INSPECTION REPORT

400 River Blvd
Any town, Any state, 08015

PREPARED BY
LEWIS HOME INSPECTION INC.

Sample Report

Lewis Home Inspection, Inc.

P.O Box 941, PENNINGTON, NJ 08534
609-924-1411• 1-800-222-4301• Fax 609-818-0310
WWW.LHINSPECTION.COM

Report: 0004550

Re: 400 River Blvd, Any town, Any state, 08015

Dear Mr. & Mrs. Customer;

The report summarizing the conditions found from the visual inspection of the above referenced property done on is enclosed.

All statements regarding the condition of the systems, components and appliances are as of the inspection date and are limited to what was visible and accessible at the time of inspection. Any changes after this date are not the responsibility of this inspector or company. The purchaser is required to re-inspect the property prior to settlement to check for any changes. A final walk-though checklist is enclosed to assist you.

If a radon test was requested, the results will follow. If you have not ordered a radon test, we strongly recommend testing because radon gas is a serious health risk.

If a warranty is provided with this inspection, the documents are attached. To guarantee coverage, please follow the instructions provided carefully. The paper work needs to be filled out and submitted to our office about one week before the property closing date.

Please refer to the inspection contract for what an inspection does or does not cover. Items including but not limited to underground sewage lines, piping and electrical lines inside the wall, buried or environmental issues including the presence of lead paint and mold are NOT part of this inspection.

This inspection is based on a visual inspection of accessible areas of the property that can be accessed without damage to adjacent areas, for example painted-shut access panels or hidden by furnishings and stored items. All major fixed systems will be operated, conditions permitting at the time of inspection. The inspection is not a compliance inspection for building codes or other regulations.

This inspection report and any verbal information given during the inspection and, at any time subsequent to the inspection is **CONFIDENTIAL** and is for the sole use of the client. This report is not transferable or assignable to any third party.

Please contact our office with any questions.

Craig Lewis
LEWIS HOME INSPECTION INC.
CERTIFIED MEMBER ASHI #4479
License # 24GI00019400

xc:

REPORT OVERVIEW

The following items are repairs which require attention:

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION:

Damage was noted on the front siding.

CHIMNEY:

CONDITION:

Cracking was noted on the crown of the chimney.

BASEMENT/CRAWL SPACE:

CONDITION:

Major cracks and bowing were noted in three foundation wall. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection.

SUBFLOOR

CONDITION

Moisture damage was noted: under both bathrooms.

BASEMENT FLOOR AND DRAINAGE:

Symptoms of prior water entry exist. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house must be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain water at least five feet from the foundation. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions.

ROOF SYSTEM

CONSTRUCTION:

CONDITION:

Some moisture damage was noted next to the chimney.

GROUNDS

SIDEWALKS:

CONDITION:

The surface has raised/settled which presents a hazard.

GRADING:

SITE:

The site is noted to be flat. Lower soil below siding. Grade should be 6 inches below any wood materials.

PATIO:

CONDITION:

The cracks noted are considered major. The surface has raised/settled which has resulted in a hazard.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Free-standing, Control was missing on the stove.

BATHROOM

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub in the main bathroom. Leak was noted on the tub control.

BATHROOM AREA:

CONDITION OF SINK:

The following problems were noted at the drain: Stopper did not operate properly.

TUB/SHOWER PLUMBING FIXTURES:

Minor leakage is noted at faucet handles in the master bathroom. The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub.

INTERIOR

INTERIOR WALLS:

CONDITION:

Mold was detected in the home. Recommend further testing to quantify the type of mold and the hazard to the environment. Staining was noted: in the basement. Wall board requires removal.

FLOORS:

CONDITION:

Damage/deterioration is noted; entry to the main bathroom and the master bedroom. Staining was noted on the hardwood.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

FUEL TYPE AND NOTES:

Oil tank appears abandoned. Make inquiry with the seller. It is suspected that an underground oil storage tank exists on the property. According to the Environmental Protection Agency(EPA), this situation can represent a significant environmental risk. In most cases these tanks eventually must be removed. Contaminated soil around the tank must be removed. The cost for this work can be substantial. We recommend you test the tank prior to purchase.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Evidence of misfiring was noted. The system is an older unit which is approaching the end of its life expectancy. It would be wise to budget for a new one.

