

Inspection Report

Sample Report

Property Address:
149 Main street
Hackettstown NJ 07840



Four Dogs Inspections

**Kevin O'Neill 24GI00146000
149 Main Street Hackettstown, N.J. 07840**

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Date: 10/14/2022	Time: 09:30 AM	Report ID: Sample report
Property: 149 Main street Hackettstown NJ 07840	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

STATE OF NEW JERSEY

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Viewed roof covering from: Walked roof</p> <p>Roof Covering: Architectural</p> <p>Ceiling Structure: 6" or better</p> <p>Method used to observe Crawlspace: Crawled</p> <p>Floor Structure: Wood joists</p> <p>Number of Woodstoves: One</p>	<p>Roof-Type: Gable</p> <p>Method used to observe attic: Crawled</p> <p>Attic Insulation: Fiberglass</p> <p>Foundation: Masonry block</p> <p>Wall Structure: Wood</p>	<p>Roof Ventilation: Ridge vents</p> <p>Roof Structure: Engineered wood trusses</p> <p>Attic info: Attic access</p> <p>Columns or Piers: Steel lally columns</p> <p>Chimney (exterior): Masonry Stucco</p>
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Items

A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)

Comments: Repair or Replace

In the Crawlspace, this water intrusion is from the front porch and will need to be repaired before the sill and rim joist are damaged.

Recommend certified contractor address this issue.



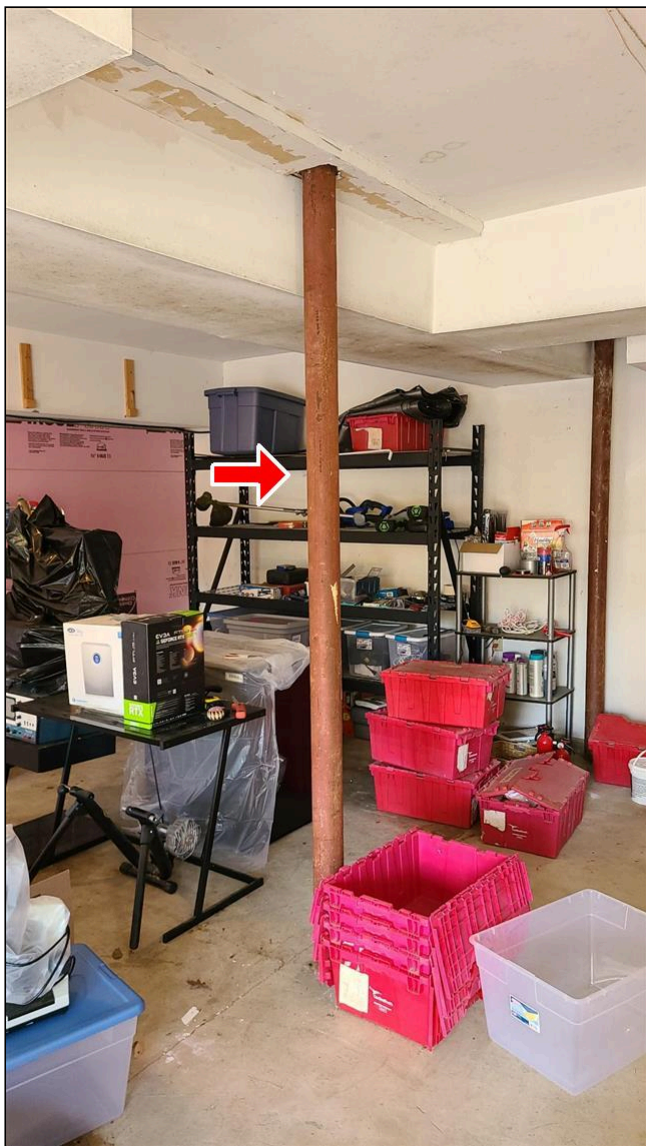
A. Item 1(Picture) Crawlspace



A. Item 2(Picture) Rear settling crack

B. Columns and Piers

Comments: Inspected



B. Item 1(Picture) Steel Lally columns

C. Grading and Drainage

Comments: Repair or Replace

The downspout needs an extension or buried drain line to carry water away from the Foundation at the rear of home.

Recommend certified contractor address this issue.



C. Item 1(Picture) Rear downspout

D. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Comments: Repair or Replace

On the roof the shingles are damaged in several areas and will need to be repaired.

Recommend certified contractor address this issue.



D. Item 1(Picture) The roof appeared to be in serviceable condition until I walked it. Looks to be about 12 to 15 years old, this type of shingle is warranted for 30 years.



D. Item 2(Picture)



D. Item 3(Picture) Shingle damage



D. Item 4(Picture) Shingle damage down to the sheathing



D. Item 5(Picture) Ridge damage



D. Item 6(Picture) Shingle damage



D. Item 7(Picture) Looking South



D. Item 8(Picture) Looking North

E. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)

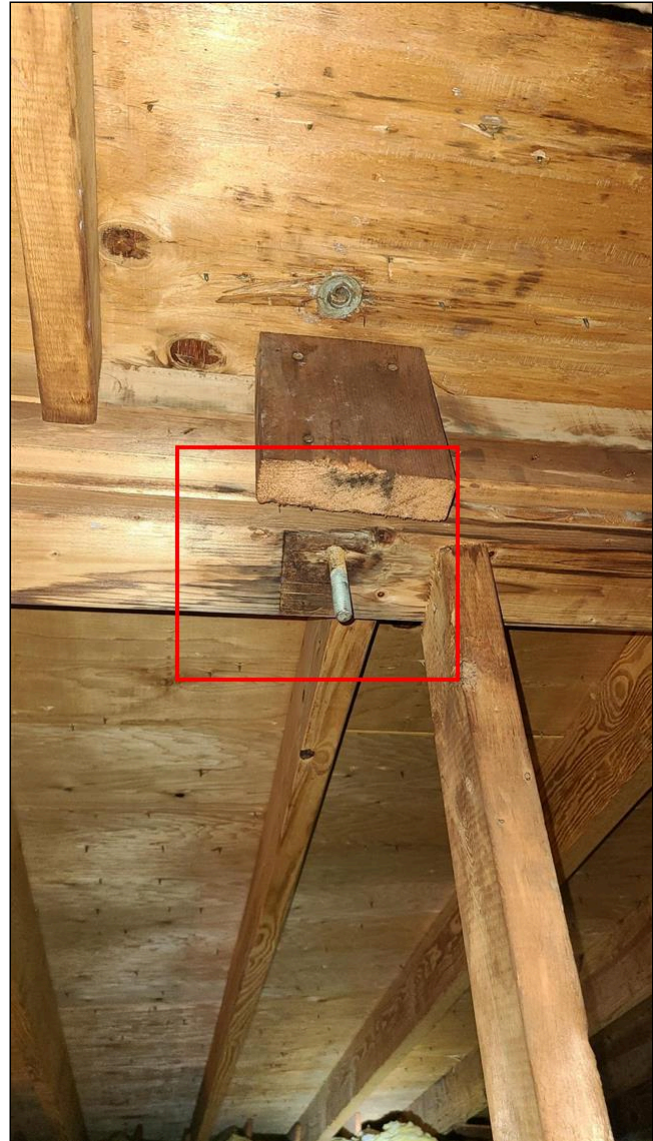
Comments: Repair or Replace

In the Attic space, there is discolored sheathing that is wet and will need to be repaired. The roof appears to have sustained damage that was never repaired.

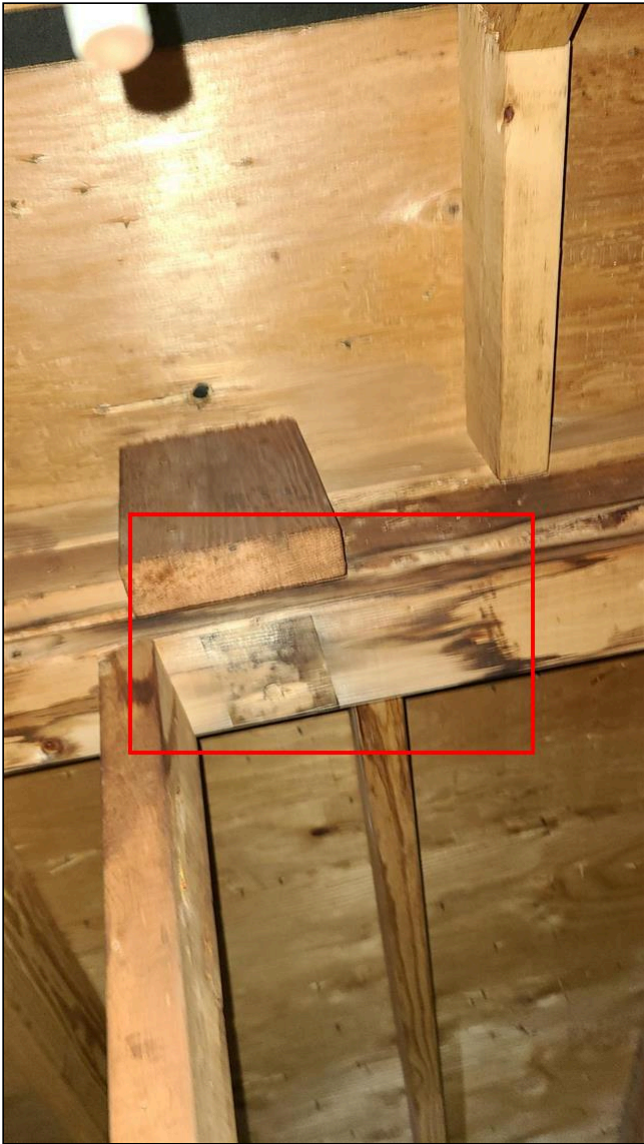
Recommend certified contractor address this issue.



