

PRIME Building Inspections

Home Inspection Report



246 Main Street, Anytown NJ, 01234
Inspection prepared for: John and Jane Doe
Inspection Date: 8/17/2011 Time: 1:00pm - 4:00pm
Age: 1995 (16 years) Size: 3,484 square feet
Weather: 84 degrees Sunny

Inspection No. SCsample2
Date of Report: August 18, 2011

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

Executive Summary

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

Exterior of House and Adjacent Areas

Page 11 Item: 6	Exterior Building Skin	<ul style="list-style-type: none"> • No weeps holes for internal drainage was observed at brick veneer wall. Excessive moisture build-up in wall assembly can potentially facilitate water migration to interior surfaces, premature degradation of building components and potential mold growth. HIGHLY RECOMMEND removing mulch material to confirm presence of weep holes and regrade as necessary to expose weep holes. If weep holes are not present, HIGHLY RECOMMEND engaging a qualified and experienced masonry contractor to install weep holes for proper drainage and ventilation in wall assembly. • Siding and flashing against wall at backside of east chimney is damaged due to reconstruction of chimney. Sheathing is exposed due to missing flashing and underlayment. HIGHLY RECOMMEND engaging a qualified and experienced contractor to repair this area as soon as possible to prevent potential water intrusion to interior surfaces, premature degradation of building components and potential mold growth. • Observed cracks at two locations between brick veneer and foundation corner. HIGHLY RECOMMEND engaging a qualified and experience contractor or licensed professional engineer for further evaluation to determine cause of cracks and prescribe measures to prevent water intrusion through wall.
Page 12 Item: 9	Windows	<ul style="list-style-type: none"> • SAFETY CONCERN: Window in Bedroom #2 is difficult to open. Observed defective track in lower sash. HIGHLY RECOMMEND immediate repair by a qualified window contractor because this window is required by code for emergency egress.

Interior

Page 19 Item: 5	Stairs and Railings	<ul style="list-style-type: none"> • SAFETY CONCERN: Observed newel posts at stair railings were loose and presents a dangerous condition. No apparent use of bolts provided to secure post to sturdy structure. HIGHLY RECOMMEND engaging a qualified and experienced contractor to secure newel posts to structure using wood lag bolts.
Page 20 Item: 9	Garage Fire Separation Wall and Ceiling	<ul style="list-style-type: none"> • SAFETY CONCERN: The common wall between the Garage and home is required by code to be rated for fire separation. Observed damage at this wall in Bay #1 behind the fireplace extension that breaches the fire separation. HIGHLY RECOMMEND immediate repair of this wall using Type X fire-code drywall by a qualified and experienced contractor to provide protection against spread of fire.

Bathrooms

Page 21 Item: 1	Bathtubs	<ul style="list-style-type: none"> • SAFETY CONCERN: Whirlpool tubs are required to have GFCI protection to protect users against fatal electric shock. Could not confirm GFCI protection for whirlpool tub as access to electrical connections were concealed from visual inspection. HIGHLY RECOMMEND installing removable panel for access to electric junction boxes and water shut-offs.
<i>Appliances</i>		
Page 23 Item: 5	Dishwasher	<ul style="list-style-type: none"> • SAFETY CONCERN: Irregular drain line installation. Could not observe presence of "high loop" due to lack of access to rear of dishwasher. High loop is required at discharge line before it connects to disposal or sink drain to prevent siphoning of wastewater into dishwasher. Loop must be higher than "flood" level of sink. Alternative to high loop is installation of "air gap" device. HIGHLY RECOMMEND confirming presence of high loop in discharge line behind dishwasher. If not present, then provide high loop or air gap for safe and healthy use of dishwasher.
<i>Heating and Air Conditioning</i>		
Page 28 Item: 6	Venting, Flue(s), and Chimney(s)	<ul style="list-style-type: none"> • SAFETY CONCERN: Observed Y-connector was not supported. HIGHLY RECOMMEND providing support from overhead structure. • SAFETY CONCERN: Observed Y-connector is not properly connected to flexible vent. (Male) Y-connector must be inserted INTO (female) flexible vent to prevent flue gases from entering house. HIGHLY RECOMMEND re-installation by a qualified and experience HVAC contractor. • SAFETY CONCERN: 90 degree elbow at water heater is too close to draft hood. Only 3 inches were observed where 6 inches is required before a bend can be installed in flue vent to prevent flue gases from backdrafting. HIGHLY RECOMMEND re-installation by a qualified and experienced HVAC contractor.
Page 30 Item: 11	Gas Fireplace	<ul style="list-style-type: none"> • Observed cracks at both sides of firebox in Living Room fireplace. HIGHLY RECOMMEND engaging a qualified and experience masonry contractor to repair cracks for safe operation and structural adequacy.
<i>Electrical</i>		
Page 37 Item: 11	GFCI - Ground Fault Circuit Interrupter	<ul style="list-style-type: none"> • SAFETY CONCERN: 2 standard receptacle outlets along kitchen counter at both sides of cooktop were not GFCI-protected. Code requires these outlets to be GFCI-protected. HIGHLY RECOMMEND engaging a qualified and licensed electrician to replace both outlets with GFCI receptacle outlets. • SAFETY CONCERN: Observed standard receptacle outlet in Garage (where refrigerator is plugged into) is cracked and not GFCI-protected. HIGHLY RECOMMEND replacing receptacle with GFCI receptacle outlet for safe operation.