AUXILIARY EQUIPMENT:

THERMAL

The thermal fan was noted to be inoperable.Thermal fans can reduce the attic temperature to ninety degrees from one hundred and seventy five degrees. The reduction of attic heat can provide better efficiency for air conditioning and extended roof life.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

Circuit and wire sizing correct so far as visible. Grounding system is properly installed. Missing cover was noted on the main panel. Have a licensed electrician make further evaluation and corrections as needed.

CONDUCTORS:

BRANCH WIRING:

Exposed wiring was noted in the attic. Exposed wiring was noted in the basement. Open junction boxes are noted which is a hazard.

SWITCHES & OUTLETS:

CONDITION:

Some outlets did not function; two in the kitchen. Reverse polarity is noted; one outlet was noted in the kitchen. Three outlets were not grounded in the master bedroom. and one in the middle bedroom. Missing or damaged cover plates viewed.

PLUMBING

WASTE LINES:

CONDITION:

Leaking was noted under the hall bathtub. Improperly supported drain line was noted on the rear wall.

WATER HEATER:

CONDITION:

Exposed wiring was noted on the water heater. Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location.

TERMITE

DESCRIPTION OF INSPECTION

TYPE:

Visible evidence of termite activity which is active.Termites can do a substantial amount of damage to the wood structural components of the home. Consult a pest control company for extermination and certification/guarantee. Any wood soil contact should be eliminated.

Monitor Conditions

The following is a list of items that require monitoring. This list may contain items which were previous problems in the home or a list of older systems that are at or exceed the normal life expectancy. This section is to be used as a guide **ONLY** money should be budgeted for near future replacement of older systems.

ROOF SYSTEM
- EXPOSED FLASHINGS:
  - TYPE AND CONDITION:
    Patching was noted on the chimney flashing.

Recommendations

The following are considered normal maintenance items or suggested improvement items. Failure to maintain a property can lead to major expenses and in some instances injury.

KITCHEN - APPLIANCES - LAUNDRY

WASHER AND DRYER:

CLOTHES WASHER:

Recommend replacing rubber supply hoses on the washer with metal reinforced hoses to prevent future water damage.

CLOTHES DRYER:

Recommend replacing the plastic dryer vent with metal for safety.

Report Index

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: March 15,2007.
TIME OF INSPECTION: 11:30:00.
CLIENT NAME: Mr. & Mrs. Customer.
MAILING ADDRESS: 210 Park Place.
CITY/STATE/ZIP: Any town, Any state, 08520.
INSPECTION LOCATION: 400 River Blvd.
CITY/STATE/ZIP: Any town, Any state, 08015.

CLIMACTIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 60 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF HOUSE: 47 years.
BUILDING TYPE: 1 family.
STORIES: 1.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? No.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: $375.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and reports are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; playground equipment, efficiency measurements of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any system which are shut down or otherwise secured; water wells(water quality and quantity) zoning ordinances;intercoms;security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an

inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expresses regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from sales or improvements.. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Aluminum siding is used in new construction and often when re-siding the exterior of the home. Aluminum siding is relatively maintenance free. It is non-corrosive, termite proof, and will not rot. The exterior surface which is generally baked enamel paint finish can stand up for many years before it fads, becomes dull, and may need a coat of paint.

CONDITION:

Damage was noted on the front siding.

TRIM:

MATERIAL:

Trim components on houses are most commonly made of wood or aluminum. If aluminum components have been properly installed, they are relatively maintenance free. Occasionally, some sections require re securing.

CONDITION:

Appears serviceable in most locations.

CONSTRUCTION:

MATERIALS:

2x4 construction.

SHEATHING MATERIAL:

Pressboard sheathing.

CHIMNEY:

MATERIAL:

Masonry chimney. Masonry chimneys are usually supported by their own foundation which extend below the frost line and are not dependent on the main structure for support. Open joints between the chimney and the side wall should be sealed. If the chimney is leaning,(no longer vertical) it may indicate excessive settlement and require rehabilitation. Liners are installed in chimneys to prevent damage to the mortar from the deteriorating effects of the corrosive gases. A chimney contractor can assess the condition of the masonry joints in an unlined chimney and/or the condition of an existing liner. If problems are detected by the contractor the condition may be corrected by installing a metal liner down the existing flue.