E. Item 1(Picture) Attic water damage



E. Item 2(Picture) This was dry



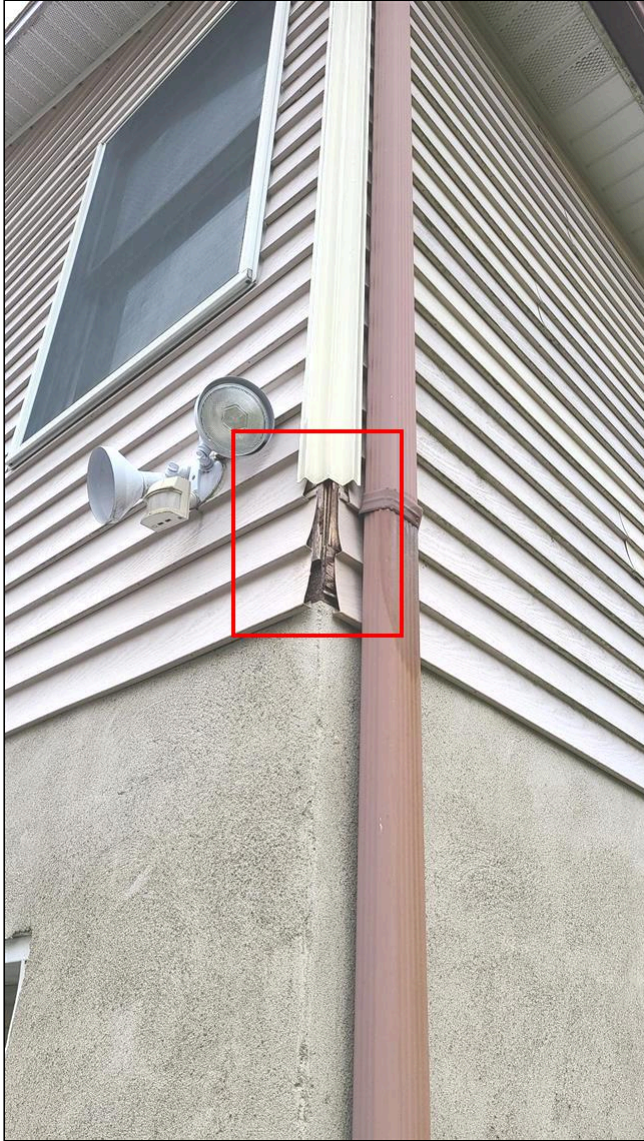
E. Item 3(Picture) This was dry

F. Walls (Interior and Exterior)

Comments: Repair or Replace

On the Left rear corner of the home, this exposed wood is damaged and will need to be repaired.

Recommend certified contractor address this issue.



F. Item 1(Picture) Rear corner

G. Ceilings and Floors

Comments: Inspected

H. Doors (Interior and Exterior)

Comments: Repair or Replace

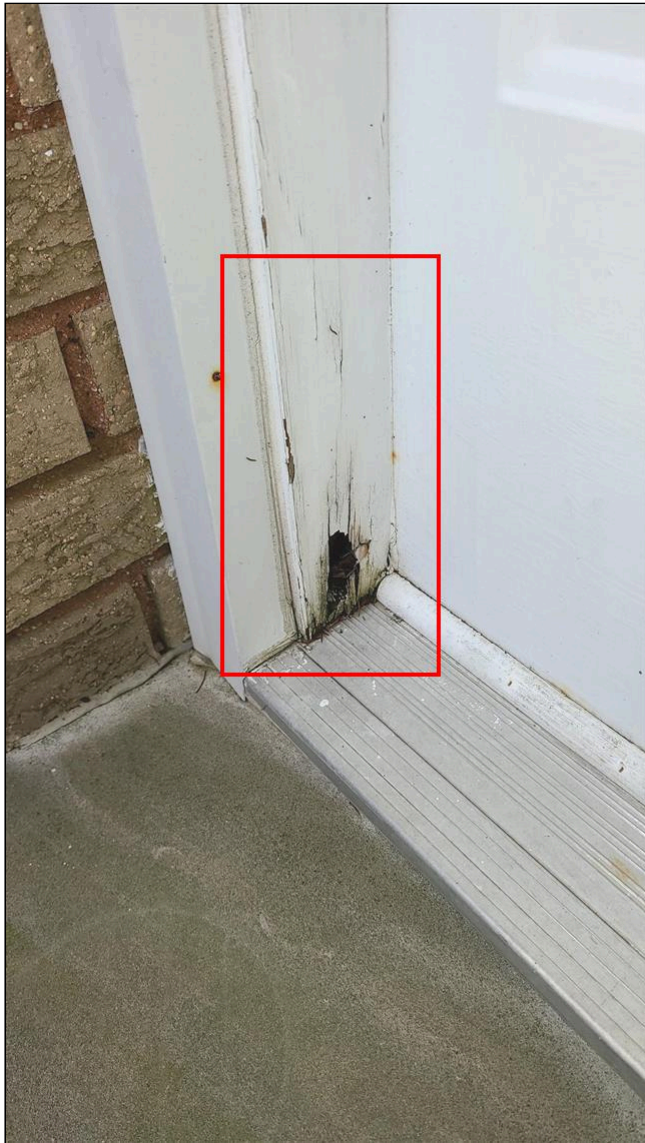
On the front door, this Left jamb is deteriorated.

All 3 of the bedroom closet doors are missing and will need to be replaced.

In the dining room, the deck slider was not able to be Inspected due to a cat door insert.

In the Basement, this slider lock was not working when tested and will need to be repaired.

Recommend certified contractor address these issues.



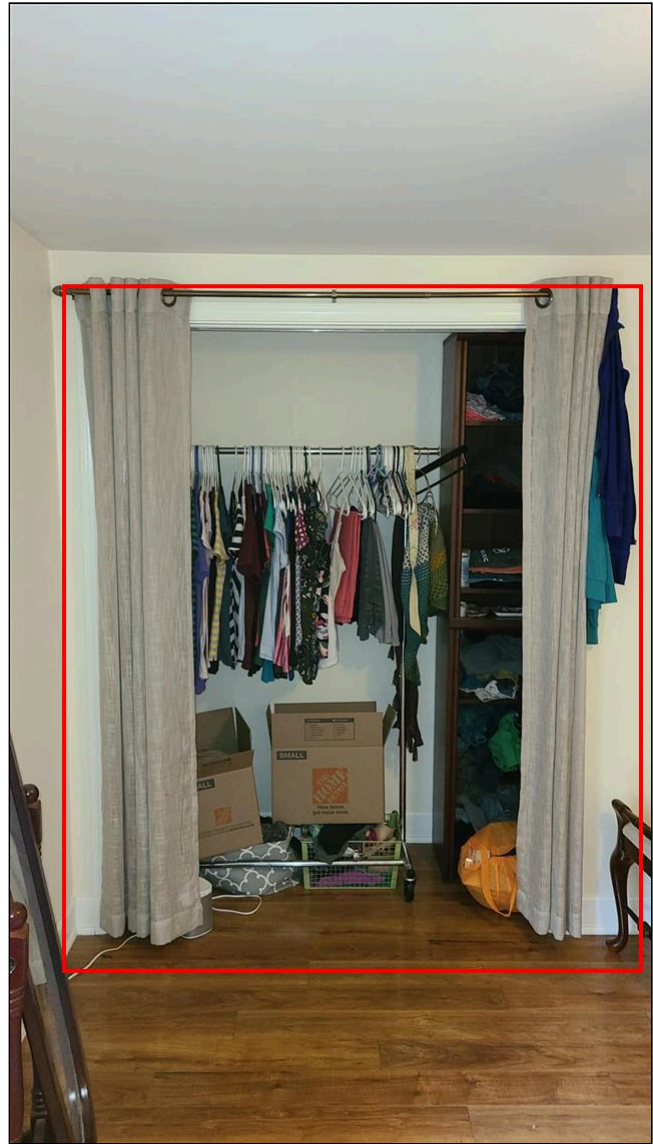
H. Item 1(Picture) Front door



H. Item 2(Picture) Deterioration



H. Item 3(Picture) The bathroom door handles do not lock.



H. Item 4(Picture) Bedroom



H. Item 5(Picture) Bedroom



H. Item 6(Picture) Bedroom



H. Item 7(Picture) Slider



H. Item 8(Picture) Slider lock



H. Item 9(Picture) Basement slider

I. Windows

Comments: Inspected

In the livingroom, these window cranks do not line up to close properly. This is an easy repair.



I. Item 1(Picture) Right side

I. Item 2(Picture) Left side-

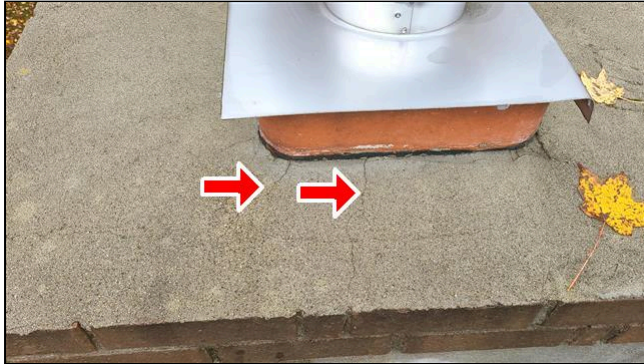
J. Fireplace / Chimney

Comments: Repair or Replace

On the fireplace Chimney, these small cracks need to be sealed as they can lead to water related problems as seen on the side where the white phosphorescence has formed.

On the Furnace Chimney, there is not a cap installed with a cover, there is damage to the ceramic flue tiles and poor drainage from the gutters has severely damaged the cement stucco protective coating on the Chimney that will need to be repaired.

Recommend certified Chimney contractor address these issues.



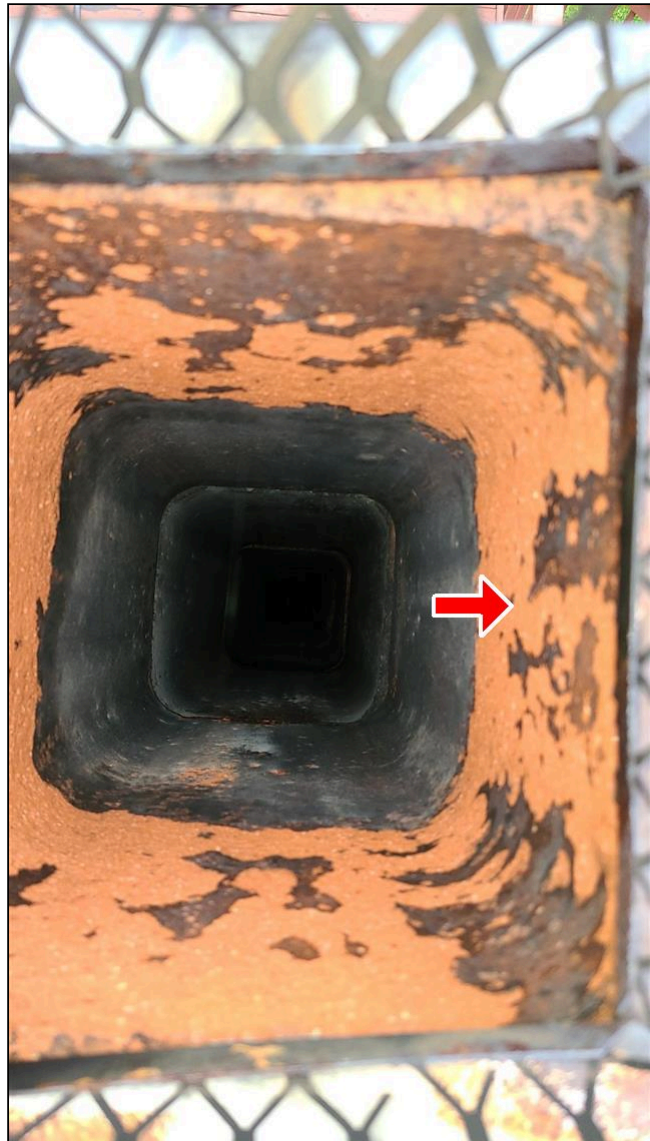
J. Item 1(Picture) Fireplace Chimney cap



