

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Appears Serviceable	We did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.
Repair	Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.
Marginal	This item or component warrants additional attention, repair, or monitoring.
Safety Issue	This item is a safety issue. Correction is suggested before closing.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.
Information Note	Courtesy report on an issue or item that requires the client should be aware of.

General Information

Property Information

Property Address SAMPLE INSPECTION



City ANY TOWN State NEW JERSEY Zip N/A

Client Information

Client Name JOHN SMITH

General Information (Continued)

Client Address SAMPLE INSPECTION N/A
City SAMPLE State NEW JERSEY Zip N/A
Phone SAMPLE INSPECTION N/A
E-Mail SAMPLE INSPECTION N/A

Inspection Company

Inspector's Name/License G WARREN INC - FOUR INSPECTORS
Company Name G.Warren, Inc. Home Inspection
Company Address 51 Munsee Drive
City Cranford State NJ Zip 07016
Inspection Comp. Phone 908-757-3400 Fax 908-753-1711
Company location Address AREA LOCATION - Cranford New Jersey
E-Mail gwarreninc@aol.com
File Number NJ-1000
Amount Received As per contract

Conditions

R.E. Comp.& Address ABC REALTY
Realtor Name JANE
Phone SAMPLE INSPECTION N/A
Attorney/Address SAMPLE INSPECTION N/A
Phone SAMPLE INSPECTION N/A
Others Present Buyer's Agent and Buyer Property Occupied (Occupied)
Estimated Age 60 PLUS YEARS Entrance Faces (Unknown)
Inspection Date ANYTIME
Start Time 10 AM End Time 1 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75 degrees
Weather Clear Soil Conditions (Dry)
Space Below Grade Basement
Building Type COLONIAL Garage garage
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service
Additions/Modifications (Unknown, no documentation supplied - recommend obtaining copies of all permits for any renovations from local authorities before closing)
Permits Obtained (Recommend permit search for repairs/alterations) How Verified permit search not included in inspection, recommend permit search for alterations/repairs or equipment replacement
Type Ownership: (unknown, no documentation supplied) Informational Note: (Not verified)
REPAIR RECOMMENDATION when the inspector calls for a licensed contractor to evaluate and make repairs to a certain item or area, the contractor should evaluate the complete system or area for any additional repairs. The contractor should report to the buyer the cost of the repairs and the condition and function of the system before closing. For the protection of the buyer, if the home owner does the repairs, the buyer should have a licensed contractor inspect the work before closing for condition and quality of work.
Additions/Modifications SAMLPE REPORT - G WARREN INC HOME INSPECTION

Lots and Grounds

Notice - This is a sample report,, some general information and disclaimers have been omitted to fit web site parameters.

1. **Informational Note:** The following is not included in the inspection: In ground and above ground swimming pools and related equipment, hot tubs, storage sheds, fences, outdoor lighting, sprinkler systems, trees, large decorative rocks and decorative stone walls. Any comments about the items mentioned is strictly a courtesy comment to protect the client, no liability will be accepted.(See contract for other exclusions)
2. **Appears Serviceable Driveway:** (Asphalt) General normal maintenance required, fill and seal any cracks when necessary to minimize water penetration and deterioration
3. **Repair Walks:** (Standard concrete slabs) Sidewalk damaged, repair as necessary
4. **Appears Serviceable Front Entrance:** (Front entrance shingled overhead cover) Appears serviceable
5. **Appears Serviceable Front Exterior Stairs:** (Brick and concrete) General maintenance require, maintain and repair when necessary
6. **Appears Serviceable Rear/exterior/stairs:** (Wooden steps) Wooden steps, general maintenance required
7. **Repair Patio:** (Concrete) Negative slope - towards foundation, which brings rain water towards the foundation instead of away from the foundation (the patio appears to be sunk a couple of inched, repair as necessary)
8. **Repair Deck:** (Wooden deck) general normal maintenance required, decks are susceptible to all weather conditions, regular routine maintenance required to assure safe functional condition (Note - there are a few loose boards and the deck needs sealer treatment, repair as necessary)



Lots and Grounds (Continued)

9. Repair

Deck: (Wooden deck) Support posts - are not set on concrete, the posts are wood to ground contact which rots wood and attracts termites



10. Appears Serviceable

Grading: (Flat) Flat site could cause water problems in severe weather, Recommend adding soil to slope away from foundation at the flat areas as a precaution against exterior water pooling or interior water penetration.