Preface

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

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

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

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

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

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

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

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

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

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

Conventions and Terms Used in this Report

USE OF PHOTOS:

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

TEXT COLOR SIGNIFICANCE:

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

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

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

COMMONLY USED TERMS:

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

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

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

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

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

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

KEY TO RATINGS:

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

Not

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

Not

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

Repair

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

Inspection and Site Details

1. Inspection Start Time

Start: 1:00 PM

End : 4:00 PM

2. Weather Conditions

Clear and Sunny.

Hot and Humid.

Outside temperature approximately 84 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:

Materials: Provided by Client-Buyer's Real Estate Agent (Mary Smith, Your Best Agency).

4. Attending Inspection

Client-Buyer (JOHN DOE) was present for 45 minutes.

Client-Buyer (JANE DOE) was present for two hours.

Client-Buyer's Real Estate Agent (MARY SMITH, Your Best Agency) was present and participated fully.

5. Residence Type/Style

Detached

Two-stories

Single-family Home

Colonial Style

6. Garage

Attached 3-Car Garage

7. Year Built and Age of Home

1995 (16 years old)

8. Square Footage

Approximately 3,484 square feet

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

9. Orientation of Front Entrance

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

North

10. Occupancy

Vacant.

11. Bedroom Designation and Location

Master Bedroom #1: Upper level at right rear (southwest) corner.

Bedroom #2: Taupe-colored room on upper level at right front (northwest) corner.

Bedroom #3: Blue-colored room on upper level at left front (northeast) corner.

Bedroom #4: Yellow-colored room on upper level at left rear (southeast) corner.

12. Bathroom Designation and Location

Master Bathroom #1: Upper level next to Master Bedroom #1
Bathroom #2: Upper level between Bedroom #3 and Bedroom #4
Bathroom #3: Guest Bath on lower level

13. Other Interior Rooms or Areas

Entrance Foyer
Kitchen
Dining Room
Living Room
Family Room
Home Office (next to Laundry Room)
Closets
Laundry Room
Hallways
Finished Basement
Furnace Room
Garage

Exterior of House and Adjacent Areas

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

1. Vegetation Affecting Structure

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

Description: Professionally landscaped and well-maintained trees, shrubs and other plantings on the property

Observations:

- Observed landscaping was recently trimmed, pruned and planted with new materials. New mulch was applied in plant beds.
- Bottoms of AC compressors on left (east) side of house were partially covered with mulch. This prevents free-flow air circulation around the units and promotes premature degradation of components due to overabundance of water. RECOMMEND removing mulch to expose bottoms of AC compressor pads and regrading mulch to divert water drainage from rear yard away from AC compressors.



Mulch covering base of AC units

2. Grading and Surface Drainage

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

Description: Ground generally graded away from house

Observations:

- The exterior drainage is generally away from foundation.

3. Window Wells

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

Materials: Corrugated galvanized steel

Observations:

- Window wells are in good functional condition with no major visible damage or material defects.
- Observed window wells and adjacent areas were recently cleaned and maintained. New mulch materials installed full-height against the well.
- RECOMMEND installing clear weatherproof covers on top of window wells for additional protection against debris, water, snow and ice.

4. Driveway

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

Materials: **Pavers**

Observations:

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

5. Walkways

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

Materials: **Concrete**

Observations:

- Walkways are in functional condition with normal wear and tear, except as noted below.
- Observed large crack at front walkway step was repaired. RECOMMEND monitoring of crack for future spalling, horizontal movement and/or vertical displacement to prevent potential trips and falls. Repair as soon as possible upon any discovery of spalling, movement or displacement.