CONDITION: Cracking was noted on the crown of the chimney.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible. Stairs and handrail serviceable, Basement door appears serviceable.

BASEMENT WALLS - TYPE: Concrete block.

EXTERIOR FOUNDATION: All areas appear to be in serviceable condition.

CONDITION: Major cracks and bowing were noted in three foundation wall. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection.

BEAMS: To carry floor and wall loads horizontally to the foundations, walls, or posts. The typical material used is wood (solid or strand board), plywood, or steel.

CONDITION Appears serviceable.

MATERIALS: 2x10 girders.

SILLS To provide a level, continuous pad between the foundation top and the bottom of the framing system. Typically, the floor joists rest directly on and are secured to the sill. These sills should be anchored to the foundation. In modern construction this is accomplished using bolts anchored into the top of the foundation wall, passing through the sill and secured with a washer and nut. The typical material used is wood. In new construction, the sill is typically a 2x4 laid flat. In older construction it may be a substantial wood beam (e.g eight inches by eight inches).

CONDITION Appears serviceable. In new construction, the sill is typically a 2x4 laid flat. In older construction it may be a substantial wood beam (e.g. eight inches by eight inches).

FLOOR JOISTS: To carry loads from the floor boards to the foundations, beams or bearing walls. These are horizontal member typically wood 2x8, 2x10, or 2x12, twelve to twenty-four inches apart. They are laid on edge so that the subflooring is nailed to the two inch side. Floor joists should extend at least 1-1/2 inches onto the foundation or beam at either end. The materials traditionally used are wood, metal, plywood, waferboard and wood trusses.

CONDITION Appear serviceable.

MATERIALS: 2x10 floor joists.

SLAB: Concrete floors in residential construction are usually not structural. Basement and garage floor slabs rest on the ground and are usually poured after the house is built. Modern building practices use three inch thick slabs, although old ones may be as thin as 1/2 inch. These may be shifted or broken. Replacement is not a priority, structurally, but is often done to make a basement of garage more usable. Many slabs do not slope to drains. Re sloping is rarely done because it is expensive and the problem of water on a floor is rarely serious.

CONDITION Serviceable condition.

SUB-FLOORING: Ply-wood sub flooring.

CONDITION Moisture damage was noted: under both bathrooms.

COLUMNS/SUPPORTS:

Appear serviceable.

BASEMENT FLOOR AND DRAINAGE:

Symptoms of prior water entry exist. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house must be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain water at least five feet from the foundation. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION: Attic is considered to be full size. All locations are fully accessible.

CONSTRUCTION:

MATERIALS: To support the roof sheathing and transmit the roof loads to bearing walls or beams below. The term "rafter" is associated with sloped roofs. When these members are found on a flat roof, they are called "roof joists", although they do exactly the same job. Rafters can usually be seen overhead, when standing in the attic. Some rafters support finished ceilings, for example, where there is a cathedral ceiling. In this case, insulation is often fit between the rafters. Rafter construction. The typical materials utilized are wood, 2x4's, 2x6's, or 2x8's, spaced sixteen to twenty-four inches on center.

CONDITION: Serviceable condition.

SHEATHING: To support the roof covering and transmit the load of this material as well as the live loads due to snow, ice and wind to the rafters, trusses or roof joists. The typical materials used are wood plank, plywood or waferboard. For the first half of this century, virtually all roof sheathing was wood plank. Plywood roof sheathing in four foot by eight foot panels became popular in the 1960's and waferboard panels arrived in the 1970's.

Plywood should be laid with the surface grain perpendicular to the rafters, trusses of joists. The eight foot length should be across the rafters with the ends resting on a rafter. Their other edges should also be supported, typically by metal "H" clips located between each rafter. The panel type sheathing is typically separated from adjacent panels by at least 1/16 inch to allow for swelling of the wood members during periods of high humidity. The "H" clips also serve to accomplish this.

Plywood roof sheathing.

CONDITION: Some moisture damage was noted next to the chimney.

