



KING HOME INSPECTIONS, LLC  
**INSPECTION REPORT**



Property Address

New Jersey



International  
Association of Certified  
Home Inspectors®

NACHI # 17100334

# GENERAL INFORMATION

## **Property Information:**

Structure:

Year Built:

Interior Square Footage:

Occupied / Vacant:

Utilities:

Present at Inspection:

## **Weather Conditions:**

Temperature:

Weather:

Time:

Date:

## **Client Information:**

## **Professional Agent:**

## **Inspection Company:**

KING HOME INSPECTIONS, LLC

609-619-7676

kinghomeinspectionsnj@gmail.com

## **Inspector:**

Leszek Krol

NACHI # 17100334

License NJ # 24GI00143000

# TABLE OF CONTENTS

---

Cover Page.....	1
General Information .....	2
Table of Contents .....	3
Pre-Inspection Agreement .....	4
Rating System .....	7
Exterior.....	8
Interior.....	11
Roof/Attic .....	13
Structure (Basement).....	16
Electrical.....	18
HVAC/Heating .....	20
Plumbing .....	23
Kitchen .....	26
Bathrooms .....	29
Laundry .....	32
Garage .....	34
Other.....	36
Report Summary .....	38

# PRE-INSPECTION AGREEMENT

**READ THIS DOCUMENT CAREFULLY. IT CONTAINS PROVISIONS THAT LIMITS CERTAIN OF YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION. IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR PRIOR TO SIGNING THIS AGREEMENT.**

In compliance with the provisions of The New Jersey Administrative Code, *N.J.A.C. §13:40-15.15*, this Pre-Inspection Agreement must be signed by the Client prior to start of the inspection.

1. This Pre-Inspection Agreement (the Agreement) contains the terms and conditions of the Client's contract with *your company name* (the Company) for inspection of the Property at the captioned address, and describes the scope of the Inspection, limitations of liability, and remedies.

2. The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than complete understanding of the findings. Client further acknowledges that such participation is at the Client's own risk for falls, injuries, property damage, etc. Client warrants that permission has been secured for the Company to enter and inspect the Property.

3. The Company agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which a fee has been agreed upon. Home Inspectors, including the Company, are governed by the rules in the New Jersey Administrative Code contained at *N.J.A.C. §13:40-15* and the licensee shall comply with these rules. Failure to comply with these rules may subject the licensee to discipline.

4. The inspection is limited by the limitations, exceptions and exclusions as contained in the Standards of Practice, *N.J.A.C. §13:40-15.16*, and this Pre-Inspection Agreement.

5. A **home inspection** is a limited visual, functional, non-invasive inspection, conducted for a fee or any other consideration, and performed without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris, using the mandatory equipment and including the preparation of a home inspection report of the accessible elements of the following systems and components of a residential building: structural, exterior, roofing, plumbing, electrical, heating, cooling, interior, insulation and ventilation, fireplaces and solid fuel burning appliances, as described more fully in *N.J.A.C. §13:40-15.16(c)*, but excluding recreational facilities and outbuildings other than garages or carports. The purpose of the **home inspection** is to identify and report on **material defects** found in those systems and components. A **material defect** is a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component. **Accessible** means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

6. The following are services and/or procedures that **ARE NOT INCLUDED** as part of the inspection and must be stated in this Pre-Inspection Agreement pursuant to *N.J.A.C. §13:40-15.15*. Pursuant to *N.J.A.C. §13:40-15.16*, the Company **IS NOT REQUIRED TO:** a. enter any area or perform any procedure which is, in the opinion of the home inspector, unsafe and likely to be dangerous to the inspector or other persons; b. enter any area or perform any procedure which will, in the opinion of the home inspector, likely damage the property or its systems or components; c. enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance; d. identify concealed conditions and latent defects; e. determine life expectancy of any system or component, condition and/or operation of any appliance where connecting piping, wiring and/or components are not readily accessible and visible; f. determine the cause of any condition or deficiency; g. determine future conditions that may occur including the failure of systems and components including consequential damage; h. determine the operating costs of systems or components; i. determine the suitability of the property for any specialized use; j. determine compliance with codes, regulations and/or ordinances; k. determine market value of the property or its marketability; l. determine advisability of purchase of the property; m. determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air; n. determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; o. operate any system or component which is shut down or otherwise inoperable; p. operate any system or component which does not respond to normal operating controls; q. operate shut-off valves; r. determine whether water supply and waste disposal systems are public or private; s. insert any tool, probe or testing device inside electrical panels; t. dismantle any electrical device or control other than to remove the covers of main and sub panels; u. walk on unfloored sections of attics; and v. light pilot flames or ignite or extinguish fires.