Crack at front walkway

6. Exterior Building Skin

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Brick veneer on front elevation • Horizontal vinyl siding on side and rear elevations

Observations:

- Vinyl siding is in good functional condition with no major visible damage or material defects, except as noted below.
- Observed hole for cable penetration above main electric panel. RECOMMEND sealing hole with caulk sealant to prevent entry by pests and vermin.
- No weeps holes for internal drainage was observed at brick veneer wall. Excessive moisture build-up in wall assembly can potentially facilitate water migration to interior surfaces, premature degradation of building components and potential mold growth. HIGHLY RECOMMEND removing mulch material to confirm presence of weep holes and regrade as necessary to expose weep holes. If weep holes are not present, HIGHLY RECOMMEND engaging a qualified and experienced masonry contractor to install weep holes for proper drainage and ventilation in wall assembly.
- Siding and flashing against wall at backside of east chimney is damaged due to reconstruction of chimney. Sheathing is exposed due to missing flashing and underlayment. HIGHLY RECOMMEND engaging a qualified and experienced contractor to repair this area as soon as possible to prevent potential water intrusion to interior surfaces, premature degradation of building components and potential mold growth.
- Observed cracks at two locations between brick veneer and foundation corner. HIGHLY RECOMMEND engaging a qualified and experience contractor or licensed professional engineer for further evaluation to determine cause of cracks and prescribe measures to prevent water intrusion through wall.



Seal hole to prevent pest and vermin entry



Repair siding, underlayment, flashing required



Crack at foundation wall



Crack at foundation wall

7. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Vinyl

Observations:

- Observed in good functional condition with no major visible damage or material defects.

8. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Paired solid-core wood entrance doors at Foyer • Insulated steel entrance door with glass lite at Laundry Room • Two sets of solid-core wood french doors with tempered insulated glass at Family Room

Observations:

- Exterior doors are in functional condition with normal wear and tear.
- Steel lintel above front entrance doors is rusted. RECOMMEND removing rust, apply rust-inhibiting stain-killer and primer, and re-paint with enamel paint for metals.



Rusted lintel over front doors

9. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Original wood double-hung windows with insulated glass throughout house
 • Insect screens provided at most windows • Sliding windows at Basement

Observations:

• **SAFETY CONCERN:** Window in Bedroom #2 is difficult to open. Observed defective track in lower sash. **HIGHLY RECOMMEND** immediate repair by a qualified window contractor because this window is required by code for emergency egress.

10. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood

Observations:

• Frames and trim are in functional condition with normal wear and tear.

11. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

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

Observations:

• Caulking and sealants are in functional condition with normal wear and tear, except as noted below.

• LB junction box at lower left side of entrance porch is loose and observed without any caulking or sealant to prevent water intrusion. **RECOMMEND** applying exterior-grade caulk to seal penetration.

12. Garage Entrance Door

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Material: Insulated steel door

Observations:

• Garage entrance door is in good functional condition with no major visible damage or material defects.

• The self-closing spring hinges were test-operated and functioned normal.

13. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Three 8'x7' insulated steel overhead sectional doors.

Observations:

• Overhead garage doors are in good functional condition with no major visible damage or material defects.

14. Garage Door Openers

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Bay #1: LiftMaster Formula 1 chain-driven • Bay #2: Sears 1/2 hp chain-driven • Bay #3: LiftMaster Pro 1/2 hp chain-driven

Observations:

• Garage door openers are in functional condition with normal wear and tear.

15. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Safety Reverse: Present

Safety Sensor: Present

Observations:

• Safety features were test-operated and functioned normal.

16. Steps and Stoops

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

Materials: Concrete • Brick

Observations:

- Front entrance steps and stoop are good functional condition with no major visible damage or material defects.

17. Porch and Patio

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

Description: Pavers

Observations:

- Porch and patio are good functional condition with no major visible damage or material defects.

18. Limitations of Exterior Inspection

- A home inspection does not include an 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 • 8:12 roof pitch at Garage (north hip) • 12:12 roof pitch at Garage (east hip) • 13:12 roof pitch at high roof (east hip)

2. Method of Roof Inspection

Walked on roof surface.

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Asphalt composition shingles

Age: 16 years. Original roof per Seller's disclosure statement

Observations:

- Roof covering is in functional condition with normal wear and tear.
- Nail heads were exposed. RECOMMEND all exposed nail heads be covered with silicone to prevent rust and premature degradation.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials: Metal, where visible for examination

Observations:

- Roof flashing is in functional condition with normal wear and tear.