J. Item 2(Picture) Water intrusion



J. Item 3(Picture) Furnace Chimney



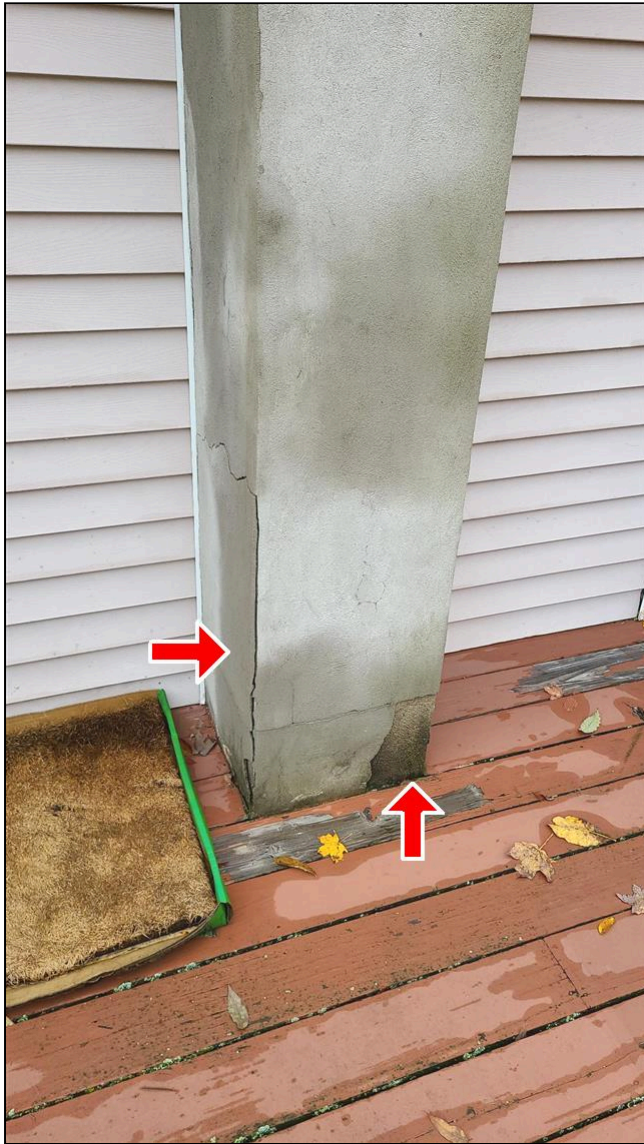
J. Item 4(Picture) Ceramic tile flue damage



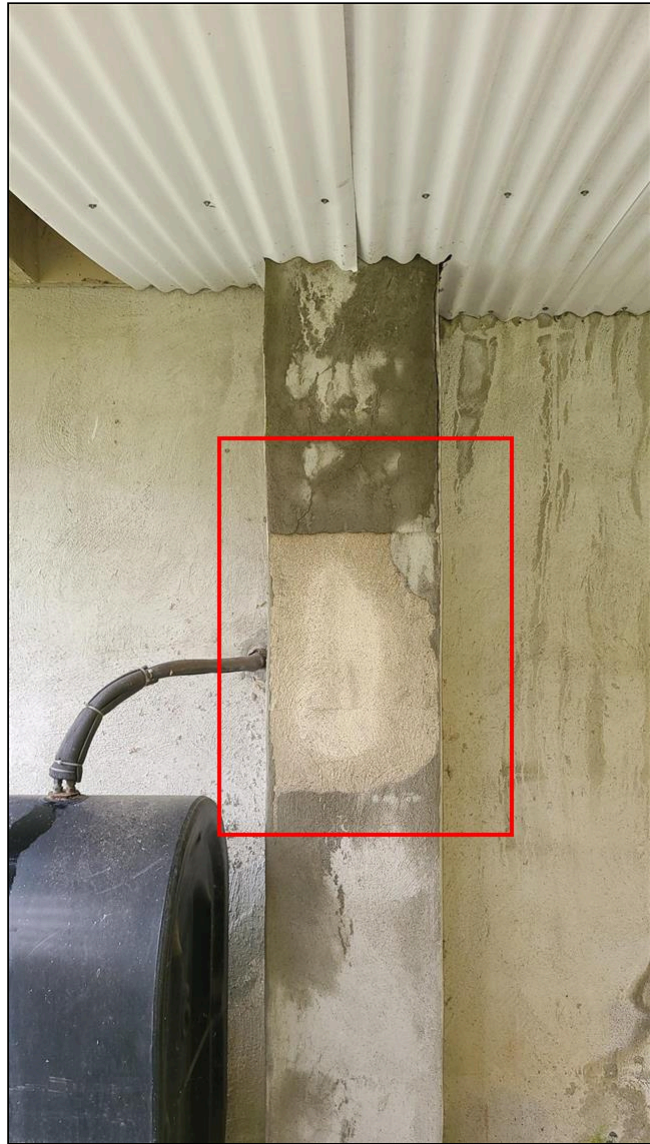
J. Item 5(Picture) Gutter leak damage



J. Item 6(Picture) Other side



J. Item 7(Picture) Stucco damage



J. Item 8(Picture) Stucco damage



J. Item 9(Picture) Fireplace insert



J. Item 10(Picture) Missing firebrick

K. Porches, Decks and Carport (Attached)

Comments: Repair or Replace

On the deck, the handrail does not meet today's safety requirements and needs to have a 4x4 post at each corner and every 6 feet to be structurally sound.

The steps are not properly secured to the decks rim joist and will need to be repaired.

This 4x4 post is too small for the load and will need to be replaced.

Recommend certified contractor address these issues.



K. Item 1(Picture) Deck railing



K. Item 2(Picture) Stairs



K. Item 3(Picture) Stair post

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

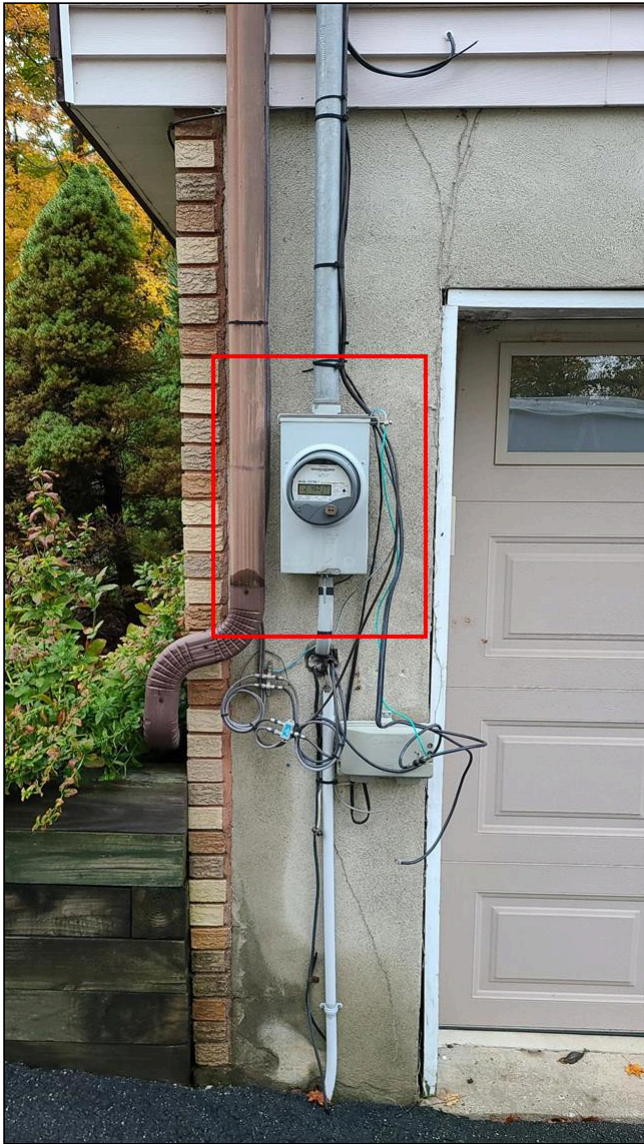
Wiring Methods:

Romex

Items

A. Service Entrance and Panels

Comments: Inspected



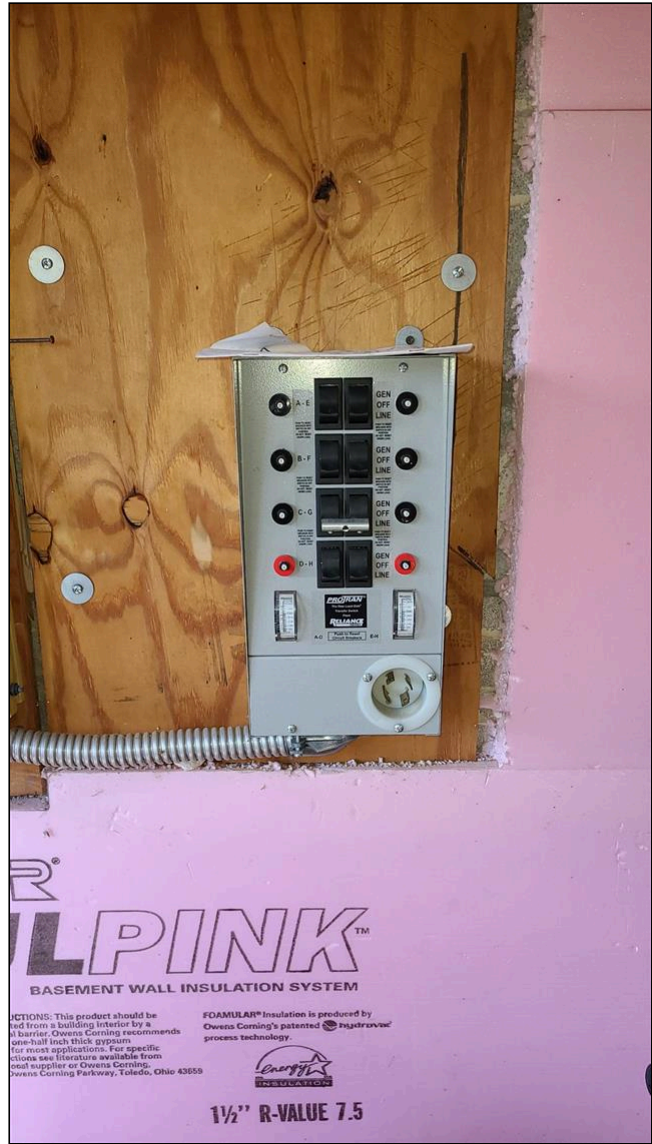
A. Item 1(Picture) Exterior service meter



A. Item 2(Picture) Main panel



A. Item 3(Picture) Cover removed



A. Item 4(Picture) Generator panel

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments: Repair or Replace

In the master bath, this GFCI outlet was not working when tested.

In the Kitchen, this outlet did not have power.

