PRIME Building Inspections
Home Inspection Report

999 Main Street, Anytown NJ, 01234
Inspection prepared for: John and Jane Doe
Inspection Date: 8/27/2011 Time: 11:00am - 4:00pm
Age: 1950 (61 years) Size: approximately 4,700 sq.ft.
Weather: 76 degrees. Rain

Inspection No. SCsample3
Report Date: August 30, 2011

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Building Inspections

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.

Interior		
Page 24 Item: 5	Stairs and Railings	• SAFETY CONCERN: Guardrail over Level 5 Balcony was approximately 33" high and does not comply with current codes for 36" minimum height and non-passage of a 4" diameter sphere through guardrail. RECOMMEND consultation with local building official to permit continuance of use based on "grandfathering" of design.
Page 25 Item: 9	Garage Fire Separation Wall and Ceiling	• SAFETY CONCERN: Window in (Attached) Garage wall is not compliant to current codes (NJ International Residential Code R302.6) for required fire separation between garage and dwelling portion. HIGHLY RECOMMEND engaging a qualified contractor to permanently cover window with 1/2" gypsum board on Garage side for safe and code-compliant occupancy. • SAFETY CONCERN: Current codes (NJ International Residential Code R302.5.2) require ducts penetrating the Garage fire separation wall be constructed of minimum No. 26 gage sheet steel or other approved material. The dryer vent duct material is undetermined. Also, the sprayed-on expandable foam insulation does not appear to comply with code to resist free passage of flame and other products of combustion (NJ International Residential Code R302.11, Item 4). HIGHLY RECOMMEND engaging a qualified and licensed HVAC contractor to evaluate dryer duct material and fireblocking material for compliance to code; and to remove and replace dryer vent and fireblocking for safe occupancy, compliance with code, and proper function. • SAFETY CONCERN: Observed air supply grille in Garage ceiling. NJ International Residential Code R302.5.2 prohibits openings in ducts that penetrate the fire separation wall between the garage and dwelling. This is a safeguard to avoid potential backdraft of carbon monoxide and other lethal gases entering the dwelling portion from the garage. HIGHLY RECOMMEND engaging a qualified and licensed HVAC contractor to remove, terminate and properly cap the duct for safe and code-compliant occupancy.
Bathrooms		

Page 27 Item: 1	Bathtubs	• SAFETY CONCERN: No readily visible access to electrical connections to confirm presence (or absence) of GFCI protection against potential fatal electrical shock at each whirlpool bathtub. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor for further evaluation to confirm GFCI protection at each whirlpool bathtub and to install GFCI protective device if not present.
Heating and Air Conditioning		
Page 36 Item: 5	Combustion Air	• SAFETY CONCERN: Combustion air supply appears minimal in Furnace Room and may not be adequate. There are two gas-fired furnaces and two gas-fired water heaters in the same room; with two wood-burning fireplaces in other parts of the house. All fuel-burning appliances must be provided with sufficient air to support proper combustion and ventilation of fuel-burning appliances. In this home, the appliances are using indoor air for combustion and ventilation. Other than the intermittent opening and closing of exterior doors, there are no other visible indications of supplying combustion air to the Furnace Room. With the doors closed, there may be a lack of combustion air that can potentially result in recirculation of combustion products and carbon monoxide gas that can be hazardous to life. Refer to applicable manufacturers' installation and owner's manuals for specific details. HIGHLY RECOMMEND engaging a qualified licensed Professional Engineer or experienced licensed HVAC contractor for further evaluations of combustion air supply and to perform any repairs necessary for safe occupancy and efficient operation of gas appliances.
Plumbing		

Page 44 Item: 14	Water Heater Vent Piping	• FYI: The vent piping for the 75 gallon Bradford-White water heater is not installed in a standard manner due to the lack of headroom, obstructions and restricted space. Standard installations and manufacturer's specifications typically require use of the factory draft hood/collar with a straight vertical rise before any bends can be introduced; then pitching the vent pipe upwards and away from the water heater at a minimum rise of 1/4" per foot for connection to the flue. In this non-standard installation, the vent is connected directly to the top of water heater and vented through a "draft box". The draft box is the square box the heater vents into and the bottom of the box is open to draw air to create a draft that vents to the chimney flue. Many installers and plumbing contractors are not familiar with this type of installation. Any adjustments or modifications to this vent system must be performed by a qualified and licensed plumbing contractor that is familiar with this non-standard installation for safe and functional operation. This non-standard installation also requires prior approval and inspection from the municipal building department. It is suggested that Client/Buyer request copies of the installation permits and municipal inspection approvals from Seller for documentation purposes. The Client should also be aware that in spite of municipal approvals and inspections, the manufacturer may not deem the draft box method as proper installation because the water heater was not designed and engineered for it. According to NJ International Residential Code G2408.1, manufacturer's requirements can supercede municipal approvals. It is HIGHLY RECOMMENDED that Client consult with the manufacturer on the use of a draft box for this water heater and to obtain their written approval for this non-standard installation. Also, it is important to note that the vent pipe is improperly pitched in the wrong direction and must be re-installed for safe, code-compliant use and proper function. See Safety Concern below. • SAFETY CONCERN: Metal vent pipe exhausting flue gases from primary 75 gallon Bradford-White water heater is improperly pitched in the wrong direction. Vent pipes are required to pitch upwards and away from the appliance at a minimum pitch of 1/4" per foot. Other routing and dimensional requirements must also be maintained for safe and code-compliant use. HIGHLY RECOMMEND engaging an experienced licensed plumbing contractor for further evaluations and to reinstall vent pipe to comply with codes for safe occupancy and efficient operations. • SAFETY CONCERN: Metal vent pipe exhausting flue gases from primary 40 gallon Rheem water heater may not be installed properly. A straight vertical rise is required at the draft hood/collar before an elbow or bend can be used. Other routing and dimensional requirements must also be maintained for safe and code-compliant use. HIGHLY RECOMMEND engaging an experienced licensed plumbing contractor for further evaluations and to re-install vent pipe to comply with codes for safe occupancy and efficient operations. • SAFETY CONCERN: Draft hood/collar at 40 gallon back-up water heater observed with dark discoloration. This is may be an indication of overheating and improper venting. HIGHLY RECOMMEND engaging a qualified and licensed plumbing contractor for further evaluation and to make adjustments and repairs as necessary for a safe, code-compliant occupancy and efficient operations.

Electrical		
Page 51 Item: 11	GFCI - Ground Fault Circuit Interrupter	• See "Item 1: Bathtubs" under "Bathrooms" section for Safety Concern regarding GFCI protection at whirlpool bathtubs. • SAFETY CONCERN: No GFCI protective devices were observed in the Pool House. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor to replace all standard circuit breakers at Pool House subpanel with GFCI circuit breakers for protection against potential fatal shock.
Page 53 Item: 15	Carbon Monoxide Detectors	• SAFETY CONCERN: HIGHLY RECOMMEND installing an AC-powered with battery backup Carbon Monoxide detector with an audible alarm inside or within close proximity of all Bedrooms and other sleeping areas.

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 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. Inspection Start Time

Start: 9:00 AM
End : 4:00 PM

2. Weather Conditions

Raining.
Outside temperature approximately 76 degrees Fahrenheit at start of inspection.
Note: Weather information was obtained from The Weather Channel via internet at www.weather.com

3. Access into Inspection Property was provided by:

Arranged by Buyer/Seller's Real Estate Agent (MARY SMITH, Nice Homes Realty).

4. Attending Inspection

Client-Buyer (JOHN DOE and JANE DOE) were present and participated fully.
Buyer/Seller's Real Estate Agent (MARY SMITH, Nice Homes Realty) was present and participated fully.
Seller (JOE BROWN) was present and participated intermittently.

5. Residence Type/Style

Freestanding
Multi-stories
Single-family Home
Unique Custom Design

6. Garage

Attached 2-Car Garage
Detached 2-Car Garage Building

7. Year Built and Age of Home

Original house structure built in 1950. Kitchen renovated approximately 2001.
Age of detached Garage building is unknown.
Age of Pool House is unknown.