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: ABS piping for plumbing vent stacks

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: East Chimney (above Garage): Brick-faced masonry chimney with one flue • West Chimney (above Family Room): Brick-faced masonry chimney with two flues

Observations:

- East Chimney was recently re-built due to lightning strike - per Seller's disclosure statement. Observed chimney structure to be in good functional condition except flue termination was not visible for inspection due to height, and no lightning rod was installed for protection against future lightning strikes. RECOMMEND installation of lightning rod at chimney by a qualified contractor.
- West Chimney was re-lined with flexible metal liner in flue servicing gas furnace and hot water heater. Observed chimney structure to be in good functional condition except flue termination was not visible for inspection due to height, and no lightning rod was installed for protection against future lightning strikes. RECOMMEND installation of lightning rod at chimney by a qualified contractor. Adjacent flue services gas fireplace in Family Room. RECOMMEND engaging a qualified and experienced chimney sweep to clean chimney and remove soot/creosote for safe operation and proper function.

7. Roof Drainage System

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

Description:

- Aluminum gutters and downspouts

Observations:

- Gutters and downspouts are in functional condition with normal wear and tear, except as noted below.
- Observed sheetmetal were rusted. This is an indication galvanic electrolytic corrosion will occur between dissimilar metals. RECOMMEND replacing fasteners with stainless steel or aluminum sheetmetal screws.
- IMPROVE: Downspouts observed to be minimally sized to handle capacity for roof surface area. RECOMMEND replacing existing downspouts with larger downspouts for improved drainage flow.

8. Skylight(s)

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

Description: Manually-operated "roof window" in Master Bathroom #1

Observations:

- Not tested due to height and location above whirlpool tub.
- Observed indications of prior (possible) water stains on interior side of wood frame. RECOMMEND monitoring for leaks.

9. 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

Finished basement. • Approximately 85% of foundation wall was concealed and limited visual inspection.

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Concrete Block**

Observations:

- Where exposed for visual inspection, interior portions of foundation walls are in good functional condition with no major visible damage or material defects.
- Exposed portions of interior foundation wall surfaces were painted.

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Concrete slab**

Observations:

- Approximately 85% of concrete floor slab were cover with carpet at the finished areas and limited visual inspection.
- Exposed areas were observed to be in good condition.
- Observed an unlevel floor condition towards the south portion of the basement floor near the pool table.

4. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Engineered wood girder beams supported on foundation wall 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: **10" deep engineered wood TJI floor joists at 16"o.c.**

Observations:

- Where visible in Furnace Room, 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: **2x4 wood framing**

Observations:

- Wall structure is in functional condition with normal wear and tear, except as noted below.
- Observed miscellaneous nail pops in drywall surfaces.

7. Ceiling and Roof Structure

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

Description: Roof framing system over high roof attic: • 2 X 10 rafters @ 16" o.c. • No inspection of Garage roof structure because no access was available into Garage attic

Observations:

- Where visible, ceilings and roof structure 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.
- No representation can be made to future leaking of foundation walls.

Interior

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

1. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Painted drywall

Observations:

- Walls and ceilings are in functional condition with normal wear and tear, except as noted below.
- Several nails and picture hangers were observed on walls.
- Normal drywall nail pops were observed in several wall and ceiling areas. This is a common occurence in most homes.

2. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Hardwood strip flooring • Exposed concrete • Ceramic tile • Carpet

Observations:

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

3. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Hollow core wood paneled doors

Observations:

- Interior doors are in functional condition with normal wear and tear.

4. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:

- Closets are in functional condition with normal wear and tear, except as noted below
- Sliding closet door at Bedroom #4 is off the track and non-functional.

5. Stairs and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:

- **SAFETY CONCERN:** Observed newel posts at stair railings were loose and presents a dangerous condition. No apparent use of bolts provided to secure post to sturdy structure. HIGHLY RECOMMEND engaging a qualified and experienced contractor to secure newel posts to structure using wood lag bolts.



Loose newel post at stair

6. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: **Wood**

Observations:

- Cabinets and vanities are in functional condition with normal wear and tear.

7. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: **Granite in Kitchen, Master Bathroom #1 and Bathroom #3 • Plastic laminate in Bathroom #2**

Observations:

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

8. Garage Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Concrete**

Observations:

- Observed garage floor slab was epoxy-painted.
- Garage floor is in functional condition with normal wear and tear, except as noted below.
- Observed a minor crack in concrete floor at Bay #3. RECOMMEND monitoring for vertical displacement and horizontal movement.