7. The Client understands that the inspection does not include the removal of drywall, paneling, suspended ceiling tiles, insulation, carpeting, moving of furniture or other items. The Company cannot and will not render an opinion as to the condition of any systems or components of the Property that are concealed by walls, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

8. The Client understands that due to prevailing weather conditions, and time constraints in performing the home inspection, the Company cannot warrant that the Property is completely free from any water penetration, whether the water penetration relates to the roof, eaves, exterior wall cladding, interior wall cladding, defects in window installation, landscaping, exterior drainage issues, interior plumbing, or any other system or component at the Property. The Client understands that the Company will use its best efforts to determine, based solely on visible conditions at the time of the inspection, whether there are ongoing water penetration issues at the Property that constitute a material defect. The Client should inquire of the Sellers of the Property whether the Property has been subject to water penetration at any time prior to purchase by the Client, the source and extent of the water penetration, and whether any efforts were made to correct water penetration problems. The Client further understands that the Client should make an additional visual inspection of the Property subsequent to the home inspection and prior to closing so as to determine whether there is any visible evidence of water penetration at the Property not disclosed in the Inspection Report or by the Seller.

**9. BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY.**

Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of the New Jersey Consumer Fraud Act, *N.J.S.A. §56:8-1* through *§56:8-20*, or any other theory of liability arising out of, from or related to this Pre-inspection Agreement or arising out of, from or related to the Inspection or Inspection Report shall be submitted to final and binding arbitration as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc., utilizing their respective Rules and Procedures. A NJ Licensed Home Inspector shall be a member of the Arbitration Board. The decision of the Arbitrator shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction. **NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.**

**10. LIMITATION ON TIME TO FILE A LAWSUIT OR CLAIM. PLEASE READ CAREFULLY.**

Any legal action arising out of, from or related to this Pre-inspection Agreement or arising out of, from or related to the Inspection or Inspection Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of the home inspection. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights, or claims based thereon. **This time limitation period may be shorter than provided by state law.**

11. The Client specifically acknowledges that this **home inspection** is not an environmental survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to: asbestos, radon, lead, urea formaldehyde, mold, mildew, fungus, odors, noise, toxic or flammable chemicals, water or air quality, PCBs or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, carbon monoxide, the presence of or any hazards associated with the use or placement of Chinese drywall at the Property, any adverse condition which may affect the Property, including conditions due to the installation of suspect stucco/synthetic stucco and/or EIFS, or any other environmental or health hazards, unless otherwise agreed to and an additional fee paid.

12. The Client understands that this home inspection is not intended to discover or disclose whether any system or component of the Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any controlled dangerous substances, including, but not limited to, methamphetamines, and including any and all chemicals, tools or household fixtures or appliances used to facilitate such illegal activities, and the Client further understands that the Company cannot determine whether any environmental hazards exist at the Property resulting from any activities related to any controlled dangerous substances.

13. The Client understands that the adequacy of heat and air conditioning distribution is difficult to determine on a one time visit to the Property and that the Company cannot warrant that the heating or air conditioning systems present at the time of the inspection adequately distribute heat or air conditioning throughout the Property. The Client should inquire of the Seller as to the adequacy of heat and air conditioning distribution at the Property prior to closing.

14. The Client understands that the Inspection and Inspection Report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the Inspection nor Inspection Report is a substitute for any real estate transfer disclosures that may be required by law.

15. The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. Client also agrees to allow the Company ten (10) days to come to the Property to inspect and evaluate any condition complained of by the Client to the Company and not to make or allow others to make any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

16. This Pre-Inspection Agreement shall be governed by New Jersey law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

17. The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions, and limitations of this Pre-Inspection Agreement. Client warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection or Inspection Report. The Client further warrants that they will follow all of the recommendations and advice given to the Client by the Company either as contained in the Home Inspection Report or made verbally at the time of the inspection.

18. It is understood and agreed to by the parties hereto that all the provisions, terms, conditions, and limitations, exceptions and exclusions of this Pre-Inspection Agreement shall apply to any additional inspection or testing services purchased by the Client.

