

# PRIME Building Inspections

## Home Inspection Report



888 Main Street, Anytown NJ, 01234  
Inspection prepared for: John and Jane Doe  
Inspection Date: 10/10/2011 Time: 1:30pm - 4:00pm  
Age: 24 years (Built 1987) Size: Approx 1,800 sf  
Weather: Sunny. Approx 82 degrees

Inspection No. SCsample4  
Date of Report: October 11, 2011

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

## Executive Summary

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

<i>Exterior of House and Adjacent Areas</i>		
Page 10 Item: 1	Vegetation Affecting Structure	• HIGHLY RECOMMEND having all trees trimmed and pruned away from house.
Page 11 Item: 7	Eaves, Soffits, Fascia and Trim	• Observed rotted wood in band trim on South side above stucco. HIGHLY RECOMMEND repair or replacement.
<i>Roofing</i>		
Page 15 Item: 3	Roof Covering	• Algae stains on roof shingles indicate a high moisture level in shingles. HIGHLY RECOMMEND engaging a qualified roofing contractor for further review and evaluation; and to repair and/or replace roof shingles as necessary.
Page 17 Item: 7	Roof Drainage System	• Observed excessive amounts of leaves and debris in gutters. HIGHLY RECOMMEND removing leaves and debris to prevent clogs and to provide free flow drainage. Clogged gutters promote water intrusion and ice dams that can damage building components and support mold growth.
<i>Interior</i>		
Page 22 Item: 9	Garage Fire Separation Wall and Ceiling	• Integrity of fire separation wall and ceiling in Garage is compromised by two openings. HIGHLY RECOMMEND repair with drywall to minimize fire risk for greater protection.
<i>Heating and Air Conditioning</i>		
Page 31 Item: 6	Venting, Flue(s), and Chimney(s)	<ul style="list-style-type: none"> <li>• Observed combined furnace/water heater vent pipe is too close to combustibles and does not meet current safety and fire prevention standards. HIGHLY RECOMMEND further review and evaluation by a qualified licensed HVAC contractor and to remediate deficiencies and defects to minimize fire risk.</li> <li>• Observed transition connector pipe combining furnace and water heater vents are potentially undersized for safe exhaust of flue gases and efficient operation of appliances. HIGHLY RECOMMEND further review and evaluation by a qualified licensed HVAC contractor and to repair and remediate deficiencies and defects.</li> </ul>
<i>Plumbing</i>		
Page 37 Item: 16	Pump(s)	• The sump pump did not operate when tested. HIGHLY RECOMMEND replacement by a qualified licensed plumbing contractor.
<i>Electrical</i>		

Page 39 Item: 4	Main Service Panel(s)	<ul style="list-style-type: none"><li>• Observed 3 screws were missing at dead front cover where 6 screws are required. One of the 3 installed screws was pointed and wrong size. Blunt-tip screws are required at electric panels to prevent accidental piercing of wires and cables. HIGHLY RECOMMEND engaging a qualified licensed electrical contractor to install proper screws.</li></ul>
Page 40 Item: 9	Receptacle Outlets	<ul style="list-style-type: none"><li>• SAFETY CONCERN: Observed receptacle outlets in Bedroom #2 were painted. Ground pin slots were coated with paint and prevented plug insertions. HIGHLY RECOMMEND replacement of receptacle outlets by a qualified and licensed electrical contractor.</li></ul>

## 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](http://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: 1:30 PM

End : 4:00 PM

### 2. Parties

- Client-Buyer: John and Jane Doe
- Client-Buyer's Real Estate Agent: Mary Jane Top-Pro
- Buyer's Attorney: Perry Mason, Esq.

### 3. Attending Inspection

- Client-Buyer was present and participated fully.
- Client-Buyer's Real Estate Agent was present intermittently.
- Seller was not present.
- Seller's Real Estate Agent was not present.

### 4. Access into Inspection Property was provided by:

- Arranged by Client-Buyer's Real Estate Agent.

### 5. Weather Conditions at Start of Inspection

- Sunny.
- Outside temperature approximately 82 degrees Fahrenheit.
- Winds approximately 6 miles per hour WNW.
- Relative Humidity approximately 35%.
- Note: Weather information was obtained from The Weather Channel Group via internet at [www.intellicast.com](http://www.intellicast.com)

### 6. Residence Type/Style

- Single-family Townhouse

### 7. Garage

- Attached 2-Car Garage

### 8. Year Built and Age of Home

Year Built:

- 1987 (24 years old)
- Note: This information was obtained from information provided by others. This inspection does not confirm or verify when house was built or age of home.