9. Garage Fire Separation Wall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:

- Garage fire separation wall and ceiling are in functional condition with normal wear and tear, except as noted below.

• **SAFETY CONCERN:** The common wall between the Garage and home is required by code to be rated for fire separation. Observed damage at this wall in Bay #1 behind the fireplace extension that breaches the fire separation. HIGHLY RECOMMEND immediate repair of this wall using Type X fire-code drywall by a qualified and experienced contractor to provide protection against spread of fire.



Damaged fire separation wall requires repair



Damaged fire separation wall requires repair

10. Limitations of Interiors Inspection

- Integrity of the thermal seal in double-glazed insulated windows cannot be determined through visual inspection. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, air pressure).

Bathrooms

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

1. Bathtubs

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Jacuzzi whirlpool tub in Master Bath #1 • Regular bathtub in Bathroom #2

Observations:

- Both tubs were test-operated and functioned normal.
- Observed no access panel to whirlpool tub for maintenance and service.
- **SAFETY CONCERN:** Whirlpool tubs are required to have GFCI protection to protect users against fatal electric shock. Could not confirm GFCI protection for whirlpool tub as access to electrical connections were concealed from visual inspection. **HIGHLY RECOMMEND** installing removable panel for access to electric junction boxes and water shut-offs.

2. Showers

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Custom shower stall in Master Bath #1 with ceramic tile and tempered glass surround

Observations:

- Shower and faucets were test-operated and functioned normal.
- Showers are in good functional condition with no major visible damage or material defects.

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. Exhaust Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Exhaust fans in Bathroom #2 and Bathroom #3 were test-operated and functioned normal.
- Exhaust fans in Bathroom #2 and Bathroom #3 are in functional condition with normal wear and tear.
- **IMPROVE:** Master Bathroom #1 does not have an exhaust fan. **RECOMMEND** installation of 250 cfm or greater bathroom exhaust fan to remove moisture and odors.

5. A Word About Caulking and Bathrooms

- Caulking is in good functional condition with no major visible damage or material defects.
- Water intrusion from bathtubs and shower enclosures are a common cause of damage behind walls, sub-floors and ceilings below bathrooms. **RECOMMEND** annual re-caulking and grout-sealing of tub and shower areas is an ongoing preventive maintenance task.

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: **Bosch** • Cooktop: 5 Gas Burners

Observations:

- Test-operated and functioned normal.
- Cooktop is in good functional condition with no major visible damage or material defects.

2. Kitchen Exhaust Fan and Hood

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Bosch** • Recirculating type

Observations:

- Test-operated and functioned normal.
- Exhaust fan and hood are in good functional condition with no major visible damage or material defects.

3. Built-in Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Bosch**

Observations:

- Test-operated and functioned normal.
- Tested for microwave leakage. No leaks.
- Microwave is in good functional condition with no major visible damage or material defects.

4. Wall Ovens

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Bosch** • Electric Oven

Observations:

- Test-operated and functioned normal.
- Wall oven is in good functional condition with no major visible damage or material defects.

5. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Bosch**

Observations:

- Test-operated and functioned normal.
- Dishwasher is in good functional condition with no major visible damage or material defects, except as noted below.
- **SAFETY CONCERN:** Irregular drain line installation. Could not observe presence of "high loop" due to lack of access to rear of dishwasher. High loop is required at discharge line before it connects to disposal or sink drain to prevent siphoning of wastewater into dishwasher. Loop must be higher than "flood" level of sink. Alternative to high loop is installation of "air gap" device. HIGHLY RECOMMEND confirming presence of high loop in discharge line behind dishwasher. If not present, then provide high loop or air gap for safe and healthy use of dishwasher.



Adjust dishwasher drain to provide "High Loop"

6. Refrigerator

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

Description: **Electrolux**

Observations:

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

7. Garbage Disposal

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

Description: **Badger**

Observations:

- Test-operated and functioned normal.
- Garbage disposal is in fair condition and may be near the end of its useful service life.



Garbage disposal near end of useful service life

8. Wine Cooler

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

Description: **Haier**

Observations:

- Wine cooler is in good functional condition with no major visible damage or material defects.

9. Washer

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

Observations:

- Clothes washer was not test-operated but observed to be in functional condition with no major visible damage or material defects.

10. Dryer

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

Observations:

- Test-operated and functioned normal.
- Clothes dryer is in good functional condition with no major visible damage or material defects.