19. This Pre-Inspection Agreement and any subsequent report issued to Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. This Inspection is being performed for the exclusive use and benefit of the Client. The Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

20. By signing this Agreement, the undersigned client(s) agree that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. Client acknowledges that Client has had ample time and opportunity to review this Agreement prior to signing and that Client has signed this Agreement prior to the performance of the home inspection. Client further acknowledges that Client has been encouraged to attend the inspection and understands that Client will not receive the full benefit of the inspection if Client does not attend.

21. The Client and the Company agree that the following systems and/or components of the Property are specifically excluded from the home inspection at the request of the Client:

22. The Client understands that if any systems and/or components of the Property cannot be inspected due to unforeseen circumstances during the initial Inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the Home Inspection Report. If Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee in the amount of \$100 to conduct the desired subsequent inspection.

23. The Client agrees that any additional inspection services, as defined in *N.J.A.C. §13:40-15.2* and requested by the Client, shall be performed for an additional fee and are NOT part of the home inspection. If the Client requests and the Company agrees to perform any additional inspection services those services, and all associated fees, shall be identified in an Addendum to the Agreement and attached hereto and incorporated herein. Additional inspection services requested: ( ) YES ( ) NO If "YES" is checked, please review and sign the Addendum attached hereto.

CLIENT NAME (Print)

CLIENT ADDRESS (Print)

ADDRESS OF PROPERTY TO BE INSPECTED

DATE OF REQUESTED INSPECTION SERVICES Start Time: End Time:

BASED ON INFORMATION SUPPLIED FOR INSPECTION OF THE CAPTIONED PROPERTY

( )STRUCTURE/MECHANICAL ( )TERMITE ( )RADON TESTING. THE INSPECTION FEE WILL TOTAL:

In the event, property size, number of rooms, kitchens, baths, additional structures, extensions, additional utilities and/or components were misstated by Client, additional inspection services or return inspections due to unforeseen circumstances are needed, additional fees will be charged:

CLIENT'S SIGNATURE \_\_\_\_\_ DATE

*your company name* KING HOME INSPECTIONS, LLC \_\_\_\_\_ DATE

**STANDARD INDUSTRY PRACTICES REQUIRE PAYMENT AT END OF INSPECTION AND PRIOR TO RELEASING REPORTS**

# RATING SYSTEM

SAFETY ISSUE	Poses a safety hazard. A professional is required to inspect and repair the issue in order to meet standards.
REPAIR/REPLACE	Recommend repairing/replacing marginal issue.
NOT APPLICABLE	Does not pertain to inspection.
NOT ACCESSIBLE	No access.

# EXTERIOR



Main entrance door



Front windows



Front sidewalk and stairs. Step should be repaired.



Peeling paint on roof fascia at the back of the house



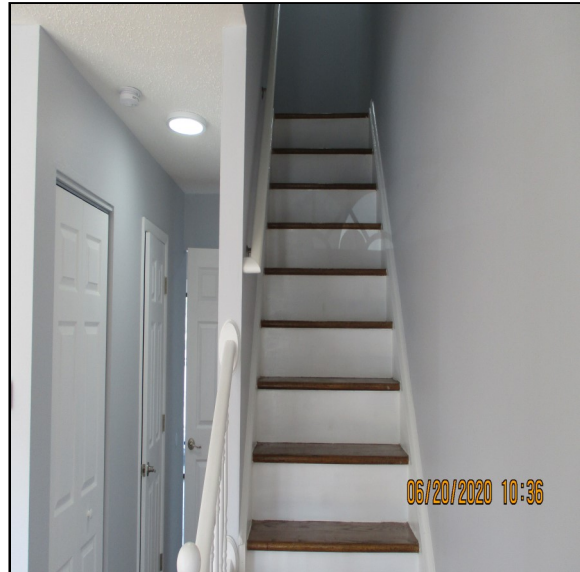
	RATING	REMARKS
DRIVEWAY	NOT APPLICABLE	
WALKWAY/STAIRS	REPAIR/REPLACE	Main stairs damaged, recommend repair by a qualified contractor.
Concrete		
LAWN / GRADING	ACCEPTABLE	
PATIO	REPAIR/REPLACE	Recommend patching with mortar cement concrete deck. A qualified contractor should inspect and repair as needed.
Concrete		
DECK	NOT APPLICABLE	
FENCING	ACCEPTABLE	
Wooden		
FOUNDATION / WALLS	ACCEPTABLE	
Masonry and concrete block		
SIDING	ACCEPTABLE	
Vinyl		
DOOR / WINDOW FRAMES	REPAIR/REPLACE	Recommend aluminum capping & caulking to prevent water intrusion.
Soffit, fascia		
SHUTTER / AWNING	NOT APPLICABLE	