### 9. Square Footage

- Approximately 1,800 square feet based on Real Estate listing
- Note: This information was obtained from information provided by others. This inspection does not confirm or verify any area calculations or dimensional measurements.

#### *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 moderately furnished with moderate amount of household items, personal possessions and stored items.

#### *12. Bedroom Designation and Location*

- Master Bedroom #1: Upper level at West side overlooking patio deck
- Bedroom #2: Upper level at East side looking toward front of house
- Bedroom #3: Upper level above Garage

#### *13. Bathroom Designation and Location*

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

#### *14. Other Rooms or Areas*

- Entrance Foyer
- Kitchen
- Dinette (used by current Occupant as Home Office area)
- Living Room
- Laundry Alcove
- Hallways
- Unfinished Basement
- Garage
- Exterior Meter Closet for Electric, Telephone and Gas Utilities

#### *15. Additional Services*

Selected Tests:

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



## Room/Area ID Photos

### 1. Room/Area ID Photos

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



Master Bedroom #1



Bedroom #2



Bedroom #3



Kitchen



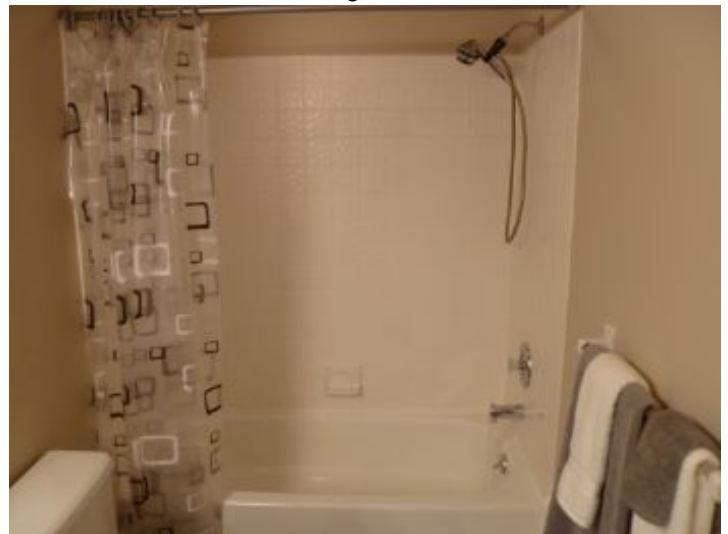
Dinette (currently used as Home Office)



Living Room



Master Bathroom #1



Bathroom #2



Basement

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

#### Description:

- Trees are in contact with the house
- Trees with overhanging branches extend across roof and gutters of house

#### Observations:

- Trees too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves clogging gutters and providing a path for moisture and insects into the home.
- **HIGHLY RECOMMEND** having all trees trimmed and pruned away from house.



Tree in contact with roof



Tree in contact with roof cause damage to shingles

### 2. Grading and Surface Drainage

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

#### Description:

- Surrounding ground is minimally graded away from house at most areas.

#### Observations:

- Low and settled grading along plant bed at front side of house. **RECOMMEND** backfill to regrade away from house.

### 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
- Clear plastic covers at front window wells

#### Observations:

- Window wells are in functional condition with normal wear and tear.
- Keep leaves and debris clear from window wells to allow for proper drainage.



## 4. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Asphalt driveway

Observations:

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

## 5. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Decorative concrete with exposed aggregate

Observations:

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

## 6. Exterior Building Skin

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Stucco
- Wood clapboard siding

Observations:

- Building skin is in good functional condition with normal wear and tear.

## 7. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description:

- Wood

Observations:

- Eaves, soffits, fascia and trim are in functional condition with normal wear and tear, except as noted below.
- Soffit above front entrance requires re-finishing and re-painting.
- Observed rotted wood in band trim on South side above stucco. HIGHLY RECOMMEND repair or replacement.



Re-finish and re-paint front soffit



Observed rotted wood in band trim on South side above stucco.