11. Appears Serviceable

Vegetation/Grounds: (Shrubs/bushes) General maintenance required, trim bushes and shrubs close to the house when necessary

Exterior Surface and Components

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major house covering Exterior Surface

1. Informational Note: Recommend that the client read the complete report, not just the summary report

2. Appears Serviceable **Type:** (Wood and vinyl siding) General maintenance required, maintain and repair when necessary, the exterior siding and any veneer siding is exposed to the elements and needs periodic maintenance. Caulk, seal, repair when necessary

3. Repair

Trim/Fascia: (Wood) General maintenance required, maintain and repair when necessary, some wood rot noted, repair as necessary



4. Appears Serviceable

Soffits: (Standard, appears finished metal) General maintenance required, maintain and repair when necessary, the exterior soffits are also items that are exposed to the elements and needs periodic maintenance. Caulk, seal, paint and repair when necessary.

5. Appears Serviceable

Bell: (Standard) Door bell - the bell was functional at time of inspection

6. Appears Serviceable

Exterior Lights: (Entry Door Lights) The exterior lights for the entry doors are serviceable

7. Appears Serviceable

Front door entry: (Exterior door, Conventional) Normal general maintenance required on door, hardware, weather strip, etc. maintain and repair as necessary

Exterior Surface and Components (Continued)

8. Safety Issue Front door entry: (Exterior door, Conventional) keyed dead bolt on the interior side of the door is a real safety hazard. In the event of a fire the door may be locked and the key cannot be found. Recommend removal of this type lock before closing



9. Appears Serviceable Door/patio or deck: (Sliding door) Appears serviceable
10. Appears Serviceable Exterior windows condition: (Standard windows and framing) All windows - general maintenance required, caulk frame, paint and maintain, and repair when necessary
11. Not Present Elect Outlets ext: (No obvious outlets noted)

Roof

Notice - This is a sample report,, some general information and disclaimers have been omitted to fit web site parameters

(Main roof) Roof Surface

1. Informational Note: Age of shingle estimate is based on a visible estimation of the wear and tear on the shingles which is called the " effective age" When the inspector gives an estimates age it is the effective age not the chronological age. Any roof can leak is severe weather particularly roofs that are worn and past the half life mark. An "Appears serviceable" report at the time of inspection is not a guarantee that the roof will not leak in the future.
2. Method of Inspection: (Ground level with binoculars)
3. Not Present Unable to Inspect: (Not able to perform a close visual roof inspection) Due to condition,height and slope of the roof.
4. Style Roof: (Gable)
5. Repair Material: (Asphalt Shingles) Shingles, deterioration/damage noted at the valley, the roof shingle is nearing the end of useful life. Recommend evaluation and repairs by licensed contractor before closing
6. Est./shingle layers: appears two layers Note - the layers of shingle is estimated from a side view of the shingles at the edge of the roof, However, many times the shingle edge is covered with metal and not exposed. The inspector is not allowed to lift shingles to determine the exact number of shingle layers. MAINTENANCE NOTE - if there is two layers of shingle, more than normal maintenance is required on the roof and flashings due to the age of the old flashings.
7. Estimated Age: (18 plus years estimated age) the roof is in last quarter of useful life, Roof age is strictly an estimate, for the exact age recommend checking with the municipality for the roofing permit to determine the exact age of the roof. To determine the age of the roof in beyond the scope of a home inspection. Note, the estimated acceptable age of a roof is no guarantee against leaks, any roof can leak in severe weather, periodic maintenance is required on shingles and flashings to avoid leaks.
8. Type Shingles: Standard shingles - manufactures estimated useful life of shingles is 18 to 22 years with proper professional installation and maintenance

Roof (Continued)

9. Marginal **Flashing:** (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks.(see flashing and roof valley informational note)
10. Repair **Valleys:** (Asphalt shingle) Valley shingles damaged, roof leak noted in this area, repair as necessary, recommend evaluation and repair by licensed contractor before closing
- 
11. Appears Serviceable **Vents/plumbing:** (standard pipe vents) General periodic vent pipe flashing maintenance is recommended to avoid roof leaks, One has to go on roof to check or service flashings which is outside the scope of a home inspection
12. Appears Serviceable **Gutters:** (Aluminum) General normal maintenance required, clean, maintain and repair when necessary.
13. Marginal **Downspouts:** Standard Downspouts: General normal maintenance required, maintain and repair when necessary. Note, all water should be directed away from the dwelling to avoid foundation water problems. A good distance for downspout discharge is 4 feet. Downspout extensions - Route downspouts away from building to avoid water damage/penetration into the dwelling
- (Mid section of house roof) Chimney
14. Repair **Chimney:** (Brick and mortar) General pointing maintenance of chimney and flashing is required to avoid water problems. Damaged noted around the chimney cap, repair as necessary
- 
15. Appears Serviceable **Flue/Flue Cap:** (Appears Clay flue/with flue rain cap) Chimney interior condition of flue liner and chimney caps are not visible and not included in inspection. The report that the flue "appears serviceable " means that there is a visible flue liner sticking out of the top of the chimney, the statement is not a opinion or guarantee of condition.
16. Appears Serviceable **Flashing/chimney:** (metal flashing) Regular chimney flashing maintenance is required to avoid roof leaks.

