-in wood fire grill/oven



Remove kraft-faced insulation from built-in grill/oven

Attic and Insulation

This section reports on the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, where present.

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Access to attic spaces provided through 2'x6' door in Bedroom #3.

Observations:

- Limited access to high attic space.

2. Method of Attic Inspection

Method:

- Walked lower attic space.
- Viewed high attic space through access opening from lower attic. No walking surfaces available.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Blown-in insulation at high attic space.
- Batt insulation at lower attic space.

Depth/R-Value: Approximately 3-1/2" thick (R-11) at lower attic space.

4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Passive ventilation
- Exhaust ventilation provided by two gable vents at high attic; and one gable vent at low attic.

Observations:

- Attic ventilation is in poor condition because there is no intake air ventilation to replace air that is exhausted through gable vents.
- Existing attic ventilation is inadequate and improper. Improving attic ventilation may help avoid ice damming and increase the useful life of the roof covering. RECOMMEND engaging a qualified contractor to install soffit vents and to remove insulation blockage at wall/soffit intersection to provide free-flow air ventilation.



No ventilation openings in soffits for intake air



Blockage prevents any free-flow soffit ventilation

5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
• Cast-iron vent pipes

6. Limitations of Attic and Insulation Inspection

Comments:
• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
• Any estimates of insulation R values or depths are rough average values.

Heating and Air Conditioning

This section reports on the energy source and the distinguishing characteristics of the heating, ventilation and air-conditioning systems (often referred to as the HVAC system). This system is the climate control system for the structure. The goal of this system is to keep the occupants at comfortable levels with healthy indoor air quality and adequate ventilation rates while keeping energy and maintenance costs at a minimum. Inspectors examine readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. PRIME Building Inspections recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an experienced and qualified HVAC contractor be obtained. This provides a more thorough investigation of the home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency and extending equipment service life.

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Heating Zone 1: Upper level Bedrooms. Thermostat located outside Master Bedroom #1.
- Heating Zone 2: Middle level. Thermostat located in Living Room.
- Heating Zone 3: Family Room in-floor radiant heat. Thermostat located outside Bathroom #3.

Observations:

- No deficiencies noted.



Heating Zone 1 Thermostat



Heating Zone 2 Thermostat



Heating Zone 3 Thermostat

2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Hydronic heat and domestic hot water boiler
- Radiant hot-water baseboard
- Manufacturer: NEW YORKER BOILER
- Model No. CLW-5-PT
- Serial No. 64494963
- Heating Oil

Observations:

- Heating system is in good functional condition with no major visible damage or material defects.



Hydronic heat and domestic hot water boiler

3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating:

- Heating oil for hydronic heat and domestic hot water boiler

Observations:

- Above-ground oil storage tank (AST) located in Basement.
- No deficiencies noted.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- At bottom of Basement stairs.

Observations:

- No deficiencies noted.

5. Venting, Flue(s), and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Metal single-wall connector pipe into chimney for hydronic boiler.

Observations:

- RECOMMEND engaging a qualified and experienced chimney sweep to inspect and clean all chimney flues for safe and efficient operation.
- Ashpit pit cleanout doors were stuck in place and could not be opened for inspection. RECOMMEND engaging a qualified and experience chimney sweep to open cleanout doors and clean ashpits as necessary.



Asahpit cleanout doors stuck in place



Ashpit cleanout door stuck in place

6. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Individual window-mounted air-conditioning units in Living Room, Enclosed Patio, and Bedroom #4.
- No central air-conditioning system.

Observations:

- Window-mounted air-conditioning units were not tested to avoid damage to compressors due to low outside temperature (49 degrees).

7. Wood-burning Fireplace/Heater

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Masonry wood burning fireplace with terracotta flue liner in Family Room

Observations:

- Fireplace is in good functional condition with no major visible damage or apparent material defects.
- Manual damper was test-operated and functioned normal.
- RECOMMEND engaging a qualified and experienced chimney sweep to inspect and clean chimney flue for safe and efficient operation.