## 8. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

## Description:

- Insulated steel entrance door
- Storm door at front entrance

## Observations:

- Exterior doors are in good functional condition with no major visible damage or material defects.

## 9. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

## • Wood

## • Casement

## Observations:

- Windows are in functional condition with normal wear and tear, except as noted below.
- At window in Dinette area, interior window frame is damaged at sill. RECOMMEND replacement.
- At Kitchen sink, window cannot be opened. RECOMMEND repair by factory-authorized window technician.
- At Kitchen sink, insect screen is damaged. RECOMMEND replacement.
- In accordance with NJ Standards of Practice, we do not test every window in the house, and particularly if it is furnished. We attempt to test every unobstructed window in every bedroom to ensure that at least one window provides emergency exit.



Non-functional window hardware



Window cannot be opened



Damaged insect screen



Damaged window frame

### 10. Window/Door Frames and Trim

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

Description:

- Wood

Observations:

- Frames and trim are in functional condition.

### 11. Exterior Caulking

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

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

### 12. Garage Entrance Door

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

Material:

- Present

Observations:

- Garage entrance door is in functional condition with normal wear and tear.

### 13. Garage Door(s)

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

Description:

- One 7'x16' fiberglass sectional roll-up door

Observations:

- Overhead garage door is in good functional condition with no major visible damage or material defects.

### 14. Garage Door Openers

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

Description:

- SEARS CRAFTSMAN
- 1/2 Horsepower

## 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. Outdoor Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

- Decorative concrete with exposed aggregate

Observations:

- Observed damage at right corner of front entrance step. RECOMMEND repair.



Damaged concrete step

## 17. Porch and Patio

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

## 18. Patio Deck

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Pressure-treated wood

Observations:

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

## 19. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Wood Railings

Observations:

- Railings are in good, safe and functional condition with no major visible damage or material defects.

## 20. 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-Gable roof

### 2. Method of Roof Inspection

- Walked on roof surface
- Visual examination from Bedroom window due to excessive landscaping and other physical obstructions restricting ladder access.

### 3. Roof Covering

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

Description:

- Standard asphalt composition shingles

Age:

- Over 20 years

Observations:

- Roof shingles appear to be in the last third of their life cycle.
- Roof covering is in poor condition and is near the end of its useful service life.

RECOMMEND replacement with three years.

- Algae stains on roof shingles indicate a high moisture level in shingles. HIGHLY RECOMMEND engaging a qualified roofing contractor for further review and evaluation; and to repair and/or replace roof shingles as necessary.



Algae growth on roof

### 4. Flashings

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

Materials:

- Metal

Observations:

- Flashings not inspected due to concealment by roof covering and wall siding.



## 5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

## Descriptions:

- Plumbing vent stacks
- Bathroom exhaust vents
- Metal flue vent
- Roof windows

## Observations:

- Roof penetrations are in functional condition with normal wear and tear.

## 6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

## Description:

- Stucco-faced chimney with metal flue

## Observations:

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

## 7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

## Description:

- Aluminum gutters and downspouts

## Observations:

- Missing downspout next to dormer window above Garage. RECOMMEND installation of downspout.
- Downspout at front side discharges directly onto grade and erodes plant beds. RECOMMEND installing downspout extension to lead water at least six feet away from house.
- Observed excessive amounts of leaves and debris in gutters. HIGHLY RECOMMEND removing leaves and debris to prevent clogs and to provide free flow drainage. Clogged gutters promote water intrusion and ice dams that can damage building components and support mold growth.



Add downspout extension



Missing downspout section



Add downspout extension



Leaves and debris in gutters

## 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

- Fully excavated deep foundation with continuous masonry walls and concrete floor slab (basement).

### 2. Foundation Walls

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

- Cast-in-place concrete

Observations:

- Foundation walls are in good functional condition with no major visible damage or material defects.
- Observed crack beneath basement stair next to security alarm panel. Crack was less than 1/8" in width at the widest gap. No indications of past or active water intrusion were observed. RECOMMEND monitoring for water intrusion and movement. Contact qualified licensed structural engineer for review and evaluation if future water intrusion and/or movement is evident.