	<b>RATING</b>	<b>REMARKS</b>
ENTRANCE DOOR	ACCEPTABLE	
DOORBELL	NOT APPLICABLE	
STEPS	REPAIR/REPLACE	Recommend repairing one step at the front of the house.
Concrete		
GUTTERS/DOWNSPOUTS	REPAIR/REPLACE	The gutters at the front of the house has debris and needs to be cleaned. Recommend a qualified contractor to inspect and clean as needed.
Aluminum		
PORCH	NOT APPLICABLE	
HOSE CONNECTIONS	ACCEPTABLE	
Front and back		
BALCONY	NOT APPLICABLE	
CAR PORT	NOT APPLICABLE	
EXTERIOR PAINTING	REPAIR/REPLACE	The paint on eaves is peeling. Recommend inspection and painting by a qualified individual.

# INTERIOR



View of living room



Stairs leading to upstairs



View of upstairs master bedroom



View of upstairs bedroom

	RATING	REMARKS
CEILING	ACCEPTABLE	
Drywall, Plaster		
WALLS	ACCEPTABLE	
Drywall, Plaster		
FLOORS	ACCEPTABLE	
Wooden panel		
WINDOWS	REPAIR/REPLACE	Old windows on upper floor need to be repaired by a qualified contractor.
Metal horizontal slider		
ELECTRIC OUTLETS	SAFETY ISSUE	No ground in some receptacles. A qualified electrician should inspect and repair as needed.
(Representative number) 120V		
LIGHTING	REPAIR/REPLACE	Light fixture and light switch at the base of the staircase is needed and poses a safety hazard. A qualified electrician should inspect and repair.
CLOSETS	ACCEPTABLE	
Single door Reach-in		
STAIRS	ACCEPTABLE	
Wooden handrail Wooden steps		
FIREPLACE / FUEL BURNING APPLIANCES	NOT APPLICABLE	

# ROOF/ATTIC



Main roof



Asphalt shingles



View of attic



View of roof rafters in attic

# ROOF REPORT

## IMPORTANT INFORMATION:

- ◆ This is not a code compliance inspection.
- ◆ This inspection is not considered a warranty.
- ◆ Inspectors are only required to carry an eleven (11') foot ladder.
- ◆ Roof inspection is to determine water tightness at the time of inspection only.
- ◆ This is not a guarantee that future leakage or damage will not occur. Attached metal roofs are not part of this inspection. Home buyers should be aware that skylights have a tendency to develop leaks.

## TYPE OF ROOF:

## SLOPE OF ROOF: .

## HOW OBSERVED:

## WEATHER CONDITION:

## ATTIC INSPECTION:

## OBSERVATION:

## RECOMMENDATION:

**THIS IS NOT A ROOF WARRANTY.**

	RATING	REMARKS
ATTIC INSULATION	REPAIR/REPLACE	Recommend adding more insulation, the insulation is about six inches thick. A qualified contractor should inspect and repair as need.
Batt		
ATTIC VENTILATION	REPAIR/REPLACE	Roof fan is not working. A qualified contractor should inspect and repair as need.
Roof fan		
ATTIC SHEATHING	NOT APPLICABLE	
ATTIC ELECTRICAL	NOT APPLICABLE	Recommend installing electric lights.
ATTIC STAIR	NOT APPLICABLE	
ROOF RAFTER/TRUSS	ACCEPTABLE	
FLASHINGS	REPAIR/REPLACE	Chimney flashing needs repair. A qualified roof contractor should inspect and repair as needed.
Metal sheet		
CHIMNEYS	NOT INSPECTED	Chimney Interior Inspection is not part of a Standard Home Inspection. Recommend a level 2 chimney inspection by a licensed & certified co.
Metal Stuck		