Recommend certified Electrical contractor address these issues.



B. Item 1(Picture) Master bath



B. Item 2(Picture) Kitchen



B. Item 3(Picture) Furnace emergency shut-off



B. Item 4(Picture) In the closet.

C. Smoke Detector

Comments: Not Inspected

The smoke certification is the responsibility of the listing office.

D. Carbon Monoxide Detector

Comments: Not Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Type and Energy Source:

Heat System Brand:

Energy Source:

LENNOX

Oil

Ductwork:

Filter Type:

Central Air Manufacturer:

Insulated

Disposable

LENNOX

Non-insulated

Type and Energy Source:

Air conditioner unit

Electricity

Items

A. Heating Equipment

Comments: Repair or Replace

This LENNOX Oil fired Forced air Furnace was manufactured in April of 2008, and was working when tested. However there is evidence of condensate damage inside the unit.

The humidifier is also leaking and damaging the ductwork, we were unable to test the unit.

Recommend certified HVAC contractor address these issues.



A. Item 1(Picture) Furnace



A. Item 2(Picture) Condensate



A. Item 3(Picture) Humidifier leak



A. Item 4(Picture) Water marks

B. Cooling Equipment

Comments: Not Inspected, Repair or Replace

(1) This LENNOX A/C Condenser was manufactured in January of 2008.

The A/C was not tested for proper operation due to the outside air temperature being 65 degrees or less. We did not test this unit.



B. Item 1(Picture) A/C Condenser

(2) The condenser is missing foam sleeve in area(s). Missing foam on the suction line can cause energy loss and condensation.

A licensed HVAC contractor should service or repair unit.



B. Item 2(Picture) Suction line

C. Ducts and Vents

Comments: Repair or Replace

Both bathroom roof vents are clogged with bees nests.

In the Attic, the ductwork is damaged and will need to be repaired.

Recommend certified contractor address these issues.



C. Item 1(Picture) Attic vent cover



C. Item 2(Picture) Bath vent



C. Item 3(Picture) Bath vent



C. Item 4(Picture) Roof vent



C. Item 5(Picture) Kitchen Microwave vent



C. Item 6(Picture) Attic



C. Item 7(Picture) Attic



C. Item 8(Picture) Thermostatically controlled Attic roof vent most likely works as the blades turned freely.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Well

Water Filters:

None

Plumbing Water Supply (into home):

Poly

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater

Manufacturer:

A.O. SMITH

Water Heater Location:

Basement

Items

A. Water Supply System and Fixtures

Comments: Repair or Replace

In the rear of the home, this spigot needs to be sealed with silicone.

The spigot was also leaking inside the home and will need to be repaired.

Recommend certified Plumbing contractor address this issue.



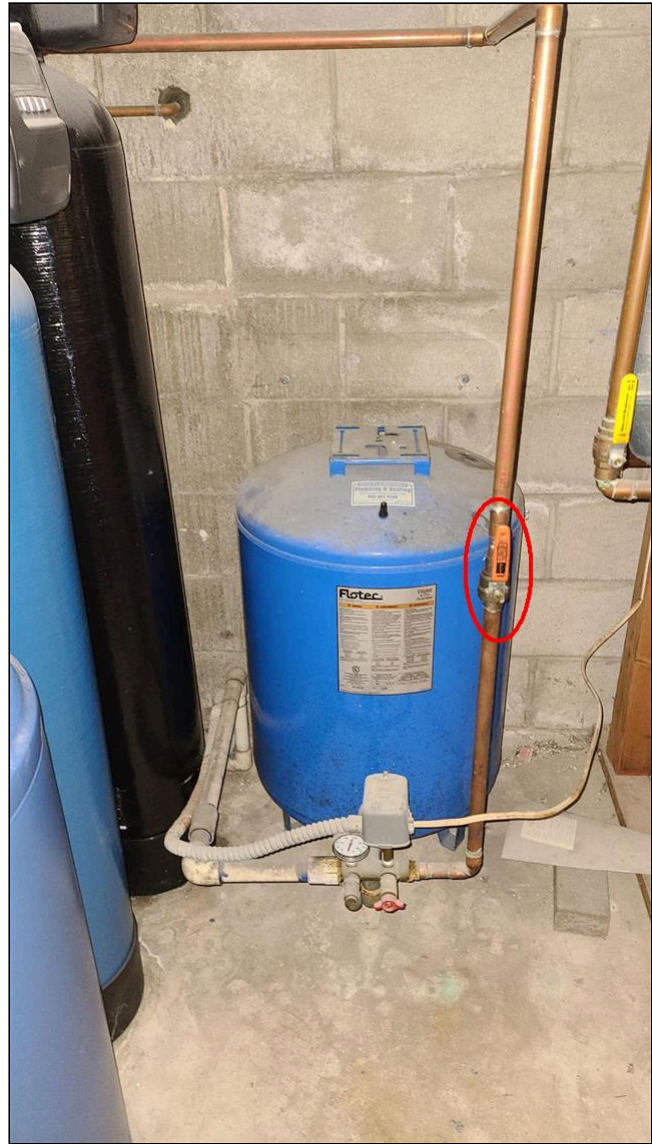
A. Item 1(Picture) Spigot



A. Item 2(Picture) Rear of the home



A. Item 3(Picture) Laundry room



A. Item 4(Picture) Well pressure tank with main water shut-off circled.

B. Drains, Waste, Vents

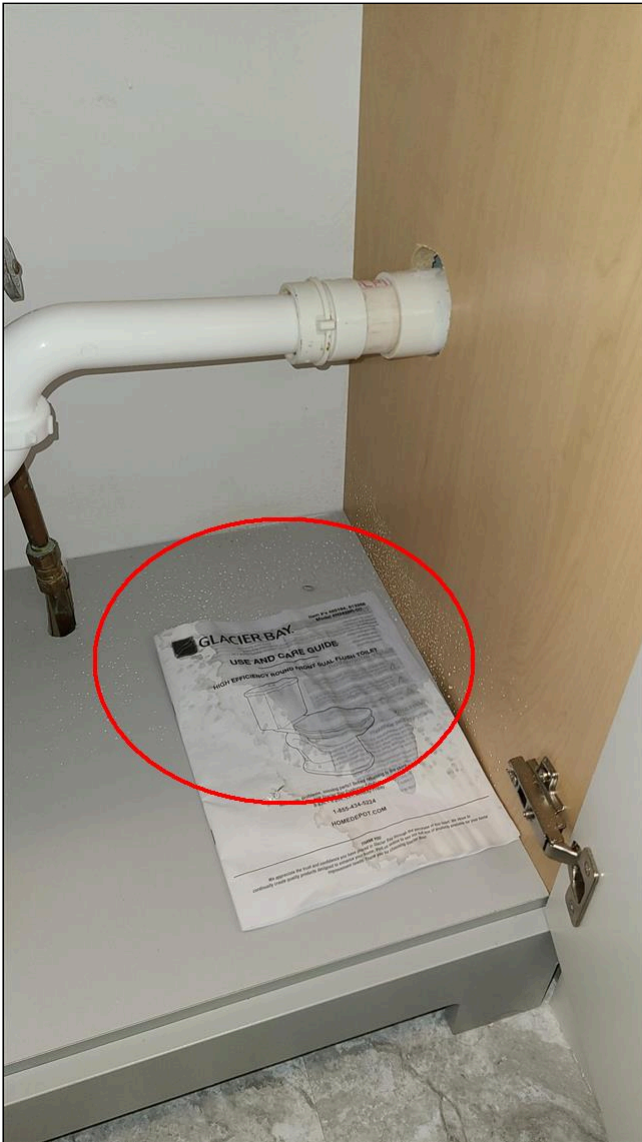
Comments: Repair or Replace

In the master bath, the vanity sink drain was leaking.

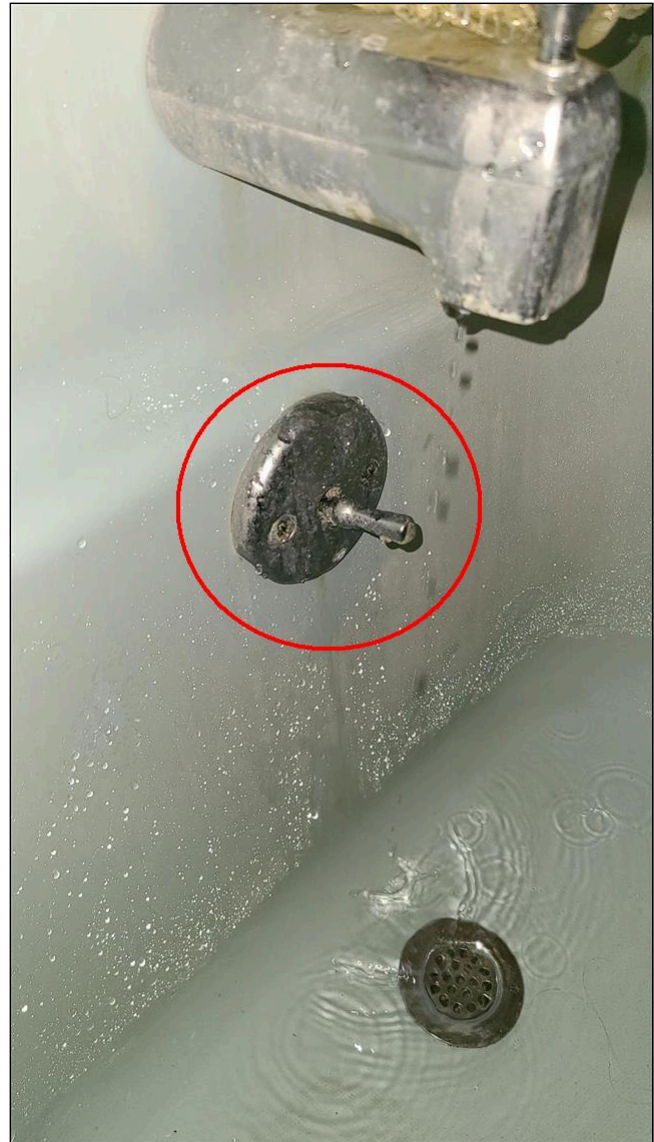
In the main bath, the tub drain stopper was not working when tested.

The main bath vanity sink drain stopper was also not working properly.