Minor wall crack in foundation wall

### 3. Foundation Floor

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

- 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			

- Steel girder beam end-bearing on foundation wall and intermediate steel 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			

- Nominal 2x10 joists @ 16" on center

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			

- Nominal 2x4 wood framing

## 7. Attic and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

- Plywood roof sheathing
- Nominal 2x8 wood attic floor joists @ 16" on center
- Nominal 2x8 wood rafters @ 16" on center
- Nominal 2x4 wood collar ties @ 16" on center

Observations:

- Limited inspection due to limited access and overhead obstruction above attic scuttle.
- Where visible, attic and roof structure are in good functional condition with no major visible damage or material defects.



Attic and roof structure



Attic and roof structure

## 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

## Interior

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

### 1. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Painted drywall

Observations:

- Walls and ceilings are in functional condition with normal wear and tear.
  - Observed indications of ceiling repairs at Master Bedroom #1 and Bedroom #3.
- Moisture content at Master Bedroom #1 measured 1.7% to 3.2%. Bedroom #3 measured 7.4% to 8.1% next to skylight. No active water leaks or high moisture levels was observed.

### 2. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Carpet throughout except where noted.
- Ceramic tile in Kitchen and Bathrooms
- Concrete in Garage

Observations:

- Floors are in functional condition with normal wear and tear, except where noted below.
- Minor floor squeaks in upper level Hallway.

### 3. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Hollow core wood doors

Observations:

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

### 4. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Closets are in functional condition with normal wear and tear.
- Finished storage area concealed behind closet in Bedroom #2.

### 5. Stairs and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Stairs and railings are in functional condition with normal wear and tear.
- FYI: Handicap stair lift was not inspected or tested; and is not within the scope of this home inspection.
- SAFETY CONCERN: The opening between balusters (vertical posts comprising barrier in railings) is 6 inches. A toddler can very easily fall through this spacing from the landing to floor below. Although 6" spacing was adequate when home was built -- current building safety standards now allow a maximum of 4" between balusters. Consider installing appropriate safety guards as necessary.

## 6. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Solid Wood

## 7. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Granite at Kitchen
- Plastic laminate (similar to Formica) at Bathrooms

Observations:

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

## 8. Garage Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Concrete

Observations:

- Garage floor is in functional condition with normal wear and tear.
- Limited view of floor due to parked automobile.
- Observed minor shrinkage cracks on Garage floor.



Limited view of floor due to parked automobile

## 9. Garage Fire Separation Wall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- Integrity of fire separation wall and ceiling in Garage is compromised by two openings. HIGHLY RECOMMEND repair with drywall to minimize fire risk for greater protection.



Seal openings in fire separation wall and ceiling

#### *10. Limitations of Interiors Inspection*

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- RECOMMEND a thorough review of interior areas during final walk-through inspection prior to closing.

## 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			

#### • Whirlpool tub in Master Bathroom

Observations:

- Water supply to tub and showerhead were test-operated and functioned normal.
- Whirlpool function was not tested due to obstruction in whirlpool tub.



Whirlpool function was not tested due to obstruction in whirlpool tub.

### 2. Showers

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

#### • Surround in Bathroom #2 is ceramic tile

Observations:

- Showerhead is loose and not secured to wall. RECOMMEND repair to prevent water intrusion to inside of wall and to prevent damage to pipes.





Showerhead not secured to wall

### 3. Toilet(s)

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

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

#### Observations:

- Exhaust fan at Bathroom #3 is not functional. RECOMMEND replacement by a qualified and licensed electrical contractor.

### 5. A Word About Caulking and Bathrooms

- Caulking at all bathrooms are in good functional condition with no major visible damage or material defects.
- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. Annual re-caulking and grouting of tub and shower areas is a 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:

- General Electric Profile
- Natural Gas

Observations:

- Test-operated and functioned normal.
- Stove and oven are in good functional condition with no major visible damage or material defects, except as noted below.
- Right rear burner requires minor adjustment to increase BTUH output matching other burners.

### 2. Kitchen Exhaust Fan and Hood

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- General Electric
- Recirculating type. No exterior exhaust.

### 3. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- GE Profile

Observations:

- Test-operated and functioned normal.
- No microwave leakage.

### 4. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Observations:

- Not tested. Dishes in machine.



Dishwasher filled with dishes

## 5. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

## Description:

- General Electric Profile Artica

## Observations:

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

## 6. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

## Description:

- Manufacturer: INSINKERATOR
- Model No. 333/SS-39
- Serial No. LB46422118

## Observations:

- Test-operated and functioned normal but noisier than most garbage disposal units. RECOMMEND monitoring for continued proper function and repair or replace as necessary.