COLLAR TIES: To prevent rafters from sagging inward. They do the same job as knee walls. The typical materials utilized are wood members (two-by-fours or two-by-sixes) installed horizontally half way up the attic space. They are connected at either end to opposing rafters and act as stiffeners to prevent the rafters from sagging in the middle. There should be one collar tie for each pair of opposing rafters. If they are more than eight feet long, there should be a rat-tail or other sort of bracing attached to the mid point of the collar ties to prevent them from buckling in the middle.

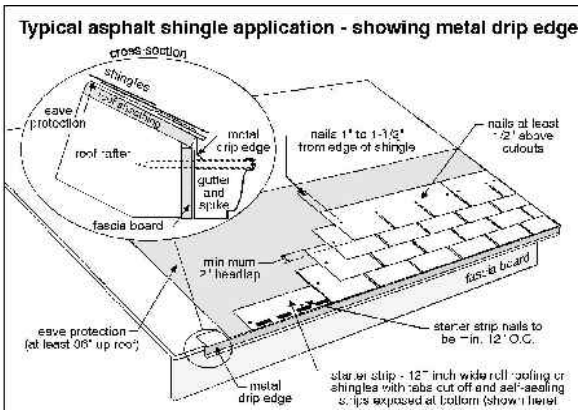
CONDITION: A sufficient number of collar ties were noted. Wood appears to be in serviceable condition.

INSULATION TYPE AND CONDITION: Fiberglass batts.

ROOF:

STYLE: Gable.

TYPE: Composition shingles are made by impregnating mats of either an organic felt material or fiberglass with asphalt and covering one surface with mineral granules. The mat is the vehicle for supporting the asphalt, which is water resistant. The granules protect the shingles from the damaging sun rays and also provide color. The average life expectancy of asphalt shingles is fifteen to twenty five years, dependent upon preventative maintenance done by the current owner, of which we are unaware.



ROOF AGE: 8 years.

ROOF ACCESS: The roof was visually inspected from the ground.

ROOF COVERING STATUS: Appears serviceable/within useful life expectancy.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal. Patching was noted on the chimney flashing.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Appears serviceable in most locations.

Material

Aluminum gutters do not rust, but dents easily, particularly with tall, heavy ladders. Joints in aluminum gutters are usually riveted together and caulked. The caulking must be renewed every few years. Fortunately, the number of joints required in aluminum gutters is less than with other types of systems, as it is often fabricated on the job site from long rolls of aluminum stock. Aluminum gutters are also pre-finished and, therefore, are low maintenance. Life expectancy is estimated to be twenty to twenty-five years.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Deck and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

Material:

Asphalt driveways should be sealed every two to three years. Deteriorated driveways can often be patched or resurfaced; however, in extreme cases, a new base is required and the entire surface must be removed. Some driveways develop low spots where cars rest. This indicates an inadequate or poorly compacted base. This situation can be corrected by adding and compacting base material when resurfacing.

CONDITION:

Appears serviceable in most locations.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

The surface has raised/settled which presents a hazard.

LANDSCAPING:

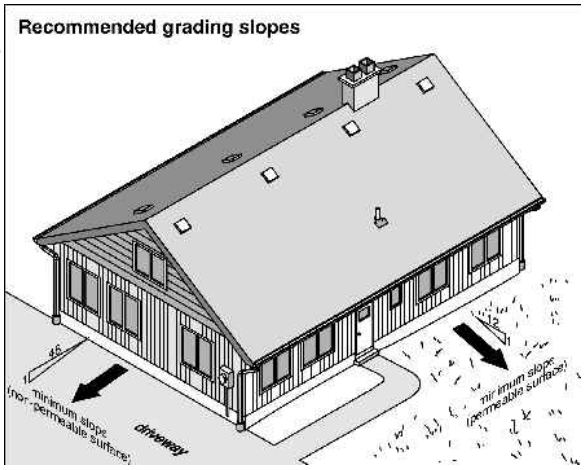
CONDITION:

The landscape is properly maintained. Shrubs must be kept cut back away from the house.

GRADING:

SITE:

The site is noted to be flat. Lower soil below siding. Grade should be 6 inches below any wood materials.



PATIO:

TYPE: Concrete.
CONDITION: The cracks noted are considered major. The surface has raised/settled which has resulted in a hazard.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears to be in serviceable condition.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached.

ROOF:

CONDITION: Appears to be in serviceable condition.

FLOOR:

CONDITION: Appears to be in serviceable condition.