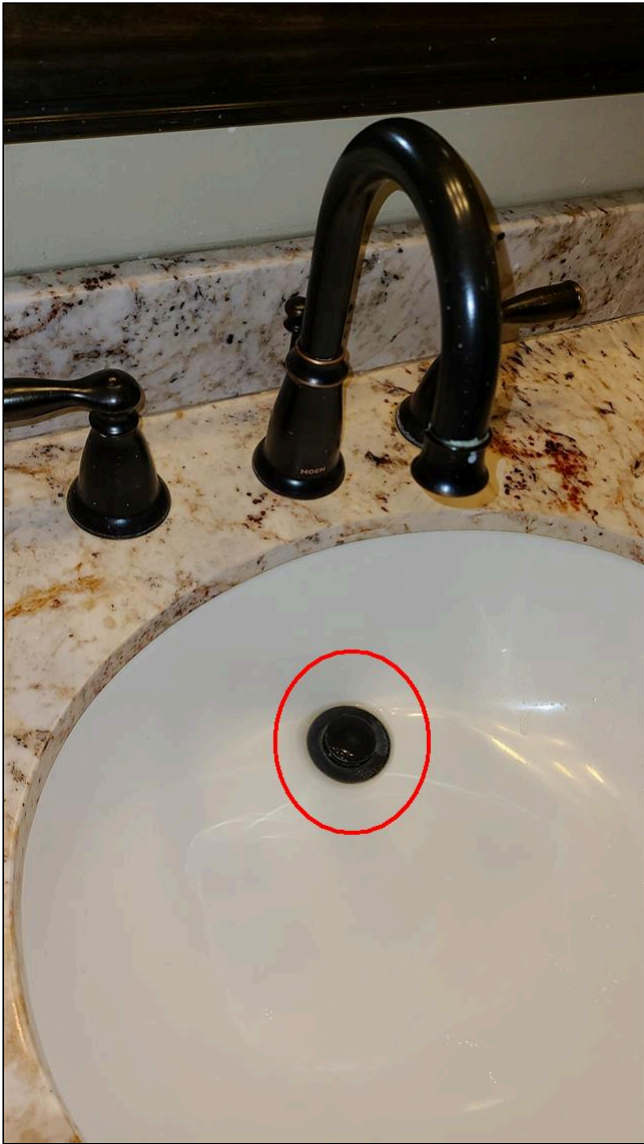
Recommend certified Plumbing contractor address these issues.



B. Item 1(Picture) Master bath



B. Item 2(Picture) Main bath



B. Item 3(Picture) Main bath



B. Item 4(Picture) PVC drains



B. Item 5(Picture) Garage drain

C. Water Heating Equipment

Comments: Inspected

This 50 Gallon Electric A. O. SMITH Electric hot water heater was manufactured in July of 2003, and was working when tested.



C. Item 1(Picture) Hot water heater

D. SUMP / EJECTOR PUMP

Comments: Inspected



D. Item 1(Picture) Laundry Ejector pump

G. Gas Piping or Fuel Storage System

Comments: Inspected



G. Item 1(Picture) 275 Gallon Fuel oil tank in the rear of the home.

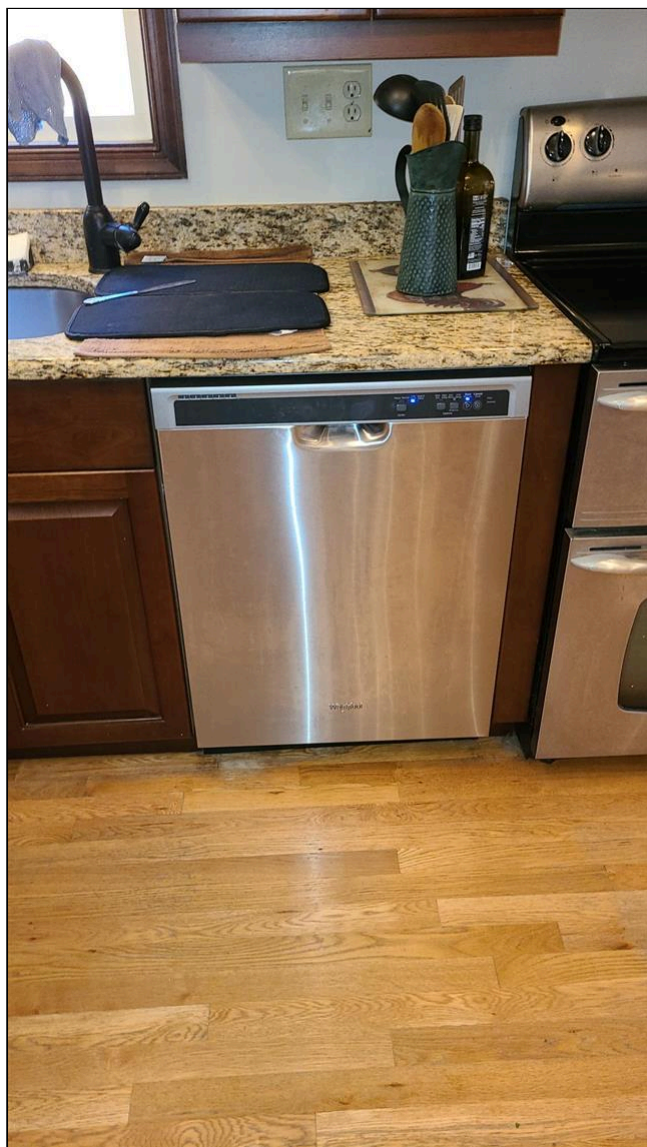
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items**A. Dishwasher**

Comments: Inspected



A. Item 1(Picture) Dishwasher

C. Range Hood

Comments: Inspected



C. Item 1(Picture) Range hood

D. Ranges/Ovens/Cooktops

Comments: Repair or Replace

In the lower oven, the bake element was not working when tested.

Recommend certified contractor address this issue.



D. Item 1(Picture) Range



D. Item 2(Picture) Lower element



D. Item 3(Picture) Lower oven

G. Bathroom Exhaust Fans and/or Heaters

Comments: Inspected



G. Item 1(Picture) Master bath



G. Item 2(Picture) Main bath

I. Garage Door Operators (Report whether door reverses when met with resistance)

Comments: Inspected

J. Dryer Vents

Comments: Not Inspected



J. Item 1(Picture) Dryer vent needs to be cleaned

L. Countertops

Comments: Inspected

M. Miscellaneous

Comments: Inspected



M. Item 1(Picture) Washer and dryer were working when tested.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



FOUR DOGS INSPECTIONS
.....

Four Dogs Inspections

149 Main Street Hackettstown, N.J. 07840

Customer

Sample Report

Address

149 Main street
Hackettstown NJ 07840

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)

Repair or Replace

In the Crawlspace, this water intrusion is from the front porch and will need to be repaired before the sill and rim joist are damaged.

Recommend certified contractor address this issue.



A. Item 1(Picture) Crawlspace



A. Item 2(Picture) Rear settling crack

C. Grading and Drainage

Repair or Replace

The downspout needs an extension or buried drain line to carry water away from the Foundation at the rear of home.

Recommend certified contractor address this issue.



C. Item 1(Picture) Rear downspout

D. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Repair or Replace

On the roof the shingles are damaged in several areas and will need to be repaired.

Recommend certified contractor address this issue.



D. Item 1(Picture) The roof appeared to be in serviceable condition until I walked it. Looks to be about 12 to 15 years old, this type of shingle is warranted for 30 years.



D. Item 2(Picture)



D. Item 3(Picture) Shingle damage



D. Item 4(Picture) Shingle damage down to the sheathing



D. Item 5(Picture) Ridge damage



D. Item 6(Picture) Shingle damage



D. Item 7(Picture) Looking South



D. Item 8(Picture) Looking North

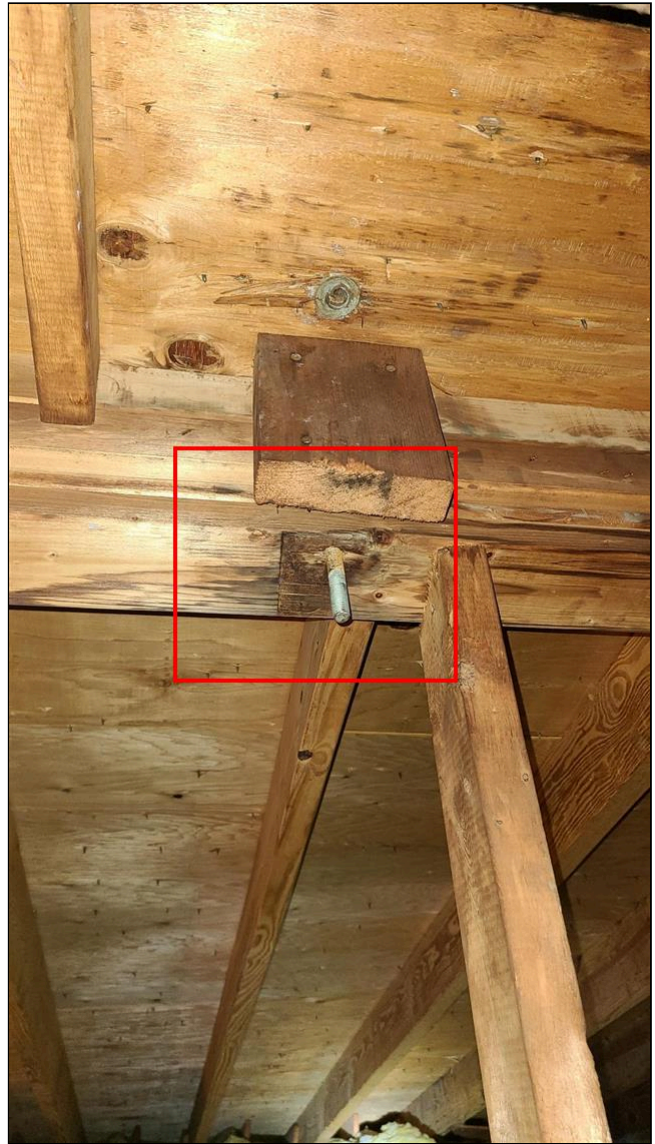
**E. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)
Repair or Replace**

In the Attic space, there is discolored sheathing that is wet and will need to be repaired. The roof appears to have sustained damage that was never repaired.

Recommend certified contractor address this issue.