## 7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

- Manufacturer: WHIRLPOOL
- Model No. LSC8244DZ0
- Serial No. CF1324579

## Observations:

- Washing machine was not level and unsteady. Excessive rocking.
- Not tested. Clothes/personal items in machine.
- DEFERRED COST: Clothes washer is an older unit and near the end of its useful life. RECOMMEND replacement.
- Floor drain in Laundry alcove drains "indirectly" into sump basin in Basement.
- Observed suspect mold in washing machine pan and adjacent wall and floor surfaces. Client authorized one sample collection with surface swab for mold test.



Suspect Mold. Surface swab sample taken at pan.

## 8. Dryer

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

## Description:

- Manufacturer: GE
- Model No. DDG7188PKLAD
- Serial No. TG31112G
- Natural Gas

## Observations:

- DEFERRED COST: Dryer is an older unit and near the end of its useful life. RECOMMEND replacement.
- Observed minor rust on unit.



Gas connection and vent at clothes dryer

## 9. Dryer Vent

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

## Observations:

- Rigid corrugated dryer vent is in good functional condition with no major visible damage or material defects.

## 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"/>

- 20"x23" attic scuttle located in Closet at Master Bedroom #1



Limited attic access in closet



Limited attic access with overhead obstruction

### 2. Method of Attic Inspection

- Viewed from scuttle opening due to limited access and obstruction.

### 3. Insulation in Unfinished Spaces

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

#### Description:

- Fiberglass batt insulation

Depth/R-Value: 6" R-19 where visible.

#### Observations:

- IMPROVE: Insulation level in the attic is typical for homes this age. RECOMMEND additional insulation to meet current standards.



6" R-19 fiberglass batt insulation in attic with insulation ducts

4. Attic Ventilation

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

- Intake ventilation provided through soffits
  - Fixed, roof-field exhaust vent
- Observations:
- Existing attic ventilation is minimally adequate.

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"/>

- PVC plumbing vents

6. 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:

- Digital programmable thermostat for heating and cooling.
- Located on wall in lower level Hallway next to stair

Observations:

- Thermostat test-operated and functioned normal.

### 2. Heating System

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

Description:

- Natural gas forced hot air furnace and air handler
- Location: Basement
- Manufacturer: CARRIER Weathermaker 8000
- Model No. 58TUA100-10116
- Serial No. 4195A11547

Age and Capacity:

- Manufacture date: 1995
- Capacity: approximately 100,000 BTUH capacity

Observations:

- Heating system is in functional condition with normal wear and tear.
- RECOMMEND further evaluation and complete HVAC system tune-up by a qualified licensed HVAC contractor.

### 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 in exterior Meter Closet next to driveway

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:

- No deficiencies noted.

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

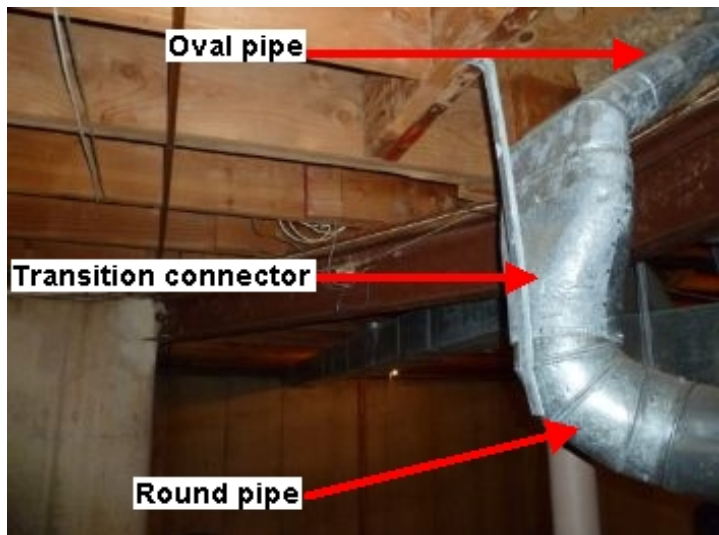
## • Metal vent pipe

## Observations:

- Observed combined furnace/water heater vent pipe is too close to combustibles and does not meet current safety and fire prevention standards. HIGHLY RECOMMEND further review and evaluation by a qualified licensed HVAC contractor and to remediate deficiencies and defects to minimize fire risk.
- Observed transition connector pipe combining furnace and water heater vents are potentially undersized for safe exhaust of flue gases and efficient operation of appliances. HIGHLY RECOMMEND further review and evaluation by a qualified licensed HVAC contractor and to repair and remediate deficiencies and defects.