11. Dryer Vent

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

Observations:

- Dryer vent is in functional condition with normal wear and tear.

Attic and Insulation

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

1. Attic Access

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

Description: Pull-down attic stair located in Hallway between Bedroom #3 and Bedroom #4

Observations:

- Limited walkway platforms were provided to service the heater/air handler.

2. Method of Attic Inspection

Viewed and walked in the Attic where walkway platforms were provided

3. Insulation in Unfinished Spaces

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

Depth/R-Value: 10" deep R-30 insulation value

Observations:

- Attic insulation is in good functional condition with no major visible damage or material defects.



Attic

4. Attic Ventilation

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

Description: Passive ventilation • Intake ventilation provided by perimeter soffit vents • Exhaust ventilation provided by continuous ridge vents • Additional ventilation provided in high roof attic by a thermostatically-controlled electric-powered exhaust ventilator.

Observations:

- Attic ventilation is in good functional condition with no major visible damage or material defects.

5. Vent Piping Through Attic

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

Materials: ABS plumbing vents • Double-walled Type B metal vent for attic furnace

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Access: No access available into Garage attic.
Method of Inspection: Not accessible

7. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Heating and Air Conditioning

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

1. Thermostat(s)

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

Description: Honeywell Chronotherm III digital programmable thermostat in Dining Room • Honeywell analog non-programmable thermostat in Master Bedroom #1.

Observations:

- Thermostats are in functional condition with normal wear and tear.
- IMPROVE: RECOMMEND replacing analog thermostat in Master Bedroom with digital programmable type thermostat for greater control and energy savings.

2. Heating System

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

Description: Zone 1: Forced air natural gas furnace located in Basement • Zone 2: Forced air natural gas furnace located in Attic • Both units are Lennox "Diplomat" series
Age and Capacity: Both units are original equipment (16 years) according to Seller's disclosure statement

Observations:

- Both heating systems are in functional condition with normal wear and tear.
- Both air handling operations were test-operated for cooling and functioned normal.

3. Energy Source

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

For Heating: Natural Gas. Gas meter located at left (east) side of house

For Cooling: Electric - 220 volt

Observations:

- No deficiencies noted.

4. Safety Switch

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

Observations:

- Safety switches were test-operated and functioned normal.
- Safety switches are in good functional condition with no major visible damage or material defects.

5. Combustion Air

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

Observations:

- No deficiencies noted.

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

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

Materials: Metal single-wall vent pipe

Observations:

- Observed flue vent for water heater was minimally pitched to allow safe and efficient exhaust of flue gases. RECOMMEND increase pitch of flue vent for water heater for increased safety and efficiency.
- Observed void spaces around metal sleeve and flexible metal liner. RECOMMEND filling space with high-temperature mortar.
- SAFETY CONCERN: Observed Y-connector was not supported. HIGHLY RECOMMEND providing support from overhead structure.
- SAFETY CONCERN: Observed Y-connector is not properly connected to flexible vent. (Male) Y-connector must be inserted INTO (female) flexible vent to prevent flue gases from entering house. HIGHLY RECOMMEND re-installation by a qualified and experience HVAC contractor.
- SAFETY CONCERN: 90 degree elbow at water heater is too close to draft hood. Only 3 inches were observed where 6 inches is required before a bend can be installed in flue vent to prevent flue gases from backdrafting. HIGHLY RECOMMEND re-installation by a qualified and experienced HVAC contractor.



Safety concerns at flue vent



Fill void space with mortar

7. Cooling System

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

Description: 2 Exterior AC compressor/Condensing units located at left (east) side of house. Both units are manufgured by Lennox

Age and Capacity: Both units are original equipment (16 years) according to Seller's disclosure statement

Observations:

- Central air-conditioning cooling system was test-operated and functioned normal.
- Air-conditioning cooling system is in functional condition with normal wear and tear, except as noted below.
- The insulation at the refrigerant lines in each AC compressor/condensing unit is old and ineffective. RECOMMEND engaging a qualified and experience HVAC contractor to replace insulation.



Replace insulation at refrigerant lines

8. Condensate Drain

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

Observations:

- Condensate drain is in functional condition with normal wear and tear.

9. Air Distribution Ducts

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

Description: Internally-insulated sheetmetal trunk ducts with insulated flexible distribution ducts

Observations:

- Air distribution ducts are in good functional condition with no major visible damage or material defects.