FIRE WALL:

CONDITION: Appears to be in serviceable condition.

GARAGE DOOR(S):

CONDITION: Appears to be in serviceable condition. Automatic door opener(s) were tested and found to be operational.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears to be in serviceable condition. The faucet is in serviceable condition.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Free-standing, Tested and appears to be in serviceable condition. Control was missing on the stove.

VENTILATION:

TYPE AND CONDITION: Internal, fan/hood is noted to be operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric, Tested and found to be operational.

DISHWASHER:

CONDITION: Tested and found to be operational.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate). Appear to be in serviceable condition. Cabinets appear to be in serviceable condition.

WALLS/CEILINGS/ FLOORS: Walls and ceilings appear to be in serviceable condition.

WINDOWS/DOORS: Appear to be in serviceable condition.

SWITCHES/FIXTURES/ OUTLETS: Were tested and appear serviceable.

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears to be in serviceable condition. 220 service is operational. Dryer venting is provided to the exterior. Obstructions in the line are not evaluated.

WASHER AND DRYER:

CLOTHES WASHER: Appears to be in serviceable condition. Recommend replacing rubber supply hoses on the washer with metal reinforced hoses to prevent future water damage.

CLOTHES DRYER: Electric, Appears to be in serviceable condition. Recommend replacing the plastic dryer vent with metal for safety.

BATHROOM

BATHROOM AREA:

BATH LOCATION: Hall.

CONDITION OF SINK: Appears serviceable, Drain appears serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub in the main bathroom. Leak was noted on the tub control. Shower head appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Appears serviceable, The following problems were noted at the drain: Stopper did not operate properly. Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Minor leakage is noted at faucet handles in the master bathroom. The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub. Shower head appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable.

INTERIOR

The interior of walls behind wall coverings, paintings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and the flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Appears to be in serviceable condition.

OTHER EXTERIOR DOORS: Standard side/rear door. A decal should be installed on the glass door as a safety consideration, to prevent people from walking into the door. Appears to be in serviceable condition.

INTERIOR DOOR CONDITION: Appears to be in serviceable condition.

WINDOWS:

TYPE & CONDITION: Sliding, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL: Plaster and drywall are essentially the same material. Drywall is premanufactured while plaster is mixed an applied by trowel on site. Plaster and drywall are made largely of gypsum. In some cases aggregate or fibers are added to the gypsum as stabilizers and strengtheners. These interior finishes are very common because they are inexpensive, relatively easy to apply and afford good fire resistance.

CONDITION: Mold was detected in the home. Recommend further testing to quantify the type of mold and the hazard to the environment. Staining was noted: in the basement. Wall board requires removal.

CEILINGS:

MATERIAL: Plaster and drywall are essentially the same material. Drywall is premanufactured while plaster is mixed an applied by trowel on site. Plaster and drywall are made largely of gypsum. In some cases aggregate or fibers are added to the gypsum as stabilizers and strengtheners. These interior finishes are very common because they are inexpensive, relatively easy to apply and afford good fire resistance.

CONDITION: General condition appears to be serviceable.

FLOORS:

MATERIAL: Hardwood floors are typically oak, although other woods such as birch, beech and maple, are also used. Hardwood flooring may be in the from of strips, typically tongue-and-groove, or parquet. Parquet floors often consist of six inch squares with each square made up of six one-inch strips. The squares are laid with the grain in adjoining squares at right angles, giving a checkerboard effect to the floor. Parquet flooring may be nailed or glued down. There are several different types and installation techniques. Hardwood flooring in modern construction is typically 3/8 inch thick and 1-3/4 inches wide. This adds very little to the rigidity of a floor system. In higher quality older homes, the hardwood strips were sometimes 3/4 inch thick and 2-1/4 inches wide.

Generally considered to be high quality materials, ceramic or quarry tiles are hard fired clay products which may be glazed or unglazed. These materials stand up well to heat, water and normal wear and tear, and have good resistance to stains and cuts. These are brittle floor systems, subject to cracking if not well supported. A conventional wood flooring system generally has too much flex to permit ceramic or quarry tile. Better installations include a concrete base for the tile, typically one inch to five inches thick. Ideally, the tiles are pressed into the concrete while it is still setting. Joints are then grouted. Tiles are typically 1/4 inch to 1/2 inch thick and may be any size from one inch by one inch to twelve inches by twelve inches. Several shapes, colors, patterns and finishes are available.