# STRUCTURE (BASEMENT)



View of finished basement



Water damage near sump pump in basement



Damaged sub-flooring in basement



Sump pump in basement

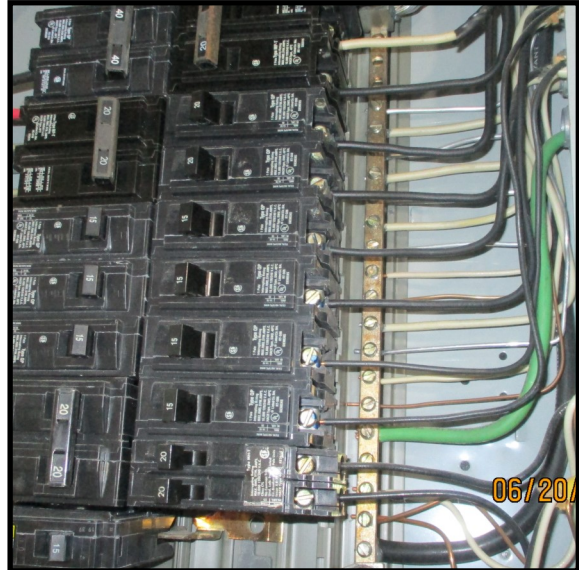


	RATING	REMARKS
FOUNDATION WALLS	REPAIR/REPLACE	Finished basement. Signs of water intrusion in the room where the sump pump is located. A qualified contractor should inspect and repair as needed.
Cinder block		
FLOOR	ACCEPTABLE	
Concrete, Vinyl tiles		
WINDOWS/VENTILATION	SAFETY ISSUE	Poor ventilation, recommend replacing basement windows. A qualified contractor should inspect and repair as needed.
MOISTURE CONDITION	REPAIR/REPLACE	Moisture intrusion in walls where the sump pump is located. Recommend consulting with basement water proofing co. for remediation methods.
LIGHTING/WIRING	SAFETY ISSUE	No ground in outlets. Lights needed above basement stairs.
120V and 240V		
SUPPORT COLUMNS	ACCEPTABLE	Where accessible
Metal, Wood		
FLOOR JOISTS	ACCEPTABLE	Where accessible
Wooden joists		
BEAMS/GIRDERS	ACCEPTABLE	Where accessible
Wood, Metal		
BOX JOISTS/SUB FLOOR	REPAIR/REPLACE	Sub floor in sump pump room needs repair.
STAIRS	ACCEPTABLE	
Wood steps		
DOOR/OPENING	NOT APPLICABLE	

# ELECTRICAL



GFCI outlet in bathroom has no ground



Main electric panel in basement



Ground wire is disconnected from main electric panel



Electric meter located at the back of the house

	RATING	REMARKS
SERVICE ENTRANCE	ACCEPTABLE	
Under ground		
SERVICE BOX / PANEL	<b>SAFETY ISSUE</b>	Neutral wires and ground wires are in the same bars. I recommend a licensed electrician to inspect and correct as needed.
Panel type: circuit breakers Panel capacity: 100 amps Panel location: basement		
AUXILIARY PANEL / SUB PANEL	NOT APPLICABLE	
LIGHTS	ACCEPTABLE	
OUTLETS	<b>SAFETY ISSUE</b>	Outlets in kitchen, bathroom and laundry areas need grounding.
SWITCHES	ACCEPTABLE	
JUNCTION BOXES	ACCEPTABLE	