Wood-burning fireplace

Plumbing

This section reports on the Plumbing system and describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors examine the interior water supply and distribution systems, fixtures and faucets, the drain waste and vent systems (including fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a qualified licensed plumbing contractor. All gas-related repairs should only be performed by a qualified licensed plumbing contractor.

1. Water Supply Source

Water source:

- Public municipal water supply

2. Service Piping Into The House

Description:

- Copper

3. Main Water Shut-Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location:

- At water meter on front wall of Basement

4. Supply Branch Piping

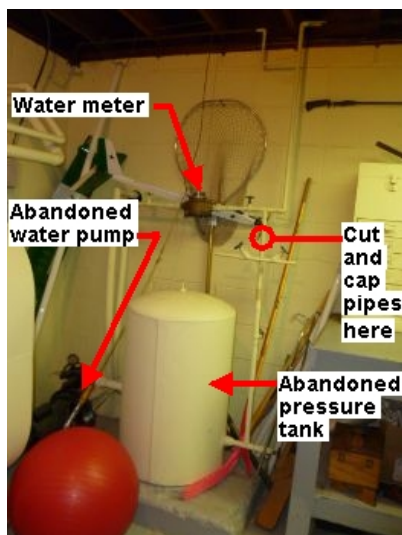
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

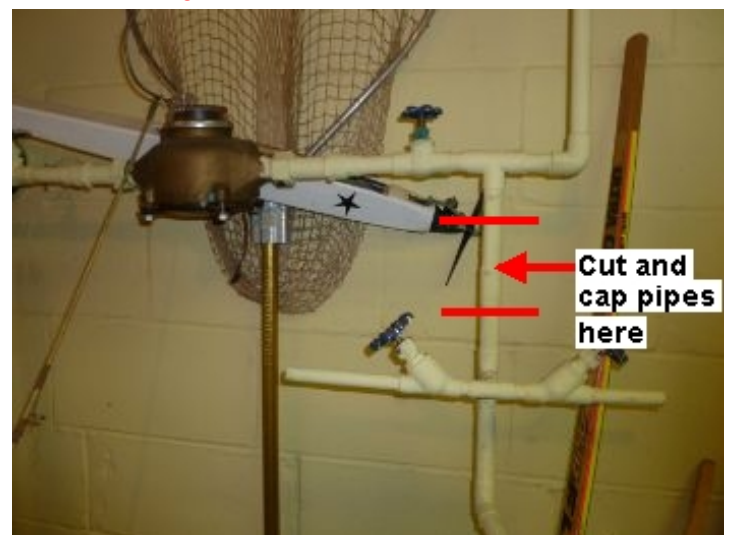
- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Water pump and pressure tank for abandoned private water supply system is still connected to domestic water supply in house. HIGHLY RECOMMEND engaging a qualified licensed plumbing contractor to evaluate pipes for abandoned private water system be cut from active public water supply to prevent cross-contamination of untreated water into domestic water for drinking and domestic use.



Cut & separate water supply sources



Cut & separate water supply sources



Concrete cap for abandoned water well

5. Water Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure:

- Measured with water pressure guage at exterior hose bibb near southeast corner.

Observations:

- The water pressure was tested and was found to be over 80 psi and is considered moderately high. The plumbing system may be prone to leaks in piping, fittings are other components. It is advised to install a pressure regulator to reduce the pressure under 80 psi. Most jurisdictions require an expansion tank if a regulator is installed.



85 psi water pressure

6. Exterior Hose Bibbs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

• Standard hose bibbs located near southeast corner, at corner of Garage, and at rear of house.

Observations:

- Hose bibb at rear of house has broken handle with sharp edges that can cause personal injury when turning water on. RECOMMEND engaging a qualified licensed plumber to replace hose bibb.
- Hose bibb at side of Garage was not functional. RECOMMEND engaging a qualified licensed plumbing contractor to repair or replace hose bibb.
- RECOMMEND engaging a qualified licensed plumbing contractor to replace all standard hose bibbs with frost-proof anti-siphon hose bibbs to prevent potential introduction of fertilizers and other chemicals from entering water system.



Hose bibb with broken handle



Non-functional hose bibb

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted.