CONDITION: Damage/deterioration is noted; entry to the main bathroom and the master bedroom. Staining was noted on the hardwood.

STAIRS & HANDRAILS:

CONDITION: Interior stairs were in serviceable condition.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Location #1: in the living room. No fires were started during the inspection. The drafting was not inspected during this inspection. The drafting cannot be inspected without combustion in the fireplace which is not inspected in this inspection. The condition of the flue, firebox and areas of the throat were visually inspected. The liner should be cleaned periodically depending on the number of wood fires. The burning of soft wood and paper increases the soot build-up which eventually can lead to a chimney fire. The proper method of starting a fire is to ignite loosely balled newspaper on top of thee logs to create a heat draft up the flue. Smoke will be attached from the logs to the warmest air, which should be in the flue, not your living area.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed is such a way that the inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
Note: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be preformed by a laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timing functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure testing on coolant systems, therefor no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, beyond the scope of the inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

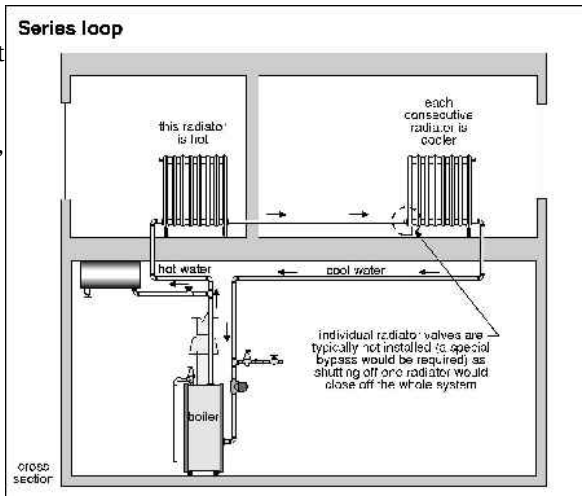
HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Basement.

SYSTEM TYPE:

Forced hot water boiler. The average life expectancy of a hot water boiler is thirty to fifty years. Forced hot water heating systems operate under pressure, with water being circulated by means of a pump. Several advantages of hot water boilers are:the operation is relatively quite, there is an even temperature distribution and additional zones can be added readily installed. One disadvantage is that the water in the distribution system is vulnerable to freezing temperatures. If the home is left vacant during the winter months the thermostat should be kept on a low setting to prevent possible freezing. Service contracts which provide inspections prior to the heating season are recommended.



FUEL TYPE AND NOTES:

Oil, Oil tank appears abandoned. Make inquiry with the seller. It is suspected that an underground oil storage tank exists on the property. According to the Environmental Protection Agency(EPA), this situation can represent a significant environmental risk. In most cases these tanks eventually must be removed. Contaminated soil around the tank must be removed. The cost for this work can be substantial. We recommend you test the tank prior to purchase.

CAPACITY OF UNIT:

100,000.

APPROXIMATE AGE IN YEARS:

30 plus years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Evidence of misfiring was noted. The system is an older unit which is approaching the end of its life expectancy. It would be wise to budget for a new one.

BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical when tested.

PUMP: Circulator pump was operating properly.

COMBUSTION AIR: Appears to be in serviceable condition.

VENTING: Appears to be in serviceable condition. The exhaust flue on any heating system is designed to carry the exhaust gases to the chimney from the furnace. They are typically a single wall galvanized steel pipe, six inches to ten inches in diameter. There are many common problems with exhaust flues. There is sometimes a poor fit at a point where they join the heating system, or at the point where they join the chimney. Because of the corrosive nature of the exhaust gases, exhaust flues eventually rust through, allowing exhaust gases to escape into the basement.

AUXILIARY EQUIPMENT:

THERMAL The thermal fan was noted to be inoperable.Thermal fans can reduce the attic temperature to ninety degrees from one hundred and seventy five degrees. The reduction of attic heat can provide better efficiency for air conditioning and extended roof life.