E. Item 1(Picture) Attic water damage



E. Item 2(Picture) This was dry



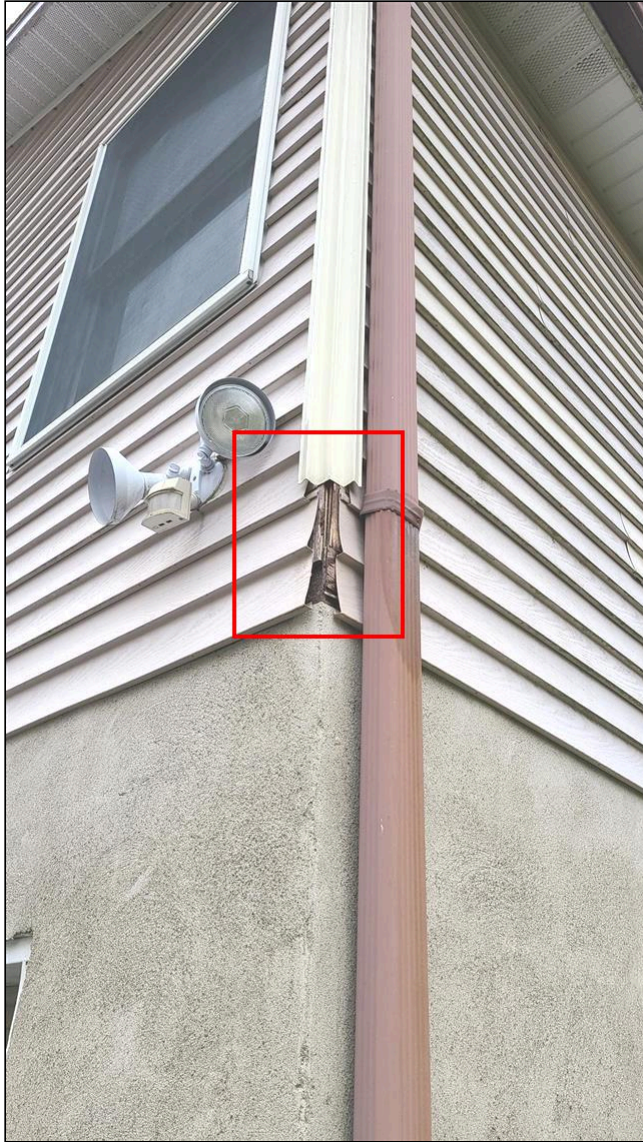
E. Item 3(Picture) This was dry

F. Walls (Interior and Exterior)

Repair or Replace

On the Left rear corner of the home, this exposed wood is damaged and will need to be repaired.

Recommend certified contractor address this issue.



F. Item 1(Picture) Rear corner

H. Doors (Interior and Exterior)

Repair or Replace

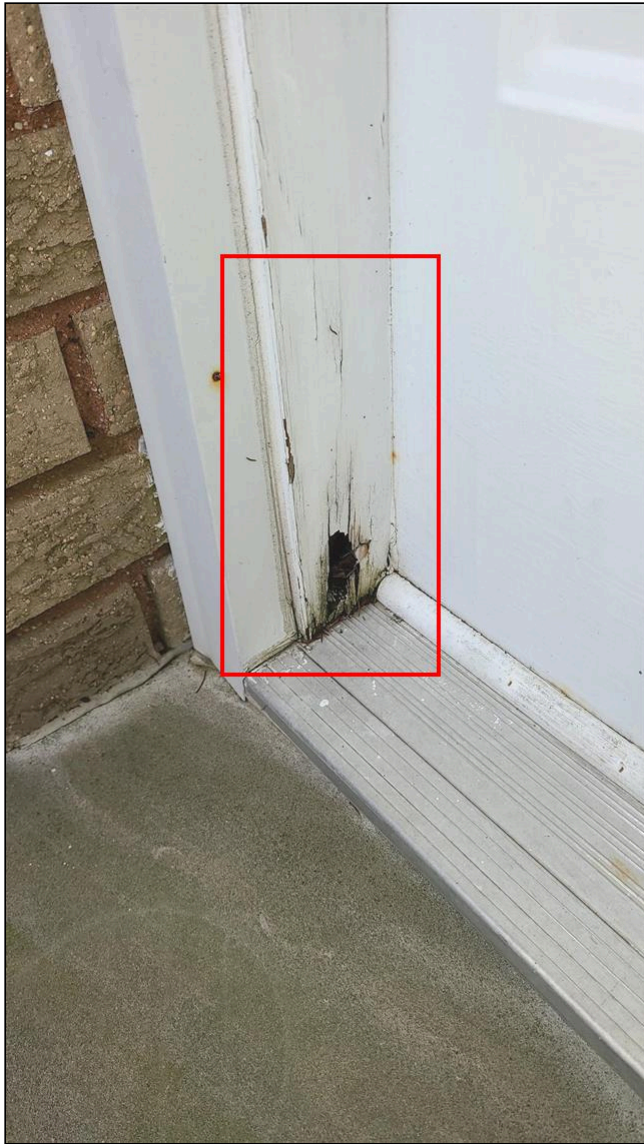
On the front door, this Left jamb is deteriorated.

All 3 of the bedroom closet doors are missing and will need to be replaced.

In the dining room, the deck slider was not able to be Inspected due to a cat door insert.

In the Basement, this slider lock was not working when tested and will need to be repaired.

Recommend certified contractor address these issues.



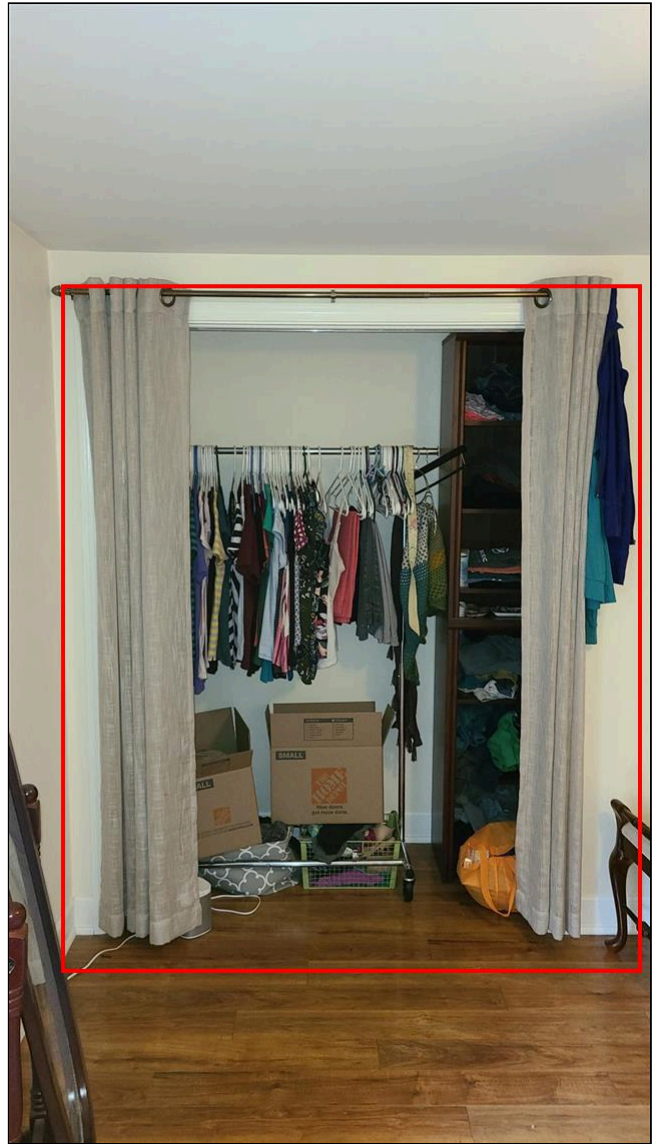
H. Item 1(Picture) Front door



H. Item 2(Picture) Deterioration



H. Item 3(Picture) The bathroom door handles do not lock.



H. Item 4(Picture) Bedroom



H. Item 5(Picture) Bedroom



H. Item 6(Picture) Bedroom



H. Item 7(Picture) Slider



H. Item 8(Picture) Slider lock



H. Item 9(Picture) Basement slider

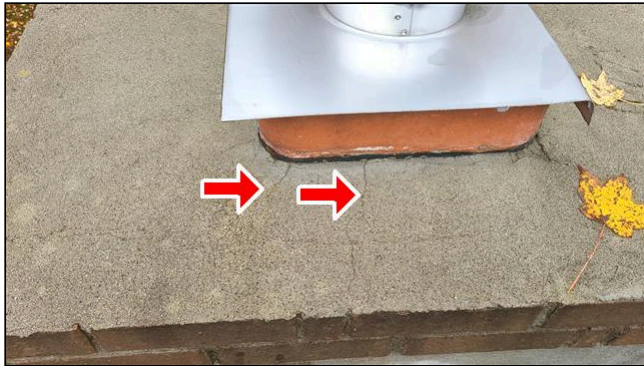
J. Fireplace / Chimney

Repair or Replace

On the fireplace Chimney, these small cracks need to be sealed as they can lead to water related problems as seen on the side where the white phosphorescence has formed.

On the Furnace Chimney, there is not a cap installed with a cover, there is damage to the ceramic flue tiles and poor drainage from the gutters has severely damaged the cement stucco protective coating on the Chimney that will need to be repaired.

Recommend certified Chimney contractor address these issues.



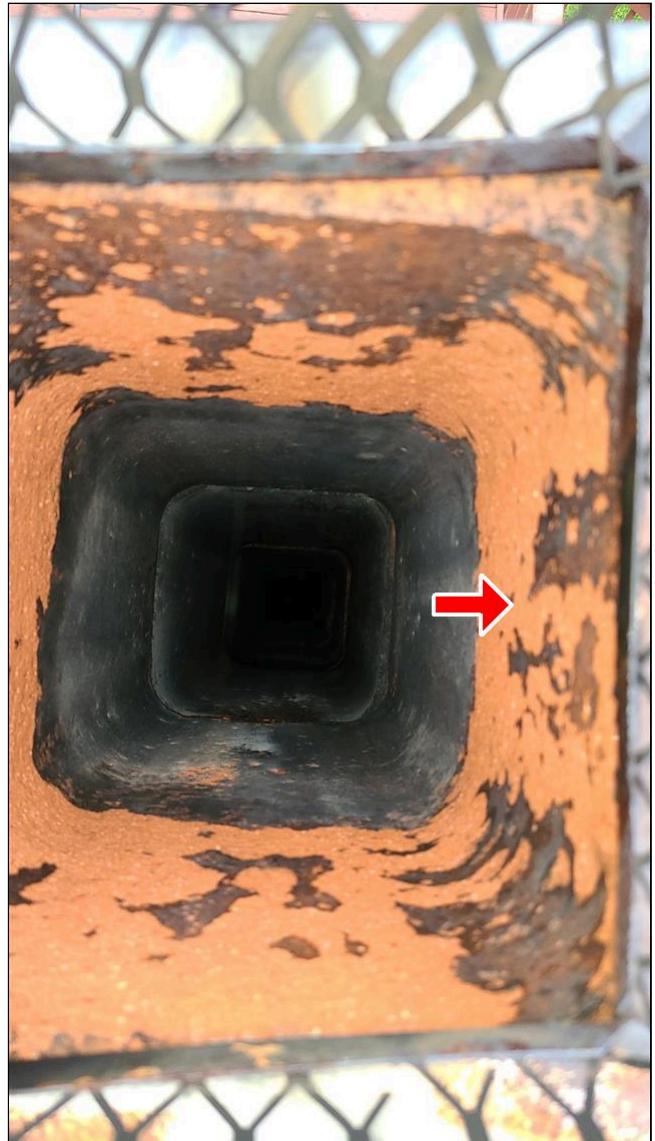
J. Item 1(Picture) Fireplace Chimney cap