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Bathroom sinks are drop-in ceramic sinks.
- Kitchen sink is a drop-in stainless steel bowl.
- Sink at Bar is non-functional (no water service).



Non-functional sink at Bar

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.
- Suspect mold observed at P-trap in Bathroom #3 and cabinet. Per Client's authorization, mold sampling was collected via surface swab for analysis by certified laboratory.



Suspect mold in Bathroom #3

10. Waste System

Description:

- Public sewer system

11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Cast Iron

Observations:

- Observed fresh air inlet (FAI) at main house trap was permanently blocked on the exterior. HIGHLY RECOMMEND engaging a qualified licensed plumbing contractor to evaluate this condition for functional plumbing operation and safe/healthy occupancy.



Fresh air inlet permanently sealed



Fresh air inlet pipe to exterior

12. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

- No sump pit or sump pump.

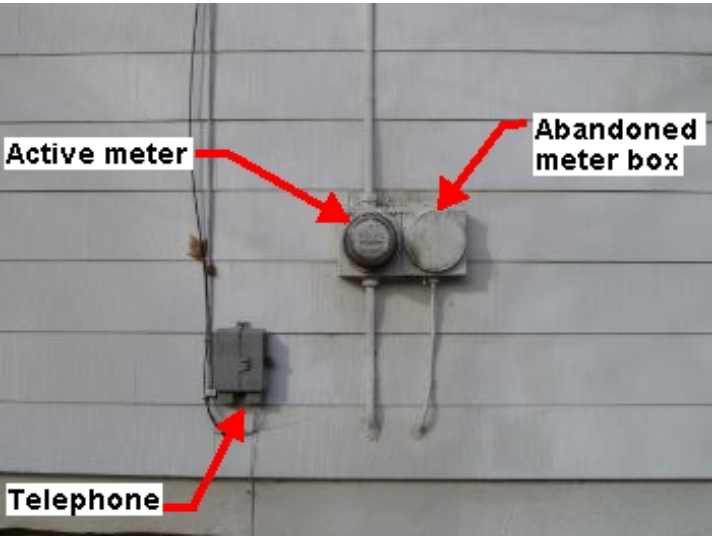
Electrical

This section reports on the electrical system and describes the amperage and voltage rating of the electric service, the location of the main disconnect and any sub panels, the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the visible portions of the overhead service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacle outlets. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Recommendation for repairs should be considered a priority and should only be made by a qualified licensed electrician.

1. Electric Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Description:
- Overhead service with meter located on east side of house.
- Observations:
- Service entrance cables are touching trees, RECOMMEND review by the local Utility Company for repair as necessary.
 - Observed a double electric meter box with one active electric meter. This is an indication of two previous electric services entering the house in the past.



Double electric meter box



Service entrance cables in contact with trees

2. Electrical Service Rating

- Amperage Rating: 100 amps

3. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Manufacturer: Bulldog
- Pushmatic Load Center

Observations:

- The main service panel in this home utilizes ITE/Bulldog Pushmatic circuit breakers. The breakers use a thermal breaker design with no magnetic trip mechanism. Modern circuit breakers incorporate both magnetic and thermal tripping mechanisms. Pushmatic breakers are therefore less inherently safe and reliable as other designs. This panel and its circuit breakers are no longer manufactured and are obsolete. For more information, see <http://www.inspectapedia.com/electric/Pushmatic.htm>. RECOMMEND consultation with a qualified licensed electrical contractor to evaluate for possible replacement using conventional circuit breakers.
- Deadfront cover of main electric panel was not removed for internal inspection because of unsafe obstruction created by above-ground oil storage tank. Electrical industry and jurisdictional standards require three feet minimum clearance in front of all electric panels for safe access and working space. RECOMMEND relocation of panel to an unobstructed area to comply with current electrical standards and jurisdictional requirements.
- Deadfront cover of main electric panel was not removed for internal inspection because of unsafe excessive height of panel. Electrical industry and jurisdictional standards require electric panels to be installed no higher than 80" from the floor for safe access and working space. RECOMMEND relocation of panel to a lower area to comply with current electrical standards and jurisdictional requirements.
- Circuits were not labeled and a directory was not available.