# HVAC/HEATING



Broken gas furnace



Temperature reading in living room



Closeup of furnace



Old AC unit at the back of the house

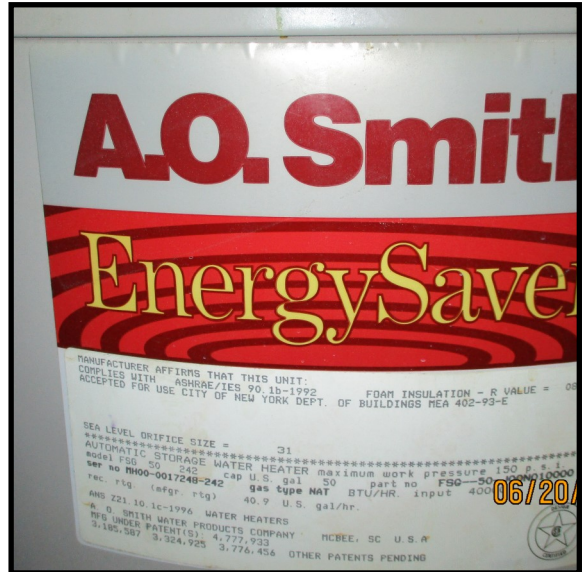
	RATING	REMARKS
HEATING	NOT INSPECTED	Regular maintenance is required.
MANUFACTURER: Thermal Zone FUEL TYPE: Gas		No warranty.
HVAC	SAFETY ISSUE	The air conditioner didn't operate and failed to produce cold air. I recommend a licensed HVAC contractor to inspect and repair as needed.
Central unit		
PIPING	NOT APPLICABLE	
THERMOSTAT	ACCEPTABLE	
Digital		
ELECTRICAL VOLTAGE	ACCEPTABLE	
AMPERAGE RATING	ACCEPTABLE	
MAIN DISTRIBUTION PANEL	SAFETY ISSUE	Neutral wires and ground wires are in the same bars. I recommend a licensed electrician to inspect and correct as needed.
Basement		
ELECTRICAL WIRING	SAFETY ISSUE	No ground in GFCI outlets in kitchen, bathroom and laundry areas.
Romex		
GROUNDING WIRE	SAFETY ISSUE	Recommend copper ground wires as ground rod and around water meter.
MAIN OVERHEAD WIRE	NOT APPLICABLE	

	RATING	REMARKS
COOLING	SAFETY ISSUE	The air conditioner didn't operate and failed to produce cold air. I recommend a licensed HVAC contractor to inspect and repair as needed.
MANUFACTURER: Thermal Zone		
DUCT WORK	NOT INSPECTED	
RETURN AIR REGISTERS	NOT INSPECTED	
RADIATORS	NOT APPLICABLE	
FURNACE	NOT INSPECTED	
BOILER	NOT APPLICABLE	
EXHAUST TUBE	NOT APPLICABLE	
GAS METER	ACCEPTABLE	
Location: back of basement		
OIL TANK	NOT APPLICABLE	
CLEAN OUT	NOT INSPECTED	

# PLUMBING



Old water heater



Label on water heater



Discharge pipe is disconnected from sump pump



Discharge stuck from washing machine in laundry room

	RATING	REMARKS
PLUMBING PIPING	ACCEPTABLE	
PVC, Copper		
PLUMBING CONNECTIONS	REPAIR/REPLACE	Corroded valves due to normal wear and tear. Recommend repairs or replace as necessary.
WATER HEATER	SAFETY ISSUE	Recommend elevating water heater 12 inches above floor level and installing electric jumper. The TPR valve needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. PVC pipe is not approved for hot water use. I recommend a qualified contractor to inspect and repair as needed.
Manufacturer:		
Fuel type:		
Capacity:		
Year made:		
WATER PRESSURE	ACCEPTABLE	
WATER METER	ACCEPTABLE	
Front side of basement		



	RATING	REMARKS
GAS METER Back side of basement	ACCEPTABLE	
SEWER PIPING	NOT INSPECTED	Recommend consulting a qualified licensed plumber for a video sewer inspection.
Under ground sewer & water lines are beyond the scope of a Standard Home Inspection.		
SEWER CONNECTIONS	NOT INSPECTED	Recommend checking and certifying by a qualified licensed plumber.
Manufacturer: Fuel type: Capacity: Year made:		
VENTING	NOT APPLICABLE	
CLEAN OUT	ACCEPTABLE	

# KITCHEN



No water in kitchen sink



View of kitchen



Underneath kitchen sink



Broken patio entry sliding door in kitchen

	RATING	REMARKS
CEILING	ACCEPTABLE	
Drywall		
WALLS	ACCEPTABLE	
Drywall, Ceramic Tile		
FLOORS	ACCEPTABLE	
Wooden panel		
DOORS	SAFETY ISSUE	Patio entry sliding door does not open. A qualified contractor should inspect and repair as needed.
Patio entry		
WINDOWS	REPAIR/REPLACE	Recommend repair.
Metal sliding		
ELECTRICAL OUTLETS	SAFETY ISSUE	No ground in GFCI outlet.
120V		
LIGHTING	ACCEPTABLE	
SINK/FAUCETS	REPAIR/REPLACE	Water is not connected. Recommend a qualified plumber to inspect and repair as needed.
COUNTERS/CABINETS	ACCEPTABLE	
Composite stone		
EXHAUST FAN	NOT APPLICABLE	