J. Item 2(Picture) Water intrusion



J. Item 3(Picture) Furnace Chimney



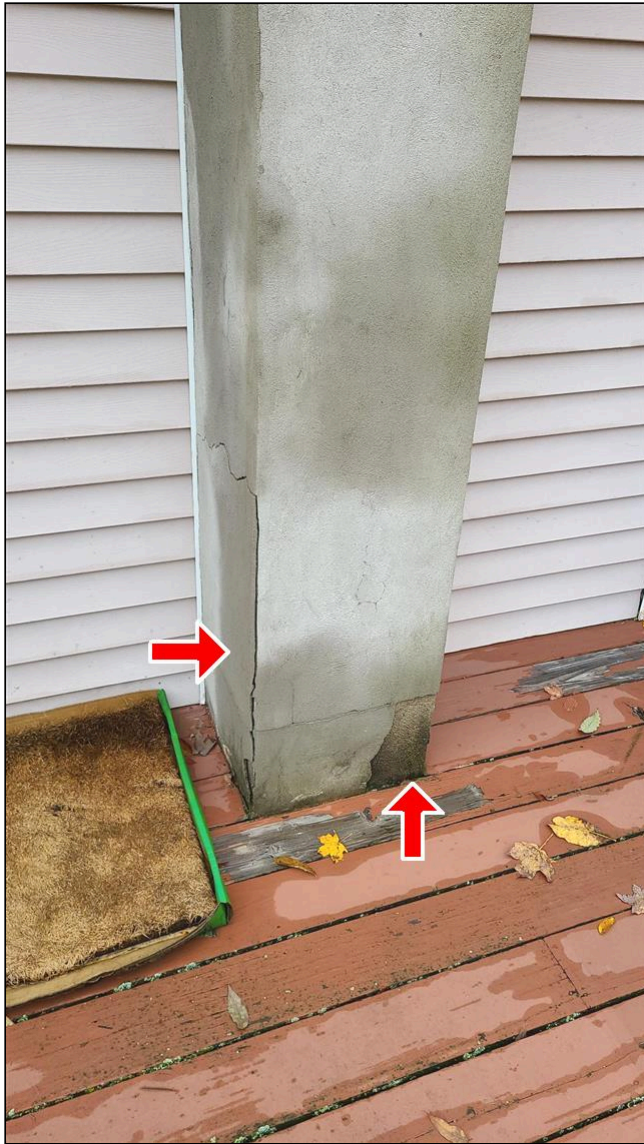
J. Item 4(Picture) Ceramic tile flue damage



J. Item 5(Picture) Gutter leak damage



J. Item 6(Picture) Other side



J. Item 7(Picture) Stucco damage



J. Item 8(Picture) Stucco damage



J. Item 9(Picture) Fireplace insert



J. Item 10(Picture) Missing firebrick

K. Porches, Decks and Carport (Attached)

Repair or Replace

On the deck, the handrail does not meet today's safety requirements and needs to have a 4x4 post at each corner and every 6 feet to be structurally sound.

The steps are not properly secured to the decks rim joist and will need to be repaired.

This 4x4 post is too small for the load and will need to be replaced.

Recommend certified contractor address these issues.



K. Item 1(Picture) Deck railing



K. Item 2(Picture) Stairs



K. Item 3(Picture) Stair post

II. ELECTRICAL SYSTEMS

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Repair or Replace

In the master bath, this GFCI outlet was not working when tested.

In the Kitchen, this outlet did not have power.

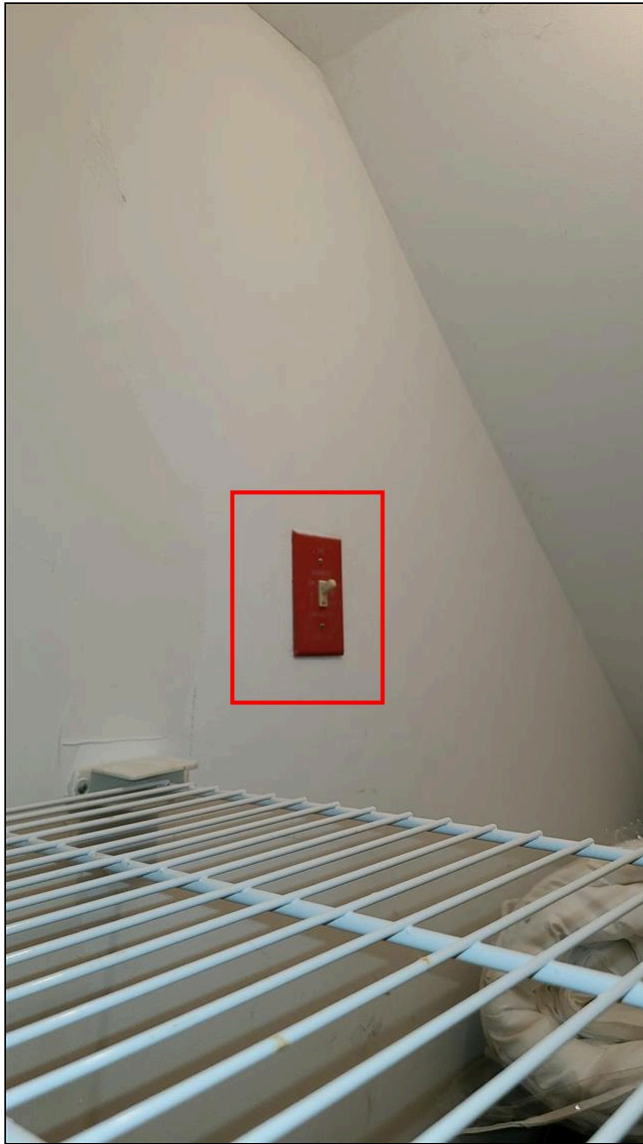
Recommend certified Electrical contractor address these issues.



B. Item 1(Picture) Master bath



B. Item 2(Picture) Kitchen



B. Item 3(Picture) Furnace emergency shut-off



B. Item 4(Picture) In the closet.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Repair or Replace

This LENNOX Oil fired Forced air Furnace was manufactured in April of 2008, and was working when tested. However there is evidence of condensate damage inside the unit.

The humidifier is also leaking and damaging the ductwork, we were unable to test the unit.

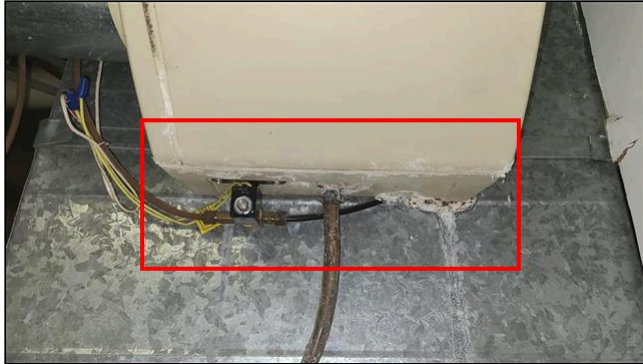
Recommend certified HVAC contractor address these issues.



A. Item 1(Picture) Furnace



A. Item 2(Picture) Condensate



A. Item 3(Picture) Humidifier leak



A. Item 4(Picture) Water marks

B. Cooling Equipment

Not Inspected, Repair or Replace

(1) This LENNOX A/C Condenser was manufactured in January of 2008.

The A/C was not tested for proper operation due to the outside air temperature being 65 degrees or less. We did not test this unit.



B. Item 1(Picture) A/C Condenser

(2) The condenser is missing foam sleeve in area(s). Missing foam on the suction line can cause energy loss and condensation.

A licensed HVAC contractor should service or repair unit.



B. Item 2(Picture) Suction line

**C. Ducts and Vents
Repair or Replace**

Both bathroom roof vents are clogged with bees nests.

In the Attic, the ductwork is damaged and will need to be repaired.

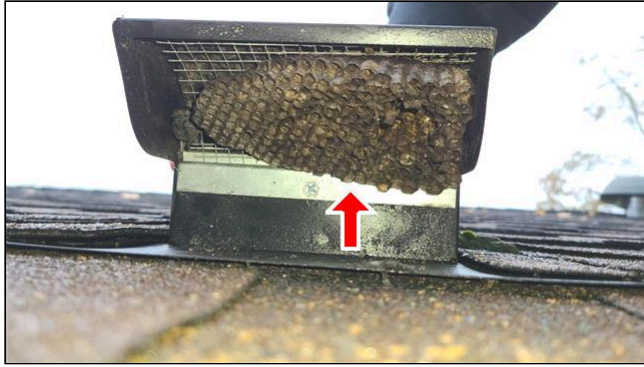
Recommend certified contractor address these issues.