Vent pipe too close to combustibles



Review vent pipe sizes

## 7. Cooling System

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

## Description:

- Central AC Compressor/Condenser unit
- Location: Exterior on South side
- Manufacturer: LENNOX
- Model No. HS18-461-4P
- Serial No. 5784E39481

## Age and Capacity:

- Approximately 24 years (manufactured 05/87)
- Cooling Capacity: approximately 2 1/2 tons

## Observations:

- Cooling system is in functional condition with normal wear and tear, except as noted below.
- The insulation is weather-worn at exterior refrigerant line. RECOMMEND replacement of insulation for increased efficiency and energy-savings.
- Observed debris inside unit Compressor/Condensing unit. RECOMMEND removing debris and cleaning unit for proper function and increased efficiency.
- RECOMMEND further evaluation and complete HVAC system tune-up by a qualified licensed HVAC contractor.





Lennox AC Condenser/Compressor



Damaged insulation at refrigerant line.

### 8. Fuse/Circuit Breaker Protection

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

- 40 Amps

Observations:

- IMPROVE: The disconnect box is rusted at the exterior compressor/condenser. Repair or replace the box for enhanced safety and function.

### 9. Condensate Drain

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

Observations:

- Water leaks due to defective insulation at refrigerant line at evaporator section. Indications of previous improper repairs. RECOMMEND repair by qualified licensed HVAC technician.

### 10. Air Distribution Ducts

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

- Galvanized sheetmetal ducts in walls and ceilings; and where exposed in Basement area.
- Insulated flexible ducts in Attic area.

Observations:

- Air distribution ducts are in functional condition with normal wear and tear.

### 11. Filter(s)

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

Description:

- Electronic Air Filter

Observations:

- NJ Standards of Practice excludes inspection of electronic air filters from scope of home inspections.
- Observed filter media was in clean and functional condition.

## 12. Wood-burning Fireplace/Heater

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

## Description:

- Prefabricated wood-burning fireplace with metal chimney flue
- Located in Living Room

## Observations:

- Fireplace is in functional condition with normal wear and tear.
- Manual damper was test-operated and functioned normal.
- Leftover ashes found in fireplace.
- RECOMMEND engaging a qualified and experienced chimney sweep to inspect and clean chimney flue for safe and efficient operation.



Fireplace chimney cap



Fireplace

## 13. Other Components

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

## Description:

- Humidifier

## Observation:

- Indications of past water leak from Humidifer observed on furnace duct.
- RECOMMEND removal of humidifier by a qualified licensed HVAC contractor to mitigate water leaks and prevent potential growth of mold.

## 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

- Public municipal water supply

### 2. Service Piping Into The House

- Copper

### 3. Main Water Shut-Off

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

- Front wall of Basement

### 4. Supply Branch Piping

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

- Copper

Observations:

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

Pressure:

- 70 PSI
- Measured with water pressure guage at two exterior hose bibbs.
- Measured at permanent pressure guage installed on pressure regulator in main water line.

Observations:

- Water flow and pressure were observed to be adequate.



70 psi at exterior hose bibb



70 psi at pressure regulator in main water line

### 6. Exterior Hose Bibbs/Spigots

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

- Standard hose bibb (no anti-siphon device) at front side of house.
- Hose bibb with anti-siphon device at north side of house.

#### Observations:

- Hose bibbs are in functional condition with normal wear and tear, except as noted below.
- RECOMMEND engaging a qualified licensed plumbing contractor to replace standard hose bibb at front with frost-proof anti-siphon hose bibb to prevent potential introduction of fertilizers and other chemicals from entering water system.

### 7. Faucets

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

#### Observations:

- Faucets were test-operated and functioned normal.

### 8. Sinks

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

#### Observations:

- Kitchen sink is under-mounted stainless-steel double bowls.
- Bathroom sinks are drop-in ceramic sinks.
- Sinks are in good functional condition with no major visible damage or material defects.