10. Filter(s)

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

Description: 16"x20"x1" Disposable filter at Attic furnace • 14"x24"x1" Disposable filter at Basement furnace

Observations:

- Observed both filters were installed in wrong position with air flow direction reversed. RECOMMEND replacing filters with air flow direction facing return plenum in furnace/air handler.

11. Gas Fireplace

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

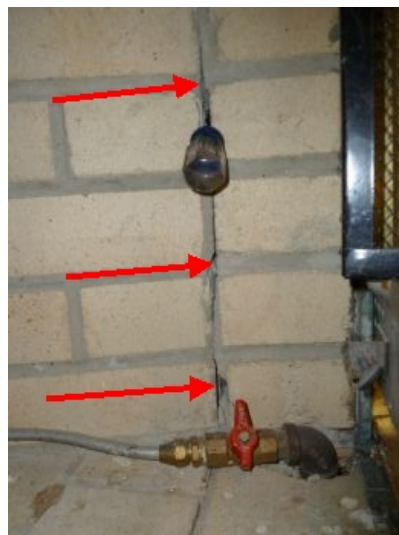
Description: Gas-fired fireplace located in Family Room and in Living Room

Observations:

- Gas fireplace in Family Room was not tested because gas was shut-off.
- Gas fireplace in Living Room was not tested because gas was shut-off.
- Observed cracks at both sides of firebox in Living Room fireplace. HIGHLY RECOMMEND engaging a qualified and experience masonry contractor to repair cracks for safe operation and structural adequacy.



Gas shut-off at Living Room fireplace



Crack at firebox in Living Room fireplace



Crack at firebox in Living Room fireplace

12. Other Components

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

Description: **Aprilaire brand Humidifier in furnace at Attic**

Observation:

- Observed drip pan in attic was rusted. RECOMMEND engaging a qualified and experienced HVAC contractor to evaluate humidifier and to make repairs or replacement as necessary for proper function.



Rusted drip pan in attic

13. Limitations of Heating and Air Conditioning Inspection

- 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.

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

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut-Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Main water shut-off is located at water meter in Basement

Observations:

- No deficiencies noted.

4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper

Observations:

- Where exposed for visual inspection, branch piping is in good functional condition with no major visible damage or material defects.

5. Water Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Pressure: 120 psi as measured at both exterior hose bibbs.

Observations:

- The water pressure was tested and was found to be over 80 psi. The plumbing system may be prone to leaks in piping, fittings are other components. RECOMMEND notify the water authority or engage a qualified and licensed plumber to install a private pressure regulator to reduce the pressure to under 80 psi or under. Most jurisdictions require an expansion tank if a regulator is installed.



120 psi water pressure taken from rear hose bibb



120 psi water pressure taken at hose bibb at left side of house

6. Exterior Hose Bibbs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Standard hose bibbs located at left (east) side and at rear (south) side of house • Anti-siphon device present

Observations:

- Hose bibbs are in good functional condition with no major visible damage or material defects.

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Faucets were test-operated and functioned normal.
- Faucets are in functional condition with normal wear and tear.

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

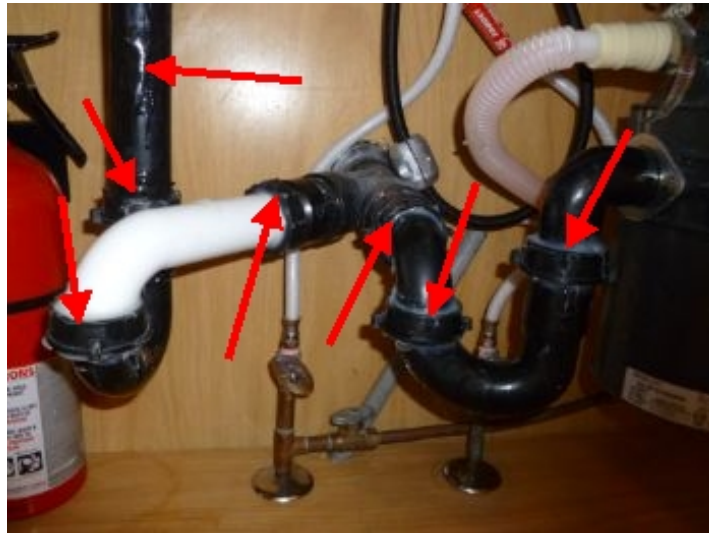
- Sinks are in functional condition with normal wear and tear.