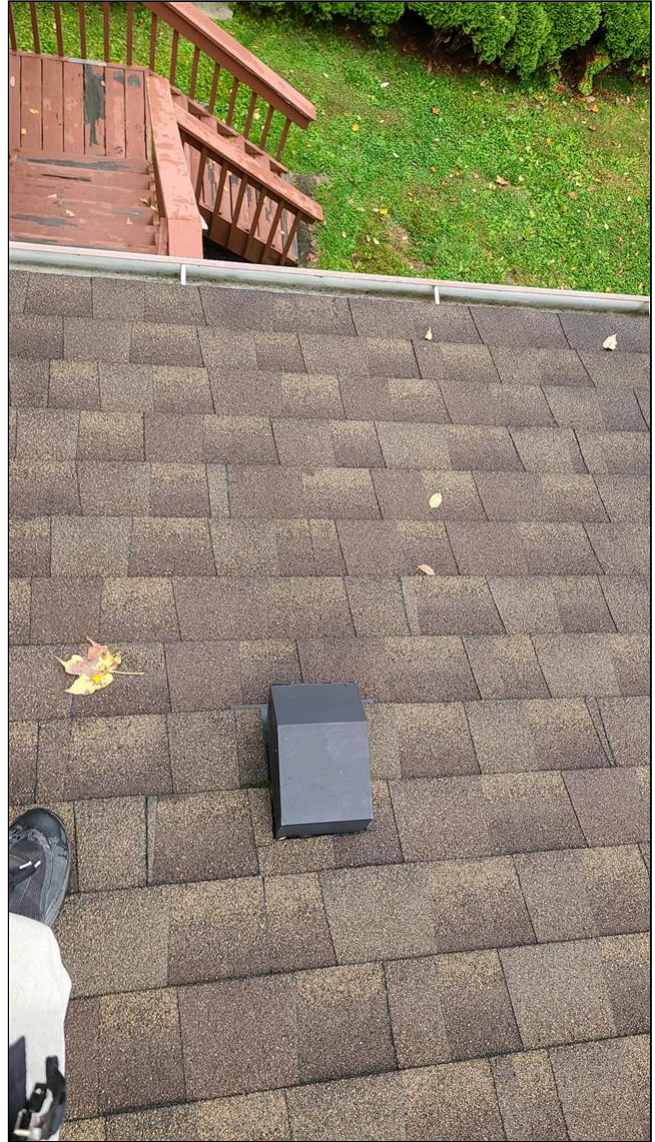
C. Item 1(Picture) Attic vent cover



C. Item 2(Picture) Bath vent



C. Item 3(Picture) Bath vent



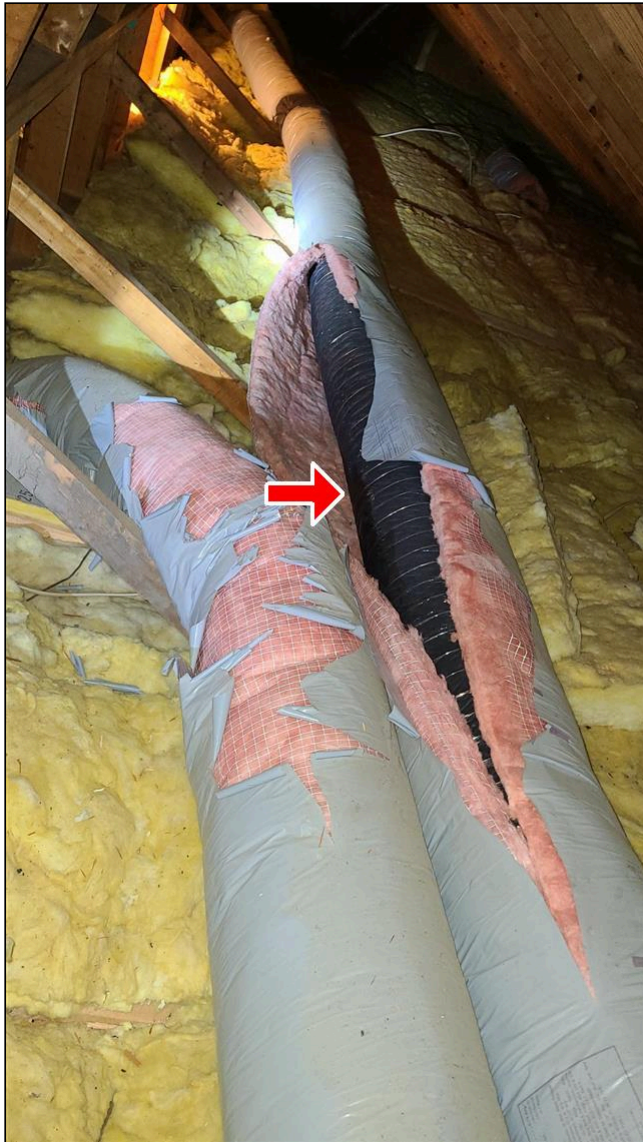
C. Item 4(Picture) Roof vent



C. Item 5(Picture) Kitchen Microwave vent



C. Item 6(Picture) Attic



C. Item 7(Picture) Attic



C. Item 8(Picture) Thermostatically controlled Attic roof vent most likely works as the blades turned freely.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Repair or Replace

In the rear of the home, this spigot needs to be sealed with silicone.

The spigot was also leaking inside the home and will need to be repaired.

Recommend certified Plumbing contractor address this issue.



A. Item 1(Picture) Spigot



A. Item 2(Picture) Rear of the home



A. Item 3(Picture) Laundry room



A. Item 4(Picture) Well pressure tank with main water shut-off circled.

B. Drains, Waste, Vents

Repair or Replace

In the master bath, the vanity sink drain was leaking.

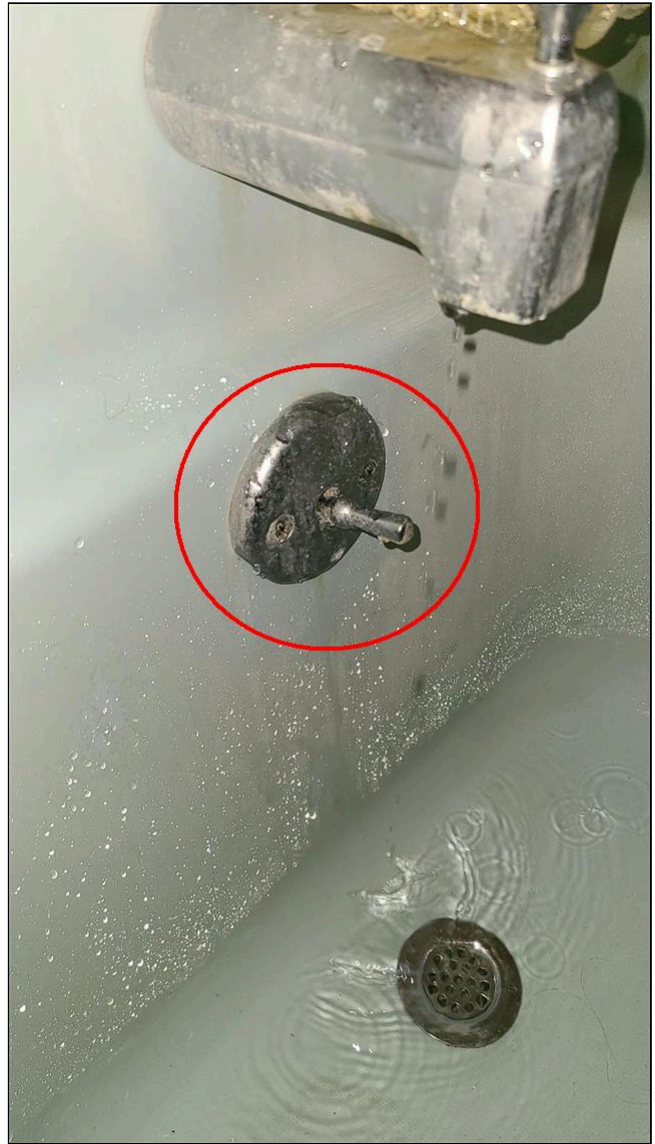
In the main bath, the tub drain stopper was not working when tested.

The main bath vanity sink drain stopper was also not working properly.

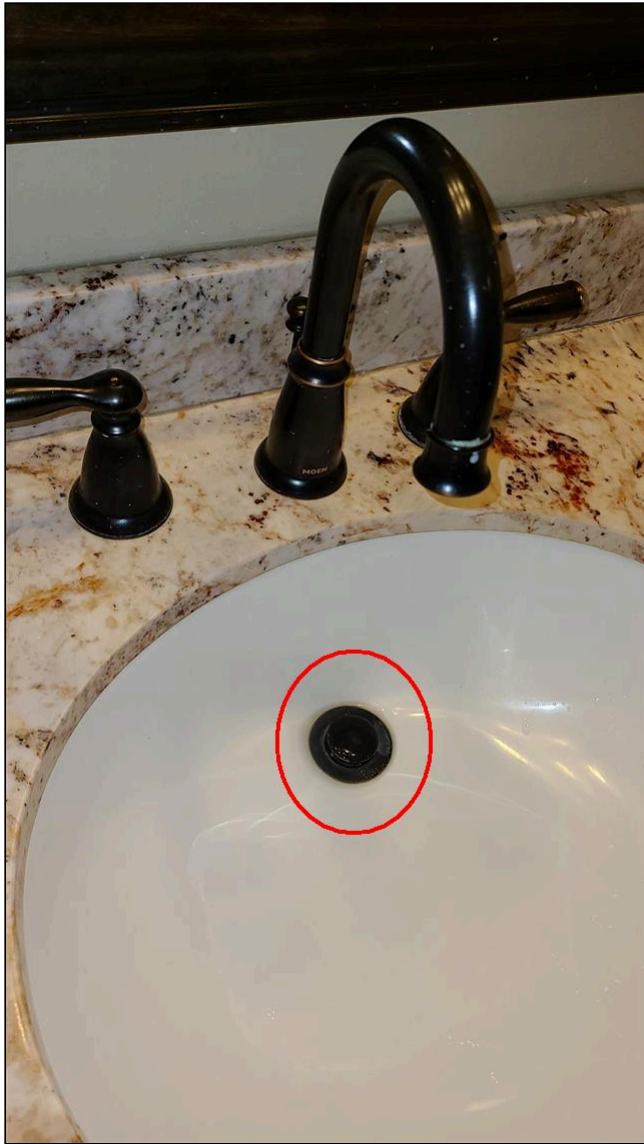
Recommend certified Plumbing contractor address these issues.



B. Item 1(Picture) Master bath



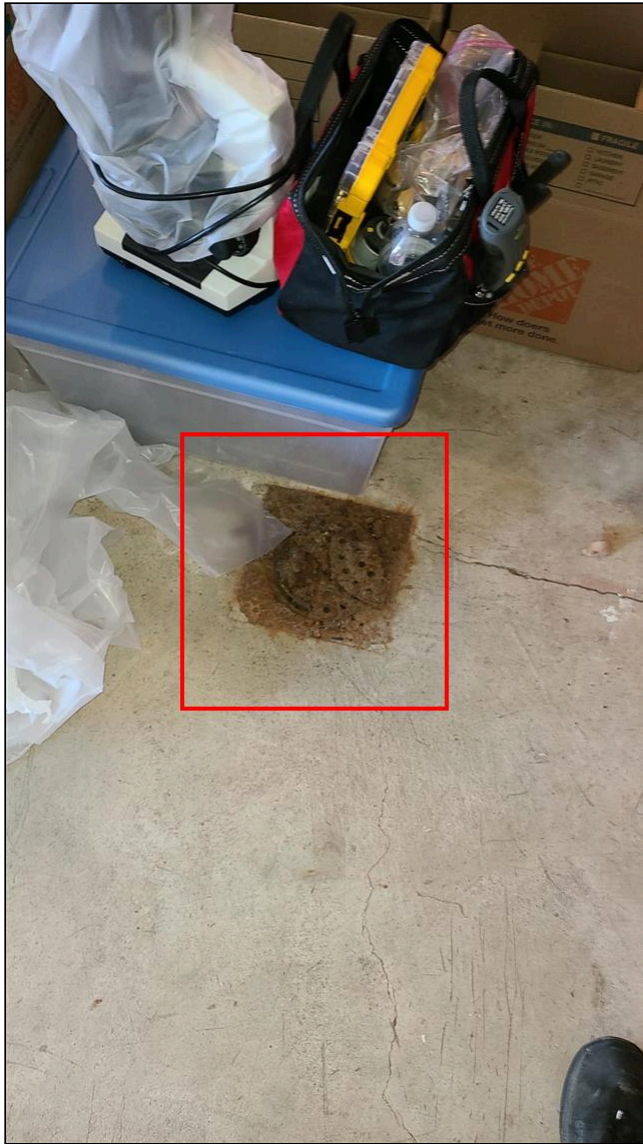
B. Item 2(Picture) Main bath



B. Item 3(Picture) Main bath



B. Item 4(Picture) PVC drains



B. Item 5(Picture) Garage drain

V. APPLIANCES

D. Ranges/Ovens/Cooktops

Repair or Replace

In the lower oven, the bake element was not working when tested.

Recommend certified contractor address this issue.



D. Item 1(Picture) Range



D. Item 2(Picture) Lower element



D. Item 3(Picture) Lower oven

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Four Dogs Inspections

Kevin O'Neill

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