	<b>RATING</b>	<b>REMARKS</b>
DISHWASHER: LG	NOT INSPECTED	
GARBAGE DISPOSAL	NOT APPLICABLE	
REFRIGERATOR: LG	NOT INSPECTED	
RANGE/OVEN: LG Gas	ACCEPTABLE	

# BATHROOMS



GFCI outlet in bathroom has no ground



View of shower in bathroom



P-Trap underneath sink in 1st bathroom



P-Trap underneath sink in 2nd bathroom

	<b>RATING</b>	<b>REMARKS</b>
<b>CEILINGS</b>	<b>ACCEPTABLE</b>	
Drywall		
<b>WALLS</b>	<b>ACCEPTABLE</b>	
Drywall, Ceramic tiles		
<b>FLOORS</b>	<b>ACCEPTABLE</b>	
<b>DOORS</b>	<b>ACCEPTABLE</b>	
Hollow		
<b>VENTILATION</b>	<b>ACCEPTABLE</b>	
Exhaust fan		
<b>ELECTRICAL OUTLETS</b>	<b>SAFETY ISSUE</b>	<b>No ground in GFCI outlet.</b>
<b>LIGHTING</b>	<b>ACCEPTABLE</b>	
<b>TILE</b>	<b>ACCEPTABLE</b>	

	RATING	REMARKS
TUB/SHOWER	ACCEPTABLE	
Fiber glass / Acrylic Ceramic tiles Prefabricated / mortar base		
TOILETS	ACCEPTABLE	
SINK	REPAIR/REPLACE	Recommend replacing flexible P-Trap to solid P-Trap in both bathrooms.
Porcelain, P-Trap		
WATER PRESSURE	ACCEPTABLE	

# LAUNDRY



View of laundry room



Gas dryer



220 V outlet in laundry room



This outlet should be replaced with GFCI outlet



	RATING	REMARKS
CEILING	ACCEPTABLE	
Laundry location: basement		
WALLS	ACCEPTABLE	
FLOOR	ACCEPTABLE	
Concrete		
DOOR	REPAIR/REPLACE	Door does not close. A qualified individual should correct as needed.
Hollow		
LAUNDRY ELECTRICAL	SAFETY ISSUE	No ground in GFCI outlet. The nearest outlet is 220 V. Gas dryer needs to be plugged into a 110 V outlet that is out of reach. Recommend a qualified electrician to inspect and correct as needed.
TUB/SINK	ACCEPTABLE	
WASHER/DRYER: LG	ACCEPTABLE	
DRYER VENT	ACCEPTABLE	

# GARAGE

	<b>RATING</b>	<b>REMARKS</b>
CEILING	NOT APPLICABLE	
WALLS	NOT APPLICABLE	
FLOOR	NOT APPLICABLE	
DOOR	NOT APPLICABLE	
WINDOWS	NOT APPLICABLE	
ELECTRICAL	NOT APPLICABLE	

# OTHER



Water meter at the front of the basement



Windows in the basement



Roof fan in the attic



Wooden fence around patio



# REPORT SUMMARY

## SAFETY ISSUE:

1. Outlets in kitchen, bathroom and laundry areas need grounding. A qualified electrician should inspect and repair as needed.
2. The roof asphalt shingles are old and at the end of its life expectancy. Unable to determine if this roof will leak. A qualified roof contractor should inspect and repair as needed.
3. Poor ventilation, recommend replacing basement windows. A qualified contractor should inspect and repair as needed.
4. Neutral wires and ground wires are in the same bars in main distribution panel. I recommend a licensed electrician to inspect and correct as needed.
5. The air conditioner did not operate and failed to produce cold air. I recommend a licensed HVAC contractor to inspect and repair as needed.
6. Recommend elevating water heater 12 inches above floor level and installing electric jumper. The TPR valve needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. PVC pipe is approved for hot water use. I recommend a qualified contractor to inspect and repair as needed.
7. In the kitchen, patio entry sliding door does not open. A qualified contractor should inspect and repair as needed.

## REPAIR/REPLACE:

1. Water is not connected in the kitchen. Recommend a qualified plumber to inspect and repair as needed.
2. Recommend replacing flexible P-Trap to solid P-Trap underneath both bathroom sinks.
3. Laundry room door does not close. A qualified individual is recommend to repair.
4. Roof fan in attic does not work. A qualified contractor should inspect and repair as need.

END OF REPORT