### 9. Traps and Drains

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

#### Observations:

- Traps and drains are in good functional condition with no major visible damage or material defects, except as noted below.
- Observed leak at in trap and drain between Kitchen sink and garbage disposal. RECOMMEND repair by a qualified licensed plumbing contractor.





Leak at Kitchen sink

### 10. Waste System

- Public sewer 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"/>

- PVC (Polyvinyl Chloride)

Observations:

- Drain, waste and vent system is in functional condition.

### 12. Water Heater(s)

- Gas-fired
  - Manufacturer: RHEEM
  - Model No. RHGPRO50-75
  - Serial No. RHNG0100D14820
- Capacity: 50 Gallons

### 13. Water Heater(s) Condition

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

Observations:

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

### 14. Water Heater Vent Piping

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

- Metal single wall chimney vent pipe

Observations:

- Vent piping at transition connector and beyond do not meet minimum clearance requirements from combustible materials. See section under Heating and Air Conditioning - "Vents/Flues/Chimneys".

## 15. Gas Supply and Distribution

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

- Black iron pipe used for gas branch/distribution service
- Main gas shut-off located at outside meter in Meter Closet

Observations:

- Gas supply and distribution piping are in functional condition with no major visible damage or material defects.
- Most gas piping is concealed and not available for inspection.

## 16. Pump(s)

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

- One sump pump and basin installed in Basement

Observations:

- Observed sump basin was filled with water.
- The sump pump did not operate when tested. HIGHLY RECOMMEND replacement by a qualified licensed plumbing contractor.



Sump basin

## 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

### 2. Service Entrance Wires

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

### 3. Electrical Service Rating

- 150 amps

### 4. Main Service Panel(s)

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

- Manufacturer: SIEMANS

Observations:

- Main panel is in functional condition with normal wear and tear, except as noted below.
- Observed 3 screws were missing at dead front cover where 6 screws are required. One of the 3 installed screws was pointed and wrong size. Blunt-tip screws are required at electric panels to prevent accidental piercing of wires and cables. HIGHLY RECOMMEND engaging a qualified licensed electrical contractor to install proper screws.



Main electric panel in Garage



Main electric panel



Pointed screw found at dead front cover



Interior of main electric panel

### 5. Service Grounding

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

Description:

- Inside the residence

### 6. Distribution Wiring

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

Description:

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

Observations:

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

### 7. Overcurrent Protection

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

Type:

- Circuit Breakers

Observations:

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

### 8. Wall and Light Switches

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

Description:

- Grounded

Observations:

- Wall and light switches are in good functional condition with no major visible damage or material defects.

### 9. Receptacle Outlets

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

- Grounded

Observations:

- Receptacle outlets are in functional condition, except as noted below.
- **SAFETY CONCERN:** Observed receptacle outlets in Bedroom #2 were painted. Ground pin slots were coated with paint and prevented plug insertions. **HIGHLY RECOMMEND** replacement of receptacle outlets by a qualified and licensed electrical contractor.





Outlet in Bedroom #2 blocked by paint

### 10. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

#### Locations & Resets:

- Bathrooms
- Kitchen
- Garage
- Unfinished Basement

### 11. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

#### Observations:

- Door bell was test-operated and functioned normal.

### 12. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

#### Observations:

- Ceiling fans were test-operated and functioned normal.

### 13. Smoke Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

#### Present at:

- Upper level Hallway ceiling
- Lower level Hallway ceiling
- Basement ceiling

#### Observations:

- Smoke detectors were test-operated with simulated "Smoke Check" and functioned normal and by pressing "TEST" button on each unit.
- Smoke detectors are in good functional condition with no major visible damage or material defects.
- Smoke detectors are interconnected.

## 14. Carbon Monoxide Detectors

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

Present at:

- Upper level Hallway ceiling between Bedrooms

Comments:

- Carbon monoxide detector was test-operated and functioned normal.
- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

## 15. Limitations of Electrical Inspection

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

## END OF REPORT

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

If you have any questions about this Home Inspection Report, please feel free to contact us at Toll-Free: 888.920.0500 or via email at [Inspector@PrimeBuildingInspections.com](mailto: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](http://www.PrimeBuildingInspections.com) to learn more about our services.

Best Wishes and Good Luck,

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

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