8. Square Footage

Approximately 4,700 square feet per Real Estate Agent
Note: This information was obtained from information provided by others. This inspection does not confirm or verify any area calculations or dimensional measurements.

9. Lot Size

Approximately 2.60 acres
Note: This information was obtained from information provided by others. This inspection does not confirm or verify any area calculations or dimensional measurements.

10. Orientation of Front Entrance

For the purpose of this report, the front entrance of the house is considered to be facing East

11. Occupancy

Occupied and heavily furnished with large amount of household items, personal possessions and stored items.
The utilities were ON at the time of inspection.
Note: Access to some or many electric receptacle outlets, windows, wall and floor surfaces, cabinet interiors, and closets were restricted or obstructed by furniture or personal belongings. Any restricted or obstructed areas are considered inaccessible and were excluded from the inspection and this report.

12. Bedroom Designation and Location

Master Bedroom #1: on Level 4 at Western portion of home
Bedroom #2: on Level 5 (East wing)
Bedroom #3: on Level 5 (East wing)
Bedroom #4: on Level 5 (East wing). Currently used as Home Office.

13. Bathroom Designation and Location

Master Bathroom #1: on Level 4 in Master Bedroom #1 suite
Bathroom #2: on Level 5 between Bedroom #2 and Bedroom #3
Bathroom #3: on Level 5 next to Bedroom #4
Bathroom #4: on Level 3 opposite Laundry Room
Bathroom #5: on Level 2 off West Stairs next to Family Room
Bathroom #6: In detached Garage building
Bathroom #7: in Pool House building

14. Other Interior Rooms or Areas

Entrance Foyer
Kitchen
Dining Room
Living Room
Green House
Family Room
Closets
Laundry Room
Hallways
Fitness Room (Gym)
Furnace Room
Workshop
Storage Rooms in Basement
Wine Storage
Attached Garage
Freestanding Pool House building
Detached Garage building

15. Description of Outbuildings

Materials:
- Detached Garage
- Pool House

Room/Area ID Photos

1. Room/Area ID Photos

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Master Bedroom #1

Master Bedroom #1

Bedroom #2

Bedroom #2

Bedroom #3

Bedroom #3

Bedroom #4

Master Bathroom #1

Bathroom #2

Bathroom #3

Bathroom #5

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
X			X

Description: Trees in close proximity to the house, detached Garage and Pool House building. • Trees are in contact with the Pool House. • Vegetation in contact with the house and Pool House.

Observations:

• Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, leaves clogging rain gutters and overgrown shrubs providing a path for moisture and insects into the home and other structures.

• RECOMMEND having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.

Vegetation in close contact with building

Trees and other vegetation on Pool House

2. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Surrounding grounds are moderately graded away from house, Garage building and Pool House.

3. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Asphalt driveway

Observations:

• Driveway is in functional condition with no major visible damage or material defects.

• IMPROVE: Recommend annual sealcoating to preserve asphalt for extended life.

Sealcoat asphalt driveway

4. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Flagstone • Pavers • Concrete
Observations:
• Walkways are in good functional condition with no major visible damage or material defects.
• RECOMMEND light powerwashing on concrete walkways for improved appearance.

5. Exterior Building Skin

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Brick • Horizontal wood siding
Observations:
• Building skin is in good functional condition with normal wear and tear.
• RECOMMEND light powerwashing for improved appearance.
• Observed efflorescence on brick at Detached Garage. RECOMMEND washing with a diluted solution of light muriatic acid and light powerwashing.

Efflorescence on brick at Detached Garage

6. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Wood
Observations:
• Eaves, soffits, fascia and trim are in functional condition with normal wear and tear, except as noted below.
• Soffit vents are partially covered with paint and minimizes ventilation into attic. RECOMMEND replacing round soffit vents to provide clear and free-flowing ventilation.
• Wasp nests and spider webs observed in many soffit areas. RECOMMEND manual removal followed by light powerwashing.

7. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Custom-designed solid-core wood entrance door with glass lites • Paired solid-core french doors at Dining Room/Greenhouse • Fire-rated Garage entrance door • Flush solid-core wood door at Garage side • Single wood-framed glass door at Laundry Room • Paired solid-core french doors at Family Room/Outdoor Patio • Single wood-framed glass door with screen door at Bedroom #4/Rooftop Patio • Solid-core wood door with vision lite at Basement Furnace Room • Fiberglass entrance door with decorative panels at Detached Garage • Sliding glass doors and swinging glass doors at Pool House
Observations:
• Exterior doors are in functional condition, except as noted below.
• French doors at Dining Room/Greenhouse do not close properly. RECOMMEND realignment of tongue & groove weatherstripping and other adjustments for smooth operation and proper function.
• Door at Bedroom #4/Rooftop Patio does not operate smoothly. RECOMMEND adjustments for smooth operation and repair closer for screen door.
• Fire-rated Garage entrance door is missing self-closing device required by code to maintain continuous fire-separation. RECOMMEND replacing standard hinges with UL-approved spring hinges to provide self-closing function to meet code.
• Sliding glass doors at Pool House are in fair condition and difficult to operate. RECOMMEND engaging a qualified contractor to clean and adjust doors for smooth functional operation.
• Glazing type at Pool House glass doors are undetermined. RECOMMEND engaging a qualified glass contractor to evaluate glass for compliance with code requirement for tempered glass, and to replace as necessary for safe and code-compliant use.

Auto closer at exterior door in Bedroom #4 is defective

Greenhouse door requires adjustment

8. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Custom-designed wood windows • Casement windows • Awning transom windows • Fixed windows • Jalousie clerestory windows and door transoms at Pool House.

Observations:

• Most windows are fair operational condition (difficult to open) due to age.

• Glazing is mixed. Some windows have double-paned insulated glass units; some windows have single-paned glass. Energy-saving performance at single-paned windows is minimal.

• Window glass within 18" of walking surface do not have tempered glass for safety protection, as required by current codes. RECOMMEND consultation with local building official to permit continuance of use; or replace existing glass with tempered glass.

• Observed glazing putty at fixed window at East Stair between Level 3 and Level 5 was cracked and loose. RECOMMEND engaging a qualified glass contractor to repair this condition. Also observed window sill and frame at this window had minor water damage that is likely due to leakage or condensation from glass. RECOMMEND monitoring this window after repairs have been made to re-putty the glass.

No tempered glass

Loose putty. No tempered glass.

9. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood

Observations:

• Frames and trim are in good functional condition with no major visible damage or material defects.

10. 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, dirt, insects, and pests from entry into the home and is one of the simplest energy efficient measures to install.

Observations:

• Caulking and sealants are in functional condition with normal wear and tear. Some wall penetrations require caulking.

Caulk to prevent water entry

11. Garage Entrance Door

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Material: Composite fire door rated for vertical shafts. This fire door provides a higher fire-rating than required for this purpose.
Observations:
• Garage entrance door is in good functional condition with no major visible damage or material defects, except as noted below.
• Fire-rated Garage entrance door is missing self-closing device required by code to maintain continuous fire-separation. RECOMMEND replacing standard hinges with UL-approved spring hinges to provide self-closing function to meet code.

12. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: One 7'x16' overhead sectional wood door at Attached Garage • One 7'x16' overhead sectional wood door at Detached Garage
Observations:
• Overhead garage door at Detached Garage is in good functional condition with no major visible damage or material defects.
• Overhead garage door at Attached Garage is in functional condition with normal wear and tear.

13. Garage Door Openers

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Attached Garage: Manufacturer is Blue Max • Detached Garage: Manufacturer is Challenger GL
Observations:
• Garage door openers were test-operated and functioned normal.
• Garage door opener at Detached Garage is a chain-driven opener and was observed in good functional condition with no major visible damage or material defects.
• Garage door opener at Attached Garage is a screw-rod opener and was observed in functional condition with normal wear and tear.

14. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Safety Reverse: Safety Reverse was present at the Detached Garage. • Safety Reverse was not present at the Attached Garage.
Safety Sensor: Safety Sensor was present at the Detached Garage. • Safety Sensor was not present at the Attached Garage.
Observations:
• Where present at the Detached Garage, safety features were test-operated and functioned normal.
• Where present at the Detached Garage, safety features are in good functional condition with no major visible damage or material defects.
• Attached Garage was test-operated for Safety Reverse and none was observed.
• RECOMMEND engaging a qualified garage door installer to install safety features on garage door at Main House.

15. Outdoor Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Concrete
Observations:
• Outdoor steps are good functional condition with no major visible damage or material defects.
• RECOMMEND light powerwashing for improved appearance.

16. Patio

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Concrete with brick borders at Family Room Patio • Flagstone at Pool House Patio
Observations:
• Observed in good functional condition with no major visible damage or material defects.
• RECOMMEND light powerwashing for improved appearance.

17. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials: Metal Railings at Pool House
Observations:
• Metal Railings at Pool House are in rusted and poor condition. RECOMMEND removing rust, applying rust inhibiting primer and repaint with exterior-grade enamel paint; or remove metal railings and replace with new railings for cost-effectiveness.

18. Limitations of Exterior Inspection

• Swimming pools and related areas are not part of this general home inspection and report.
• This home inspection and report 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

Multi-Hipped roof at Main House • Multi-Hipped Roof at Pool House • Hipped roof at Detached Garage

2. Method of Roof Inspection

Visual examination with binoculars from ground level. • High roof at Main House was not accessible due to unreachable height with 15' ladder.

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Slate roof tiles at Main House • Standard asphalt composition shingle at Detached Garage • Asphalt shingles at Pool House
Age: Slate roof tiles appear to be original roof covering • Age of asphalt shingles at Pool House is undetermined and are likely to be original • Asphalt composition shingles at Detached Garage are original to its construction approximately 10 years ago
Observations:
• Slate roof is in functional condition with no visible indications of water intrusion or any major visible damage or material defects, except minor algae growth over Living Room portion. RECOMMEND light powerwashing with hose spray directed downhill onto tile surfaces.
• Asphalt composition shingles at Detached Garage is in good functional condition with no major visible damage or material defects.
• Roof shingles over Pool House are in poor condition and has exceeded its useful service life. RECOMMEND replacement of roof shingles.

Roof shingles at Pool House at end of service life

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Metal flashings • Areas not visible due to hight.
Observations:
• Where visible, roof flashings are in good functional condition with normal wear and tear.

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Cast Iron
Observations:
• Roof penetrations are in functional condition with normal wear and tear.

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: South Chimney (Living Room): Brick chimney • West Chimney (Family Room): Brick chimney
Observations:
• Chimney structures are in good functional condition with no visible indications of water intrusion or any major visible damage or material defects.
• RECOMMEND engaging a qualified and experienced chimney sweep to clean and remove any creosote build-up in flues at both chimneys for safe occupancy and efficient operation.

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:
• Main House: Metal gutters with stainless steel downspouts
• Detached Garage: Aluminum gutters and downspouts
• Pool House: Metal gutters and downspouts
Observations:
• Gutters and downspouts at Main House are good functional condition with no major visible damage or material defects, except as noted below.
• Downspouts at Main House are connected to underground storm leaders.
• Gutters and downspouts at Pool House are in functional condition with normal wear and tear, except as noted below.
• Observed damaged gutter section at Pool House. Damage does not affect functionality. RECOMMEND repair for improved appearance.
• Gutters and downspouts at Detached Garage are in functional condition, except as noted below.
• Downspouts at Detached Garage are connected to downspout extensions and discharge onto grade.
• Observed only two downspouts at Detached Garage. This may be insufficient to carry the amount of stormwater during periods of moderate to heavy rainfall. RECOMMEND monitoring the downspouts during rainfall events and installing two additional downspouts if necessary.
• Observed wetness, algae growth and efflorescence at both downspout locations at Detached Garage. This is an indication of insufficient downspout capacity and size to handle the amount stormwater coming off the roof surface. RECOMMEND cleaning and removing algae stains and efflorescence with a light diluted solution of muriatic acid and light powerwashing for improved appearance.
• RECOMMEND removing leaves and debris from all gutters to provide free-flowing gutters and downspouts.

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

Foundation is in good functional condition with no major visible damage or material defects.

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Masonry Block
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• No indications of water intrusion were observed at the time of the inspection.

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Concrete slab
Observations:
• Foundation floor is in good functional condition with no major visible damage or material defects.

4. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: 8" deep steel wide-flange floor joists on steel girders supported by foundation walls and intermediate steel pipe columns
Observations:
• Columns and beams are in good functional condition with no major visible damage or material defects.

5. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: 8 " steel wide-flange joists
Observations:
• Floor structure is in good functional condition with no major visible damage or material defects.

6. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood frame
Observations:
• Wall structure is in good functional condition with no major visible damage or material defects.

7. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood rafters • Wood ceiling joists
Observations:
• Limited view from attic scuttles indicate ceiling and roof structures are in good functional condition with no major visible damage or material defects.

8. Limitations of Structure Inspection

• 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 were inspected.
• Furniture, storage, and/or personal items restricted access to some structural components.

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: Lath and plaster
Observations:
• Walls and ceilings are in good functional condition with no major visible damage or material defects, except as noted below.
• Water stain observed in Entrance Foyer ceiling above West Stairs at Level 5. This appears to be an old stain. RECOMMEND monitoring for moisture and active leaking. Prime area using stain-inhibiting primer and repaint ceiling to match surrounding surfaces.
• Minor cosmetic cracks were observed in some areas. This is normal and acceptable under most circumstances.

Water stain in ceiling above West Stair

Minor cosmetic cracks

2. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Hardwood strip flooring at Entrance Foyer, Living Room, Dining Room, Hallways and Stairs. (Entrance Foyer has inlaid ceramic tile set into hardwood strip flooring.) • Carpet at Bedrooms, Family Room, Fitness Room, Hallways and Stairs • Vinyl composition tile in Basement Furnace Room and Workshop areas • Ceramic tile in Bathrooms, Greenhouse, Wine Storage and Pool House Women's Room • Painted concrete in Attached Garage and Detached Garage • Epoxy painted ceramic tile floor in Pool House Men's Room
Observations:
• Floors are in good functional condition with no major visible damage or material defects.

3. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Hollow core wood doors with flush faces
Observations:
• Interior doors are in good functional condition with no major visible damage or material defects; except as noted below.
• Sliding pocket door at walk-in closet in Master Bathroom #1 is unfinished and requires adjustment at floor for smooth operation.

4. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Closets are in functional condition with normal wear and tear.

5. Stairs and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Stairs and handrails are in good, safe and functional condition with no major visible damage or material defects.
• SAFETY CONCERN: Guardrail over Level 5 Balcony was approximately 33" high and does not comply with current codes for 36" minimum height and non-passage of a 4" diameter sphere through guardrail. RECOMMEND consultation with local building official to permit continuance of use based on "grandfathering" of design.

Guardrail too low

6. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Wood • Pool House: Painted wood cabinets
Observations:
• Cabinets and vanities are in functional condition with normal wear and tear.

7. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid-surface similar to Corian in Master Bathroom #1, Bathroom #2 and Bathroom #4 • Ceramic tile in Kitchen and Bathroom #5 • Plastic laminate countertop in Pool House Women's Room
Observations:
• Countertops are in good functional condition with no major visible damage or material defects, except as noted below.
• At Bathroom #4, RECOMMEND re-caulking where countertop meets wall.