Main service panel and obstructions



ITE/Bulldog Pushmatic electric panel



Abandoned secondary electric service panel



ITE/Bulldog Pushmatic electric panel

4. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Ground Connection Not Visible

Observations:

- Missing bond wire across water meter.
- No service grounding/bonding observed. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor for further evaluation and to provide grounding as necessary for protection against stray electricity and shock.

5. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

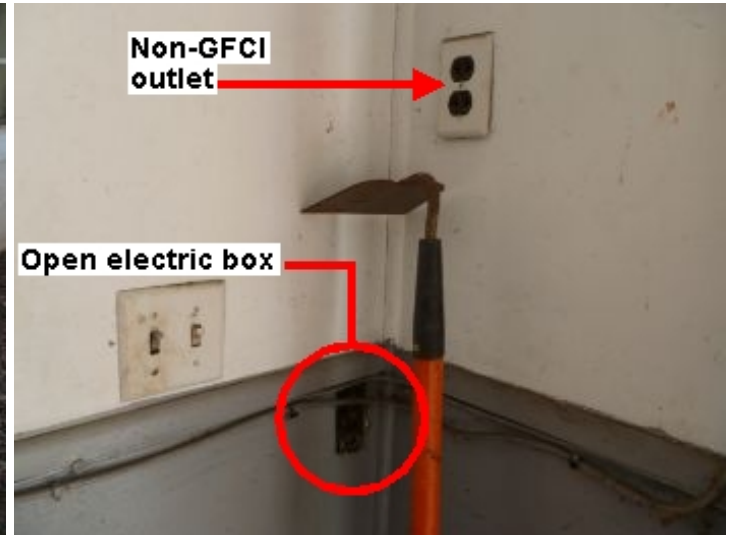
- Wiring conductors: Copper

Observations:

- RECOMMEND engaging a qualified and licensed electrician to thoroughly evaluate entire electrical system and repair as needed.
- Open electrical boxes observed in Garage and in Basement. RECOMMEND engaging qualified and licensed electrical contractor to evaluate affected circuits and to close electric boxes for safety.
- Dedicated 220 volt electric receptacle outlet box was not permanently secured to wall. Current electrical and jurisdictional standards require permanent installation of outlet box. RECOMMEND engaging a qualified electrical contractor to provide permanent installation of outlet box.
- Observed several exposed/unprotected electric cables on the exterior side and extended underground. The cables are subject to degradation by weather exposure, damage by tools and equipment, and are not moisture-resistant. This installation does not comply with electrical industry and jurisdictional standards. RECOMMEND engaging a qualified licensed electrical contractor to remove and replace of these cables with materials and installations that comply with jurisdictional requirements for personal safety protection.
- SAFETY CONCERN: Observed ungrounded distribution wiring throughout house. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor for further evaluation and converting electrical system to a fully grounded system for safe operation and compliance with current electrical industry standards and jurisdictional requirements to protect against electric shock.



Exposed/unprotected cable on exterior and underground



Electrical defects



Open electric box in Basement



Exposed/unprotected cable on exterior



Exposed/unprotected cables on exterior and underground

6. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type:

- Pushmatic breakers

Observations:

- See comments in "Main Panel" section above.

7. Exterior Lighting

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- Globe or lens missing from driveway light.



Missing globe or lens at driveway light pole

8. Interior Lighting

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- One of the four recessed ceiling lights in Family Room are defective. RECOMMEND checking light bulb and replace as necessary.
- One of two fluorescent light fixtures in Garage is non-functional. RECOMMEND checking electric circuit for power supply.
- One ceiling light fixture in Basement is missing a light bulb. RECOMMEND installing a light bulb.

9. Wall and Light Switches

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Ungrounded

Observations:

- Wall and light switches are in functional condition with normal wear and tear.
- The electrical system is primarily ungrounded. RECOMMEND upgrading electrical system to a grounded system.

10. Receptacle Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

- Ungrounded

Observations:

- Receptacle outlets are not grounded but in functional condition with normal wear and tear.
- The electrical system is primarily ungrounded. RECOMMEND upgrading electrical system to a grounded system.