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Traps and drains are in good functional condition with no major visible damage or material defects, except as noted below.
- Observed unusual condition at Kitchen sink where silicone was applied all over sink traps and drain pipes. No leaks were observed. RECOMMEND monitoring for future leaks.



Silicone on trap and drain

10. Waste System

Description: Public sewage disposal system

11. Drainage, Wastewater & Vent Piping

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

Description: Visible waste piping in house: ABS

Observations:

- Where exposed for visual inspection, drain, waste and vent system is in good functional condition with no major visible damage or material defects.

12. Water Heater(s)

Description: A.O. Smith "ProMax Plus" • Location: Basement

13. Water Heater Vent Piping

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

Materials: Metal single wall chimney vent pipe

Observations:

- See Heating and Air Conditioning section under "Vents/Flues/Chimneys"

14. Gas Supply and Distribution

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

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas-shut off located at outside gas meter at left (east) side of house

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- Where exposed for visual inspection, gas supply and distribution piping are in good functional condition with no major visible damage or material defects.

15. Pump(s)

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

Description: No sump pump was observed in house

Electrical

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

1. Electric Service Drop

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

Description: **Underground service lateral**
 Observations:
 • No deficiencies noted.

2. Service Entrance Wires

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

Description: **Aluminum • 200 Amps**
 Observations:
 • Service entrance wires are in good functional condition with no major visible damage or material defects.

3. Electrical Service Rating

Amperage Rating: • 200 amps

4. Main Service Panel(s)

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

Description: **Square D**
 Observations:
 • Main panel is in good functional condition with no major visible damage or material defects, except as noted below.
 • One screw is missing from the main electric panel. Code requires all screws to be used for safe and proper function. RECOMMEND installing missing (blunt tip) screw designed for electric panel use.



Main Electric Panel



Dead-front removed for internal inspection

5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: 200 Amp Breaker

Observations:

- Main disconnect is in good functional condition with no major visible damage or material defects.

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper

Observations:

- Service grounding is in good functional condition with no major visible damage or material defects.

7. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Where exposed for visual inspection, distribution wiring is in good functional condition with no major visible damage or material defects.

8. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type: Breakers

Observations:

- Overcurrent protection is in good functional condition with no major visible damage or material defects.

9. Wall Switches and Lighting

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Grounded

Observations:

- Wall switches and light fixtures are in functional condition with normal wear and tear.

10. Receptacle Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Receptacle outlets are in functional condition with normal wear and tear, except as noted below.

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:

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

Observations:

- All observed GFCI devices and GFCI-protected receptacle outlets were test-operated and functioned normal.
- GFCI receptacle outlets are in functional condition with normal wear and tear, except as noted below.
- **SAFETY CONCERN:** 2 standard receptacle outlets along kitchen counter at both sides of cooktop were not GFCI-protected. Code requires these outlets to be GFCI-protected. HIGHLY RECOMMEND engaging a qualified and licensed electrician to replace both outlets with GFCI receptacle outlets.
- **SAFETY CONCERN:** Observed standard receptacle outlet in Garage (where refrigerator is plugged into) is cracked and not GFCI-protected. HIGHLY RECOMMEND replacing receptacle with GFCI receptacle outlet for safe operation.



Replace standard receptacles with GFCI receptacle



Replace cracked receptacle in Garage with GFCI receptacle

12. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Door bell and chime were test-operated and functioned normal.
- Door bell and chime are in good functional condition with no major visible damage or material defects.

13. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Ceiling fan located in each Bedroom and in the Family Room.
- Ceiling fans were test-operated and functioned normal.
- Ceiling fans are in good functional condition with no major visible damage or material defects.

14. Smoke Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Observed smoke detectors in multiple locations on upper level and lower level.

Observations:

- Smoke detectors were test-operated by pressing "test" button and by use of simulated "smoke". All smoke detectors functioned normal.
- Smoke detectors are in functional condition with normal wear and tear.
- Observed smoke detector in Furnace Room. RECOMMEND installation AC-powered smoke detector in finished Basement area for enhanced safety.

15. Carbon Monoxide Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

Location: None observed. None installed/plugged in

Comments:

- IMPROVE: There was no visible Carbon Monoxide detector in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed Carbon Monoxide detector with an audible alarm. Carbon Monoxide is colorless and odorless and thus impossible to detect without a proper electronic detector. RECOMMEND installing a Carbon Monoxide detector in or near the sleeping rooms on each level in your home. For the most reliable and trouble-free operation, recommend the AC-powered plug-in type with battery backup.

16. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to 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.

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Best Wishes and Good Luck,

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

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