8. Garage Floor

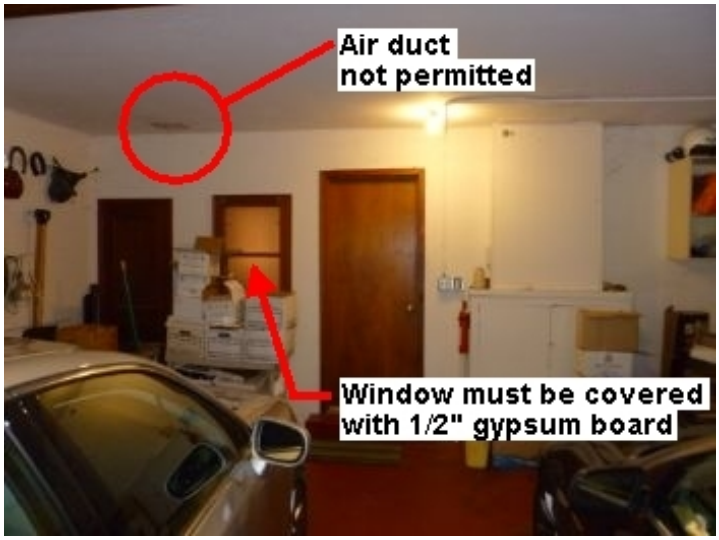
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Painted concrete
Observations:
• Limited view of Garage floor due to parked automobiles. Where accessible for visual inspection, Garage floor is in functional condition with normal wear and tear.

9. Garage Fire Separation Wall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• SAFETY CONCERN: Window in (Attached) Garage wall is not compliant to current codes (NJ International Residential Code R302.6) for required fire separation between garage and dwelling portion. HIGHLY RECOMMEND engaging a qualified contractor to permanently cover window with 1/2" gypsum board on Garage side for safe and code-compliant occupancy.
• SAFETY CONCERN: Current codes (NJ International Residential Code R302.5.2) require ducts penetrating the Garage fire separation wall be constructed of minimum No. 26 gage sheet steel or other approved material. The dryer vent duct material is undetermined. Also, the sprayed-on expandable foam insulation does not appear to comply with code to resist free passage of flame and other products of combustion (NJ International Residential Code R302.11, Item 4). HIGHLY RECOMMEND engaging a qualified and licensed HVAC contractor to evaluate dryer duct material and fireblocking material for compliance to code; and to remove and replace dryer vent and fireblocking for safe occupancy, compliance with code, and proper function.
• SAFETY CONCERN: Observed air supply grille in Garage ceiling. NJ International Residential Code R302.5.2 prohibits openings in ducts that penetrate the fire separation wall between the garage and dwelling. This is a safeguard to avoid potential backdraft of carbon monoxide and other lethal gases entering the dwelling portion from the garage. HIGHLY RECOMMEND engaging a qualified and licensed HVAC contractor to remove, terminate and properly cap the duct for safe and code-compliant occupancy.



Fire Separation Wall and Ceiling


Evaluate dryer vent duct and fireblocking through fire separation wall

10. Limitations of Interiors Inspection

• There was a heavy amount of personal/household items in each room. Furniture, storage, appliances, personal possessions, wall hangings and other obstructions may limit or conceal visual inspection for this report.
• Hazardous materials and substances such as lead paint, asbestos, mold, radon, PCBs and others which may be present in this home due to age or environmental factors were not tested or inspected and are not part of this general home inspection and 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			X

Description: "Pearl" whirlpool bathtub in Master Bathroom #1 and Bathroom #2
Observations:
• Whirlpool function (water jets) were not tested but observed to be good condition with no major visible damage or material defects. RECOMMEND Client confirm functional operation prior to finalizing real estate transaction.
• Faucets and shower diverters were test-operated and functioned normal.
• Bathtubs are in good functional condition with no major visible damage or material defects.
• Wall surrounds are ceramic tile observed in good condition with no major cracks or missing grout to permit water intrusion behind wall surfaces.
• SAFETY CONCERN: No readily visible access to electrical connections to confirm presence (or absence) of GFCI protection against potential fatal electrical shock at each whirlpool bathtub. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor for further evaluation to confirm GFCI protection at each whirlpool bathtub and to install GFCI protective device if not present.

2. Showers

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Steam shower in Master Bathroom #1 • Shower in Bathroom #3 • Shower in Bathroom #5 • Shower in Pool House Men's Room • Shower in Pool House Women's Room
Observations:
• Showers were test-operated and functioned normal.
• Showers are in good functional condition with no major visible damage or material defects.
• Shower surrounds are ceramic tile observed in good condition with no major cracks or missing grout to permit water intrusion behind wall surface.
• Shower surrounds in Pool House are painted concrete walls.
• Shower head at Pool House Men's Room is loose.
• Shower head at Master Bathroom #1 is loose.

Loose showerhead in Master Bathroom #1

Loose showerhead Pool House Men's Room

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Toilets were test-operated and functioned normal.
• Toilets are in good functional condition with no major visible damage or material defects.

4. Urinals

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Urinal in Men's Room at Pool House was test-operated and functioned normal.

5. Exhaust Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Exhaust fans were test-operated and functioned normal.
• Exhaust fans are in functional condition with normal wear and tear.

6. A Word About Caulking and Bathrooms

• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, beneath floors, and ceilings below bathroom areas. RECOMMEND annual recaulking and grouting of tub and shower areas as a preventive maintenance task.
• Caulked areas were visually examined to be in good functional condition with no major visible damage or material defects and visually free from any "suspect" mold and mildew. Actual presence (or absence) of mold can only be determined by sample collection from surfaces or air impaction tests with analysis by a certified laboratory.

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
X			

Description: Manufacturer: Viking "Professional" series • Natural Gas • 6 burners with griddle plate • Convection oven and conventional oven • Pool House: Electric Cooktop manufactured by "General Electric"

Observations:

- Stove and oven test-operated and functioned normal.
- Stove and oven are in functional condition with normal wear and tear, except as noted below.
- Front access panel was loose with retainer screws missing.
- Pool House: Electric cooktop was test-operated and functioned normal.

2. Kitchen Exhaust Fan and Hood

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Viking "Professional" series

Observations:

- Vented to exterior.
- Test-operated and functioned normal.
- Exhaust fan and hood are in functional condition with normal wear and tear, except as noted below.
- Fans and filters are greasy and require cleaning.

Exhaust fan is greasy and needs cleaning

3. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Not Applicable

Observations:

- Not tested or inspected. Not part of real estate transaction.

4. Ice Maker

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Pool House: Ice Maker manufactured by Frigidaire

5. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: InSinkErator • Pool House: Dishwasher manufactured by Maytag
Observations:
- Test-operated and functioned normal.
- Dishwasher is in functional condition with normal wear and tear.
- Pool House dishwasher not tested due to obstructions by furnishings

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Sub-Zero • Pool House: Refrigerator manufactured by Whirlpool
Observations:
- Refrigerator is in functional condition with normal wear and tear.
- Pool House refrigerator observed in functional condition.

7. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Manufacturer: InSinkErator (at primary sink next to dishwasher) • Manufacturer: InSinkErator (at secondary sink at island)
Observations:
- Both garbage disposal units were test-operated.
- Garbage disposal at primary sink is in fair functional condition with loud noise during operation. RECOMMEND tune-up and servicing for cutters and motor for safe and proper operation.
- Garbage disposal at secondary sink is in good functional condition with no major damage or material defects.

8. Instant Hot Water Dispenser

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Manufacturer: InSinkErator
Observations:
- Not tested. Instant hot water dispenser was not plugged into receptacle below sink.

9. Freezer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: General Electric
Observations:
- Freezer located in Laundry Room.
- Freezer is in functional condition with normal wear and tear.

10. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Manufacturer: Kenmore "Elite" Oasis HT series
Observations:
- Clothes washer was not tested but observed to be good condition with no major visible damage or material defects. RECOMMEND Client confirm functional operation prior to finalizing real estate transaction.
- Observed rubber supply hoses were old and near the end of its useful life. RECOMMEND replacement with braided stainless steel hoses for prevention against water bursts.

11. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Kenmore "Elite" Oasis HT series • Direct-wired electric-powered
Observations:
• Test-operated and functioned normal.
• Clothes dryer is in good functional condition with no major visible damage or material defects.

12. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• Observed in Garage where metal corrugated vent was improperly connected to rigid duct. (Male) corrugated vent must be inserted into (Female) rigid duct to prevent lint build-up. Improper duct connections and lint build-up are common causes of house fires. RECOMMEND removing and re-installing rigid duct in reverse position for safe and proper operation.
• Observed exterior termination cap and hood for dryer vent was missing. RECOMMEND installation of termination cap and hood to prevent exposure to weather draft and entry of pests and vermin to interior of house.
• IMPROVE: Observed outlet opening for exterior termination cap and hood was installed very low to ground. This outlet should be elevated to prevent easy entry of water, snow, pests and vermin into dryer vent and interior of house. RECOMMEND elevating outlet to at least 18" above grade.

Exterior termination cap and hood for dryer vent is missing

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
X			X

Description: Scuttle Hole located in: • Walk-in Closet at Master Bathroom #1 • Bedroom #4

Observations:

• No walkway or service platforms provided in attic space.

• The attic access panels were not insulated. RECOMMEND insulating attic access panel to reduce/prevent energy loss.

2. Method of Attic Inspection

Viewed from Scuttle Holes standing on ladder. Lack of lighting, walkway platforms, and low headroom did not allow safe inspection of attic space.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Sporadic batt insulation where visible for inspection • Batt insulation, where present in limited areas • Fiberglass batt insulation in attic over Detached Garage

Depth/R-Value: 3-1/2" R-11, where present in limited areas • No insulation present in large attic areas open to visual inspection • 10" R-30 in Detached Garage attic

Observations:

• Limited presence of insulation is not adequate to meet current standards or energy subcode. Where present, insulation was sporadic and disturbed. RECOMMEND installation of attic insulation to meet minimum code requirements or R-30 value, whichever is greater.

No insulation in large areas of Main House attic space

Sporadic and disturbed insulation at Main House attic

Sporadic and disturbed insulation in some attic areas

4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Intake ventilation provided through 3" round vents spaced approximately 32" apart along the soffit. • No visible presence of natural "stack-effect" exhaust ventilation provided at upper portions of attic space. Seller stated that electric-powered exhaust fans were installed at perimeter soffits to provide exhaust ventilation. However, Seller was reluctant to use soffit exhaust system due to fear of fire from malfunction or poor installation. • Detached Garage: Continuous perimeter strip ventilation along soffits.

Observations:

• Unlabeled single-pole switch at top of attic Scuttle Hole above Bedroom #4 is for perimeter soffit exhaust fan system; and can easily be mistaken for a light switch to illuminate attic space. No lighting is provided in attic space. RECOMMEND labeling switch "PERIMETER EXHAUST FAN SYSTEM" to avoid confusion. If system is not used and is abandoned, then switch should be removed and electric power to exhaust fans must be properly terminated per electrical code. At Seller's direction, switch was positioned "OFF" after inspection.

• Attic ventilation is poor and is not code-compliant. No effective means of exhaust ventilation is provided. Seller's reluctance to use electric-powered soffit exhaust fans renders system ineffective at providing adequate exhaust ventilation; Seller stated that he was uncomfortable with the integrity of the system's installation. If system was turned on, stratification of upper hot zone and lower cool zone would be distinct and would not provide complete exhaust of attic space. Hot air would remain trapped in upper portions of attic space while cooler intake air from lower perimeter soffits would "short-circuit" to exhaust at lower perimeter soffit zone. RECOMMEND installation of conventional static gravity vents or ridge vents for adequate and properly functional attic ventilation. Engagement of a qualified licensed Registered Architect or Professional Engineer is advised to calculate and design means of attic ventilation to meet code requirements and to minimize energy loss.

• Pool House: Observed several soffit vents were covered with paint and partially or wholly covered the openings. RECOMMEND removing and replacing all soffit vents to provide ample intake ventilation through attic.

Soffit vents covered with paint at Pool House

5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Cast-iron plumbing vents
Observations:
• Vent piping through attic are in good functional condition with no major visible damage or material defects.

6. Garage/Carport Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Access: None
Method of Inspection: Not Applicable
Observations:
• No attic above attached Garage. Garage roof is a rooftop patio accessed from Bedroom #4.

7. Limitations of Attic and Insulation Inspection

• Insulation/ventilation type and levels in concealed wall, ceiling and roof assemblies and areas were not inspected.
• Insulation and vapor barriers were not disturbed and no destructive tests (such as cutting openings in walls to inspect concealed insulation) were performed.
• Any estimates of thermal resistance (R-values or U-factors) and thickness are rough average values due to differences in installation, age, and condition of insulation.

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
X			

Description: Zone #1: Main thermostat located in Living Room. Sub-thermostats located in other areas. • Zone #2: Thermostat located in Master Bedroom #1

Observations:

• Thermostats were test-operated and functioned normal.

• Thermostats are in functional condition.

2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Zone #1: Forced air natural gas furnace/air handler servicing Level 1, Level 2 and Level 3. Manufacturer: Goodman. Model No. GMP150-5REVB. Located in Basement Furnace Room. • Zone #2: Forced air natural gas furnace/air handler servicing Bedrooms on Level 4 and Level 5. Manufacturer: Goodman. Model number unidentified due to lack of access into combustion chamber where data plate is located. Non-factory sheetmetal screws used and left side screw was not removable. Located in Basement Furnace Room. • Detached Garage: Forced air natural gas furnace/air handler located in Garage attic. Manufacturer: Goodman. Model No.GMP100-3.

Observations:

• Zone #1 Heating system is in functional condition with normal wear and tear. RECOMMEND engaging a qualified and licensed HVAC contractor for further evaluation and to perform a full system tune-up and any required repairs or replacements for safe operation and proper function.

• Zone #2 Heating system is in fair functional condition with visible indications of rust. RECOMMEND engaging a qualified and licensed HVAC contractor for further evaluation and to perform full system tune-up and any required repairs or replacements for safe operation and proper function.

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

Zone 2 Furnace

Zone 1 Furnace

3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

For Heating: Natural Gas -- Gas meter located in Basement Workshop area next to water meter.
For Cooling: Electric
Observations:
• No deficiencies noted.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Emergency Shut-off Switches for Gas Burners to both furnaces located on wall next to door into Furnace Room • Test-operated safety switch at Zone #1 furnace service access panel and observed in functional condition with no deficiencies.
Observations:
• No deficiencies noted at Emergency Shut-off Switches for Gas Burners.
• Test-operated safety shut-off switch at Zone #1 furnace service access panel and observed in functional condition with no deficiencies.
• Did not test-operate safety shut-off switch at Zone #2 furnace service access panel due to lack of access due to unremovable screw.

5. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• SAFETY CONCERN: Combustion air supply appears minimal in Furnace Room and may not be adequate. There are two gas-fired furnaces and two gas-fired water heaters in the same room; with two wood-burning fireplaces in other parts of the house. All fuel-burning appliances must be provided with sufficient air to support proper combustion and ventilation of fuel-burning appliances. In this home, the appliances are using indoor air for combustion and ventilation. Other than the intermittent opening and closing of exterior doors, there are no other visible indications of supplying combustion air to the Furnace Room. With the doors closed, there may be a lack of combustion air that can potentially result in recirculation of combustion products and carbon monoxide gas that can be hazardous to life. Refer to applicable manufacturers' installation and owner's manuals for specific details. HIGHLY RECOMMEND engaging a qualified licensed Professional Engineer or experienced licensed HVAC contractor for further evaluations of combustion air supply and to perform any repairs necessary for safe occupancy and efficient operation of gas appliances.

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

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials: Metal single wall chimney vent pipe
Observations:
• Vent pipe for Zone 1 Furnace is in functional condition.
• Vent pipe for Zone 2 Furnace is in poor condition with visible rust and metallic tape. Metallic tape is not approved for use around flue pipes because they are not rated as "non-combustible" material. RECOMMEND engaging a qualified and licensed HVAC contractor to remove and replace vent pipe in accordance with codes for safe use and efficient function.

7. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Split-system cooling system with two exterior compressor/condenser units connected to evaporator at each furnace for air handling distribution.
Observations:
• Cooling system is in functional condition with normal wear and tear.

Exterior condenser/compressor units

8. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Condensate drain is connected to an undetermined drain directly below concrete floor. Where visible for inspection, drain components are in functional condition.

Connected below slab

Connected below slab

9. Air Distribution Ducts

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Galvanized sheetmetal ducts
Observations:
• Air distribution ducts are in functional condition with no major visible damage or material defects.

10. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Zone 1 Furnace: Two 16"x25"x1" disposable pleated filters • Zone 2 Furnace: Two 16"x25"x1" disposable pleated filters
Observations:
• Filters in both furnaces are dirty. RECOMMEND replacement of filters.
• One filter in Zone 2 Furnace is not properly installed. RECOMMEND proper replacement with new filter.

Improper filter installation at Zone 2

11. Wood-burning Fireplace/Heater

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Two brick-faced wood-burning fireplaces • One fireplace located in Living Room; and one fireplace located in Family Room
Observations:
• Fireplaces are in good functional condition with normal wear and tear, except as noted below.
• Damper in Living Room fireplace was difficult to operate. RECOMMEND cleaning and adjustments for smooth and proper operation.
• RECOMMEND engaging a qualified and experienced chimney sweep to clean and remove any creosote build-up in flue for safe occupancy and efficient operation.

Fireplace damper at Living Room difficult to operate

Soot and creosote build-up in fireplace

12. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Humidifier as manufactured by "Aprilaire"
Observation:
• Rust on Zone 2 Furnace and gas piping appear to be caused by humidifier leaks or condensation. RECOMMEND engaging a qualified licensed HVAC contractor to further evaluate humidifier and to make adjustments and/or repairs as necessary for efficient operation and proper function.

13. Limitations of Heating and Air Conditioning Inspection

• This inspection does not involve igniting or extinguishing fires nor the determination of draft.
• Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
• Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
• Radon evacuation system was not tested or inspected and is not part of this general home inspection and report.

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

Source: Public municipal water supply for domestic use • Private well water for landscape irrigation. No treatment system was observed.

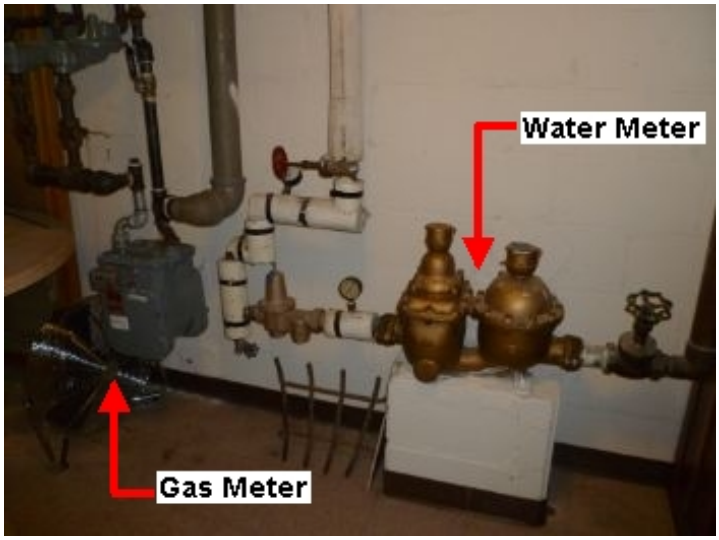
2. Service Piping Into The House

Materials: Copper

3. Main Water Shut-Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: in Basement at water meter location
Observations:
• No deficiencies observed.



Gas and Water meters

4. Supply Branch Piping

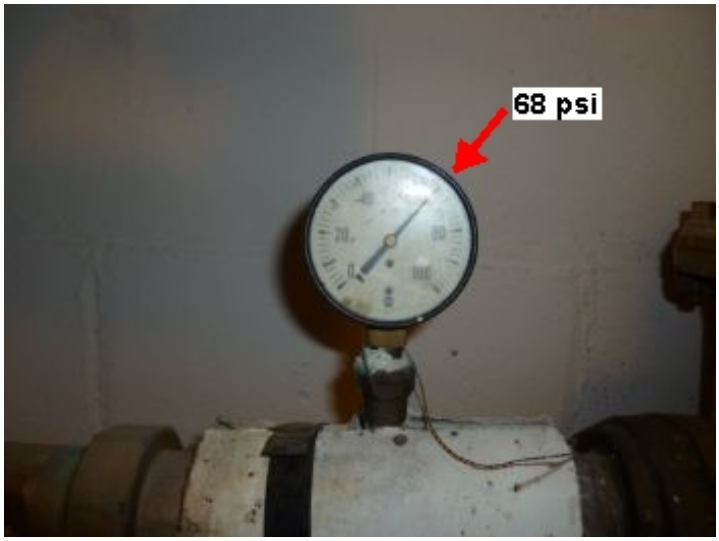
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper
Observations:
• No deficiencies observed at the visible portions of the supply piping.

5. Water Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Pressure: 68 psi as measured by pressure gauage at water meter
Observations:
• Water flow and pressure were observed to be adequate.



68 psi

6. Exterior Hose Bibbs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Multiple locations around main house, detached Garage and Pool House.
Observations:
• Hose bibbs are in functional condition with normal wear and tear.

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• Hot water faucet at left sink in Bathroom #2 is not functional. No water flow. RECOMMEND checking shut-off valve below sink. If no water flow is present or other problems, engage a qualified and licensed plumbing contractor to make repairs.
• Faucet handle missing from hot water supply faucet for clothes washer. RECOMMEND installing replacement handle for proper function.
• Cold water faucet at laundry sink leaks. RECOMMEND engaging qualified and licensed plumbing contractor to repair faucet for proper function.
• Faucet at Family Room wet bar was tested on a very limited basis due to limited use of sink and functional uncertainty of faucets and sinks. Observed water flow at hot water faucet. Cold water faucet was not tested. RECOMMEND cleaning sink and drain; then running faucets to determine functionality. Engage a qualified and licensed plumbing contractor if problems appear.

Hot water faucet not functional

Missing faucet handle at clothes washer

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• Sinks are in functional condition with normal wear and tear, except as noted below.
• Sink at Family Room wet bar was observed dry and not used for a long period of time. RECOMMEND cleaning sink and drain; then testing drain for functionality.

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Traps and drains are in functional condition with no major visible damage or material defects, except at Family Room wet bar when functionality is undetermined.

10. Waste System

Description: Public sanitary sewer system

11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Cast Iron
Observations:
• Drain, waste and vent system is in functional condition with no major visible damage or material defects.

12. Water Heater(s)

Description: Gas-fired "Bradford-White" in Main House • Gas-fired "Rheem" back-up water heater in Main House • Gas-fired "Bradford-White" in Pool House
Capacity: 75 gallon primary water heater in Main House • 40 gallon back-up water heater in Main House • 40 gallon water heater in Pool House

13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

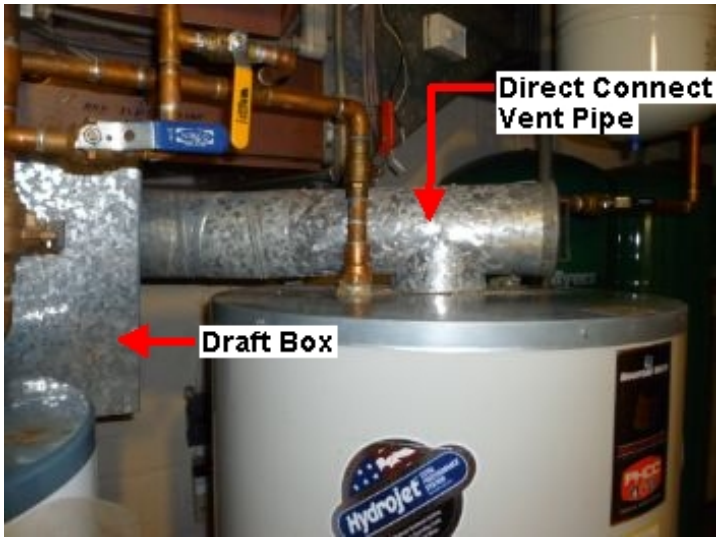
Observations:
• Water heaters are in functional condition with no major visible damage or material defects.
• RECOMMEND engaging a qualified and licensed plumbing contractor to evaluate and assess tandem installation of both water heaters for safe, code-compliant and functional operation.