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

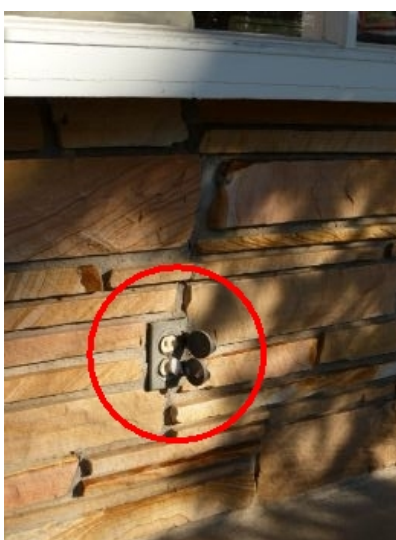
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking-- faster than a person's nervous system can react. Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are required by code for GFCI-protection. This protection is from potentially fatal electrical shock.

Locations & Resets:

• None observed as GFCI protection was not required when house was originally constructed.

Observations:

• **SAFETY CONCERN:** There is no GFCI protection at the kitchen, garage, bathrooms and exterior. This is a potential electric shock hazard. **HIGHLY RECOMMEND** engaging a qualified and licensed electrical contractor to install GFCI devices for protection against fatal shock.



Non-GFCI receptacle at exterior

12. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Door bell and chime were test-operated and functioned normal.

13. Smoke Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

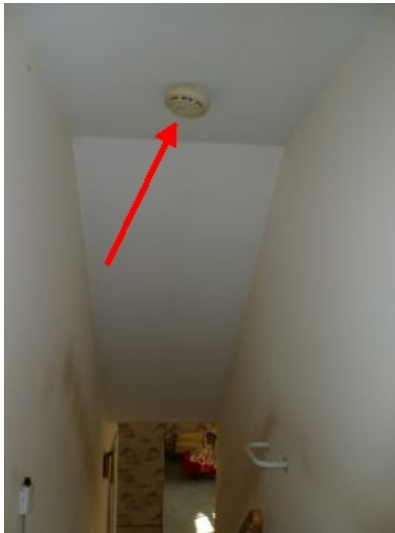
Present at:

• One battery-operated smoke detector unit located at upper level Hallway ceiling above stair.

Observations:

• **RECOMMEND** installing AC-hardwired and interconnected combination smoke detector/carbon monoxide detectors in each Bedroom and on each level. Engage a qualified and licensed electrical contractor for this work.

• Smoke detector was tested by pushing "TEST" button. Audible alarm sounded but TEST button remained stuck in position. Defective unit was removed. **HIGHLY RECOMMEND** replacing smoke detector unit.



Defective smoke detector

14. Carbon Monoxide Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Present at:

- None installed/plugged in

15. Limitations of Electrical Inspection

Comments:

- Electrical components concealed behind finished surfaces are not visible for inspection.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Due to the specialized nature of home security alarm systems, RECOMMEND engaging a qualified and licensed security alarm contractor to evaluate and cutomize system to Client's specific requirements. Security systems are beyond the scope of a home inspection.

END OF REPORT

Thank you for selecting PRIME Building Inspections for your home inspection and testing services. It has been our pleasure to serve you.

If you have any questions about this Home Inspection Report, please feel free to contact us at Toll-Free: 888.920.0500 or via email at Inspector@PrimeBuildingInspections.com. We will gladly clarify and interpret any parts of this Report to provide you with a better understanding the inspection and our observations.

If you have any future need for home inspections or testing, please call us Toll-Free: 888.920.0500 and we will offer you a \$50 discount off our standard fee. Please mention the Inspection Number at the front of this Report when scheduling the inspection.

If you have any family and friends that require home inspection services or testing, please ask them to call us Toll-Free: 888.920.0500 and we will also offer them a \$50 discount off our standard fee. We will also send you a special gift to "thank you" for referring us. Please mention the Inspection Number at the front of this report when scheduling the inspection.

Please visit our website at www.PrimeBuildingInspections.com to learn more about our services.

Best Wishes and Good Luck,

Stanley E. Chow, Chief Inspector and Principal
PRIME Building Inspections

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