ELECTRICAL SYSTEM

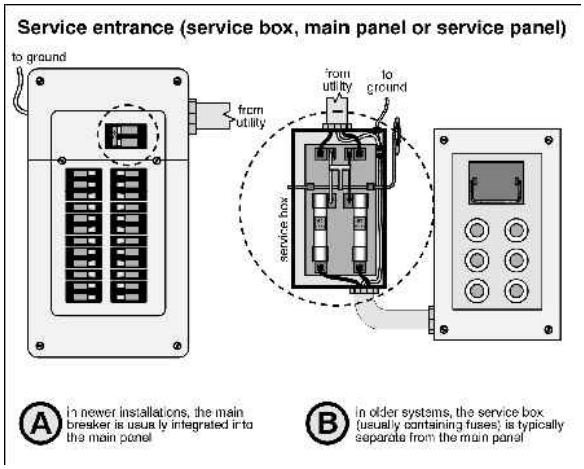
Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack light bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms should be installed within 15 feet of all bedrooms., and tested regularly.

SERVICE:

TYPE AND CONDITION: Overhead, 100 Amp, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Appears to be in serviceable condition.



Inspector Notes: Circuit and wire sizing correct so far as visible. Grounding system is properly installed. Missing cover was noted on the main panel. Have a licensed electrician make further evaluation and corrections as needed.

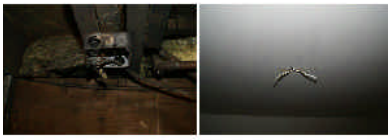
 # OF 11O VOLT CIRCUITS: 16.

 # OF 220 VOLT CIRCUITS: 2.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING: Copper, Exposed wiring was noted in the attic. Exposed wiring was noted in the basement. Open junction boxes are noted which is a hazard.



SWITCHES & OUTLETS:

CONDITION: Some outlets did not function; two in the kitchen. Reverse polarity is noted; one outlet was noted in the kitchen. Three outlets were not grounded in the master bedroom. and one in the middle bedroom. Missing or damaged cover plates viewed;

PLUMBING

Water quality or hazardous materials(lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinklers use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow off can cause scalding. Improper installations should be corrected.

MAIN LINE:

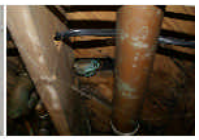
MATERIAL: Copper.
CONDITION: Appears serviceable where visible. Main line is 3/4 inch diameter. Water pressure appears adequate for the dwelling demands.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Appears serviceable where visible.

WASTE LINES:

MATERIAL: Cast Iron, Galvanized, Plastic.
CONDITION: Plumbing vents appear serviceable where visible.
Leaking was noted under the hall bathtub.
Improperly supported drain line was noted on the rear wall.

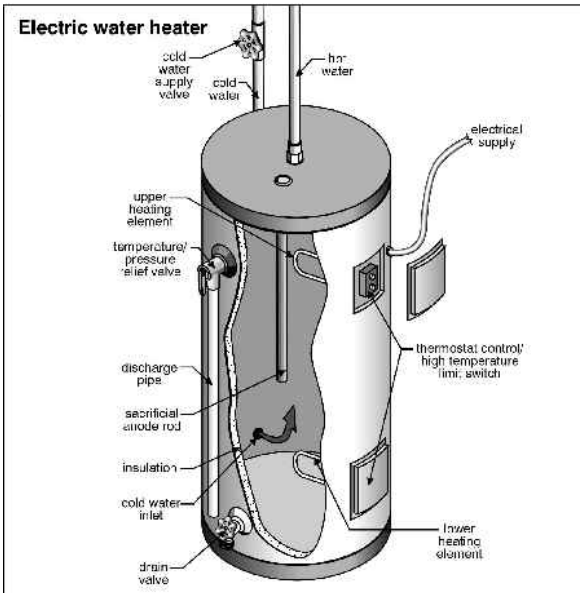
HOSE FAUCETS:

OPERATION: Cut off type which require draining prior to the winter. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE. Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Electric hot water heater. The average life of a hot water heater is eight to twelve years dependent on maintenance. It is recommended to drain about a gallon of water from the bottom of the tank every few months to flush out any sediment which accumulates at the bottom. The sediment burn off is bad for the life expectancy, efficiency and the operating noise level.



SIZE:

52 Gallons.

LOCATION:

Located in the basement.

CONDITION:

Exposed wiring was noted on the water heater.
Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location.