Double water heaters

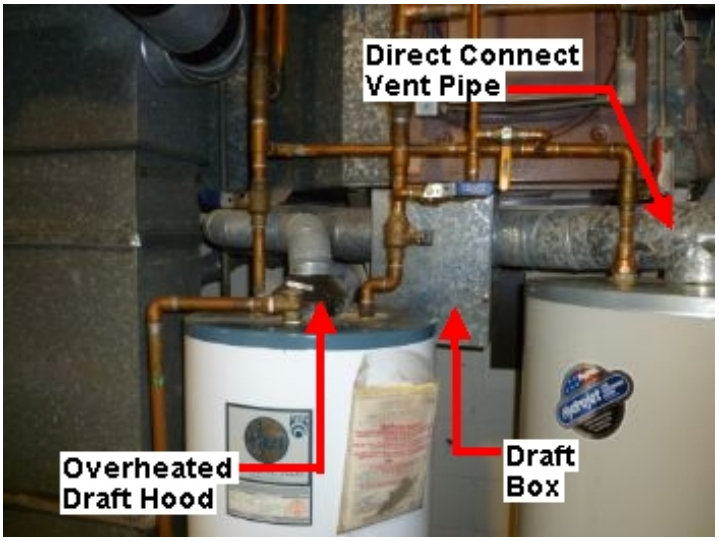
14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

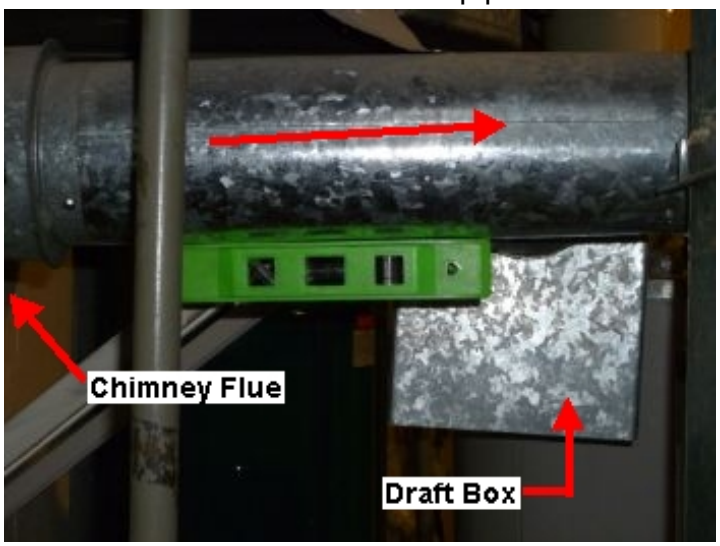
Materials: Non-standard direct-connect vent pipe with draft box vent system at 75 gallon water heater • Metal single wall chimney vent pipe at 40 gallon "back-up" water heater • Metal single wall chimney vent pipe at 40 gallon water heater in Pool House
Observations:
• FYI: The vent piping for the 75 gallon Bradford-White water heater is not installed in a standard manner due to the lack of headroom, obstructions and restricted space. Standard installations and manufacturer's specifications typically require use of the factory draft hood/collar with a straight vertical rise before any bends can be introduced; then pitching the vent pipe upwards and away from the water heater at a minimum rise of 1/4" per foot for connection to the flue. In this non-standard installation, the vent is connected directly to the top of water heater and vented through a "draft box". The draft box is the square box the heater vents into and the bottom of the box is open to draw air to create a draft that vents to the chimney flue. Many installers and plumbing contractors are not familiar with this type of installation. Any adjustments or modifications to this vent system must be performed by a qualified and licensed plumbing contractor that is familiar with this non-standard installation for safe and functional operation. This non-standard installation also requires prior approval and inspection from the municipal building department. It is suggested that Client/Buyer request copies of the installation permits and municipal inspection approvals from Seller for documentation purposes. The Client should also be aware that in spite of municipal approvals and inspections, the manufacturer may not deem the draft box method as proper installation because the water heater was not designed and engineered for it. According to NJ International Residential Code G2408.1, manufacturer's requirements can supercede municipal approvals. It is HIGHLY RECOMMENDED that Client consult with the manufacturer on the use of a draft box for this water heater and to obtain their written approval for this non-standard installation. Also, it is important to note that the vent pipe is improperly pitched in the wrong direction and must be re-installed for safe, code-compliant use and proper function. See Safety Concern below.
• SAFETY CONCERN: Metal vent pipe exhausting flue gases from primary 75 gallon Bradford-White water heater is improperly pitched in the wrong direction. Vent pipes are required to pitch upwards and away from the appliance at a minimum pitch of 1/4" per foot. Other routing and dimensional requirements must also be maintained for safe and code-compliant use. HIGHLY RECOMMEND engaging an experienced licensed plumbing contractor for further evaluations and to reinstall vent pipe to comply with codes for safe occupancy and efficient operations.
• SAFETY CONCERN: Metal vent pipe exhausting flue gases from primary 40 gallon Rheem water heater may not be installed properly. A straight vertical rise is required at the draft hood/collar before an elbow or bend can be used. Other routing and dimensional requirements must also be maintained for safe and code-compliant use. HIGHLY RECOMMEND engaging an experienced licensed plumbing contractor for further evaluations and to re-install vent pipe to comply with codes for safe occupancy and efficient operations.
• SAFETY CONCERN: Draft hood/collar at 40 gallon back-up water heater observed with dark discoloration. This is may be an indication of overheating and improper venting. HIGHLY RECOMMEND engaging a qualified and licensed plumbing contractor for further evaluation and to make adjustments and repairs as necessary for a safe, code-compliant occupancy and efficient operations.



Non-standard vent pipe



Non-standard vent pipe



Improper Pitch

Improper Pitch

15. Gas Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Black iron pipe used for gas branch/distribution service
Shut Off: Main gas shut off located at gas meter in Basement
Observations:
• Meter located in Basement. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
• Excessive rust observed on gas piping at Zone 2 Furnace. RECOMMEND engaging a qualified and licensed plumbing contractor to evaluate rusted piping for safe and functional use.

16. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: One submersible-type sump pump installed in sump pit located at corner of Basement Furnace Room.
Observations:
• Sump pump basin was dry and appeared that it has been dry for some time. Pump not tested. RECOMMEND engaging a qualified and licensed plumbing contractor to remove and replace sump pump to assure proper and ready function when needed.

17. Limitations of Plumbing Inspection

• Landscape irrigation system, private well water systems, swimming pool water and pump system, and fire suppression sprinkler system were not inspected and are not included in the scope of this general home inspection and report.

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
X			

Description: Underground service • Meter Location: in attached Garage
Observations:
• Electric service in good functional condition with no major visible damage or material defects.

2. Electrical Service Rating

Amperage Rating: 200 amps

3. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Cutler-Hammer
Observations:
• Main panel is in good functional condition with no major visible damage or material defects.

4. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Manufacturer: Square D • 200 amp main breaker
Observations:
• Main disconnect is in good functional condition with no major visible damage or material defects.

5. Sub-Panels

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Numerous sub-panels located throughout house, detached Garage and Pool House.
Observations:
• Due to the numerous sub-panels and complex electrical system, a full inspection of the electrical system would be too exhaustive and outside the scope of this general home inspection. RECOMMEND engaging a qualified and licensed electrical contractor to perform a complete inspection and detailed evaluation of the entire electrical system, with recommendations for any adjustments, repairs, replacements and upgrades as appropriate for safe occupancy, compliance with codes and functional operations.
• Open slot at disconnect box on Zone 2 Furnace. RECOMMEND installing blank slot cover to safeguard against accidental contact with electricity.

Sub-Panel in Walk-in Closet at Master Bathroom #1

Electric wall

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Ground connection was not observed
Observations:
• Bonding across water heater piping was not observed.
• Bond wire across water meter was not observed.
• RECOMMEND engaging a qualified and licensed electrical contractor to inspect and evaluate grounding for electrical system and to make any repairs, replacements or installations as necessary for safe occupancy, compliance with codes and functional operations.

7. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Wiring type: primarily "BX" armored cable with copper conductors
Observations:
• Where visible for inspection, distribution wiring are functional condition with no major visible damage or material defects.
• Open junction box on wall with no coverplate in corner of Furnace Room. RECOMMEND installing coverplate for safety against accidental contact with electricity.
• Exposed wiring and open electric box observed at former door chime location in Laundry Room. RECOMMEND engaging a qualified and licensed electrical contractor to properly remove and/or terminate wiring in accordance with code and to install coverplate.

Exposed wiring and open electric box

8. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Type: Circuit breakers
Observations:
• Due to the numerous sub-panels and complex electrical system, a full inspection of the circuit breakers and electrical system would be too exhaustive and outside the scope of this general home inspection. RECOMMEND engaging a qualified and licensed electrical contractor to perform a complete inspection and detailed evaluation of all the circuit beakers and the entire electrical system, with recommendations for any adjustments, repairs, replacements and upgrades as appropriate for safe occupancy, compliance with codes and functional operations.

9. Wall and Light Switches

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Grounded
Observations:
• A representative number of wall and light switches were test-operated and observed to be in normal functional condition, except as noted below.
• One recessed ceiling light in Bathroom #2 was non-functional. RECOMMEND check for defective light bulb and replace as necessary.
• Two light switches in attached Garage with missing coverplates. RECOMMEND installing coverplates to safeguard against accidental contact with electricity.
• Several recessed ceiling lights in Family Room were non-functional. RECOMMEND checking light bulbs and replace as necessary; otherwise engage a qualified and licensed electrical contractor to repair condition as necessary to restore functionality.
• Cracked coverplate in ganged wall switches in Master Bathroom #1. RECOMMEND replacing coverplate.
• Lay-in fluorescent ceiling light in Fitness Room is defective. RECOMMEND replacing fluorescent light tubes.

Non-functional light in Bathroom #2

Cracked wallplate in Master Bathroom #1

Missing wallplate at light switch

Missing wallplate at light switch

Missing wallplate at light switches in Pool House Women's Room

10. Receptacle Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Grounded
Observations:
• A representative number of receptacle outlets were test-operated and observed to be in normal functional condition, except as noted below.
• Coverplate missing at receptacle outlet in Bedroom #2. RECOMMEND installing coverplate to safeguard against accidental contact with electricity.
• Receptacle outlet at kitchen counter behind refrigerator observed with improper "open ground". RECOMMEND engaging a qualified licensed electrical contractor to repair for safe and functional use.
• Top receptacle at outlet in southwest corner of Master Bedroom #1 is non-functional - does not allow plug to be inserted. RECOMMEND engaging a qualified and licensed electrical contractor to replace duplex receptacle device for safe use and full function.
• Open electric box with no coverplate at Hallway in front of Bedroom #3. RECOMMEND installation of coverplate.

Open electric box outside Bedroom #3

Missing receptacle coverplate at Bedroom #2

Top receptacle defective

No coverplate at receptacle below Kitchen sink

Open Ground at this Kitchen outlet

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when stray or uncontrolled electricity 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 to be protected by GFCI devices. This protection safeguards against potentially fatal electrical shock.
Observations:
• Where present for inspection, GFCI devices were test-operated and functioned normal.
• GFCI receptacle outlets are in functional condition, except as noted below.
• Standard receptacle outlet next to stove is not GFCI-protected. RECOMMEND engaging a qualified and licensed electrical contractor to remove standard receptacle and replace with GFCI receptacle outlet.
• See "Item 1: Bathtubs" under "Bathrooms" section for Safety Concern regarding GFCI protection at whirlpool bathtubs.
• SAFETY CONCERN: No GFCI protective devices were observed in the Pool House. HIGHLY RECOMMEND engaging a qualified and licensed electrical contractor to replace all standard circuit breakers at Pool House subpanel with GFCI circuit breakers for protection against potential fatal shock.

12. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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

13. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Ceiling fans located in all Bedrooms.
• Ceiling fans were test-operated and functioned normal.
• Ceiling fans are in functional condition with normal wear and tear.

14. Smoke Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Present at: Some smoke detectors were hardwired to AC power and connected to a central alarm monitoring service. • Some smoke detectors were local battery-operated units not connected to AC power or central alarm monitoring service.

Observations:

• Smoke detectors were tested by pressing "test" button on unit to check for battery capability or AC function; and by using "Smoke Check" to simulate fire smoke.

• Smoke detector in the Kitchen was not tested. Seller advised that battery was removed due to annoyance with constant alarms caused by cooking smoke. RECOMMEND relocating smoke detector unit to a different location within the same vicinity and installing battery to restore smoke detector function for safety.

• Smoke detector installed at the peak of the Entrance Foyer was not tested due to unreachable height.

• Except one AC-powered smoke detector connected to central alarm monitoring service that is located above the East Stair outside Bedroom #4, other AC-powered smoke detectors connected to the central alarm monitoring service were not tested at Seller's direction.

Smoke Detector outside Bedroom #2

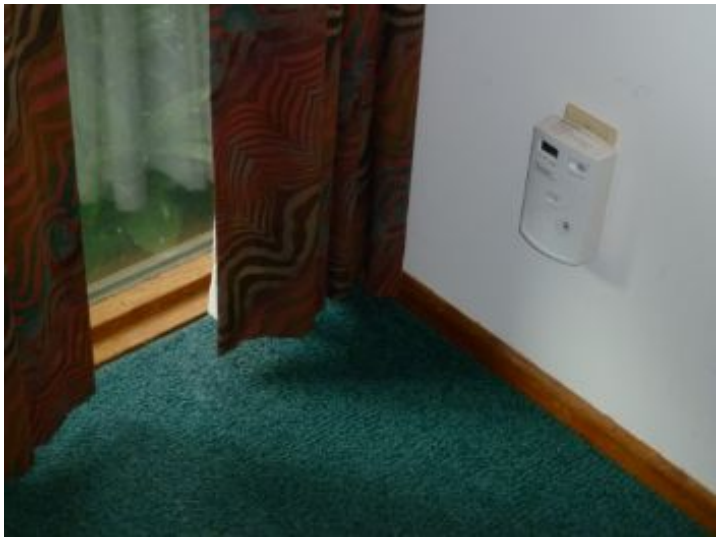
AC-powered Smoke Detector connected to central alarm monitoring service

Smoke Detector unreachable for testing due to height

15. Carbon Monoxide Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Location: Present at: Stair landing on Level 4 and behind water heater in Basement Furnace Room
Comments:
• Carbon monoxide detectors are in functional condition with no major visible damage or material defects.
• SAFETY CONCERN: HIGHLY RECOMMEND installing an AC-powered with battery backup Carbon Monoxide detector with an audible alarm inside or within close proximity of all Bedrooms and other sleeping areas.



CO Detector at Level 4

CO Detector behind water heaters

16. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible for inspection.
• Labeling of electric circuit locations on electrical panels were not checked for accuracy and is beyond the scope of this general home inspection and report.
• Only a representative sampling of outlets, switches and light fixtures were tested.
• Furniture and/or storage restricted access to some electrical components which may not be inspected.

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