Garage/Carport

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Detached Garage

1. **Type of Structure:** (Concrete block and wood frame) **Car Spaces:** one
2. **Informational Note:** A garage is not inspected by the same cosmetic standards as the interior of the house. The garage is not a living area, therefore it is inspected more for function than cosmetic condition.
3. **Appears Serviceable Door/vehicle:** (roll up) General maintenance required, maintain and repair when necessary,
4. **Appears Serviceable Operation/door:** (Functional) General maintenance required, maintain and repair when necessary the track wheels, track adjustments and mechanical adjustments
5. **Appears Serviceable Opener/door:** (motorized opener)
6. **Appears Serviceable Ext. Surface:** (Vinyl siding) General maintenance required, maintain and repair when necessary, the exterior siding and any veneer siding is exposed to the elements and needs periodic maintenance. Caulk, seal, repair when necessary
7. **Appears Serviceable Roof:** (Standard Asbestos Shingle) New roof installed on detached garage
8. **Appears Serviceable Structure/roof:** finished ceiling) Finished ceiling, no visible structural problems noted.
9. **Appears Serviceable Door to Exterior:** (Standard exterior door) General maintenance required, maintain and repair when necessary
10. **Appears Serviceable Door/house entry:** (Metal covered door) General maintenance required, maintain and repair when necessary
11. **Appears Serviceable Garage ceiling:** (Drywall) General maintenance required, maintain and repair when necessary,
12. **Marginal Garage walls:** (Drywall) normal general maintenance required, fill common cracks, maintain and repair when necessary
13. **Marginal Floor/Foundation:** (concrete floor) Crack in floor noted , repair as necessary
14. **Appears Serviceable Electrical:** (Standard/3 prong outlets)



Garage/Carport (Continued)

15. Marginal

Gutters/Downspouts: (Same as house) Downspouts - extensions needed to direct water at least four feet away from the foundation



Kitchen

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(First floor) Kitchen

1. Informational Note: Recommend that the client read the complete report, not just the summary report and address any and all marginal and repair items before closing

2. Repair

Stove/oven: (Standard stove/oven) Chip in stove burner area noted, repair as necessary, Also Noted, Door spring broken - The oven door spring appears to be broken, this is considered a safety hazard



3. Appears Serviceable Ventilator: (Standard hood fan)

4. Appears Serviceable Dishwasher: (Conventional dishwasher) Dishwasher is functional, it was run through a full cycle without any leaks or problems.

5. Marginal

Dishwasher Discharge: (Improper discharge) Discharge line goes to drain from point lower than the drain, it should go to the drain from a point higher than the drain (commonly called the high loop method, usually the line is secured to the underside of the counter top)



6. Appears Serviceable Refrigerator: standard Any test of refrigerator is courtesy only, no guarantees

7. Appears Serviceable Microwave: (Conventional microwave) note, any test of microwave is courtesy only, no guarantees

Kitchen (Continued)

- 8. Appears Serviceable Sink: (Stainless Steel)
- 9. Appears Serviceable Electrical: (Standard/GFIC)
- 10. Appears Serviceable Kitchen Lights: (Standard lights)
- 11. Repair Plumbing/Fixtures: (Standard faucet/plumbing)
Faucet is leaking, repair as necessary



- 12. Appears Serviceable Counter Tops: (Standard counter top) general normal maintenance required, caulk, seal etc.
- 13. Appears Serviceable Cabinets: (Standard cabinets) General maintenance needed, adjust doors and drawers and make any general maintenance repairs when necessary
- 14. Appears Serviceable Ceiling: (Drywall) normal general maintenance required on all ceilings, paint, fill common cracks, maintain and repair when necessary
- 15. Appears Serviceable kitchen Walls: (Drywall) normal general maintenance required, fill common cracks, maintain and repair when necessary
- 16. Appears Serviceable kitchen floor: (Tile floor)
- 17. Appears Serviceable Windows: thermopane General maintenance required, caulk, seal, free up and maintain and repair when necessary
- 18. Appears Serviceable HVAC Source: (Main heating sys.)

Living Space

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all rooms except kitchen and bathrooms Living Space

- 1. Informational Note: Recommend that the client read the complete report, not just the summary report and address any and all marginal and repair items before closing
- 2. Appears Serviceable Closet: (Standard) normal general closet maintenance required, adjust doors and maintain as necessary
- 3. Appears Serviceable Ceiling: (Drywall) normal general maintenance required, paint, fill common cracks, maintain and repair when necessary
- 4. Marginal Living Area Walls: (Drywall) Common settlement drywall cracks noted, maintenance needed, fill and seal cracks
- 5. Appears Serviceable Floor: (Appears hardwood and Pergo) floor settlement is average for the age of the dwelling

Living Space (Continued)

6. Repair

Windows: thermopane General maintenance required, caulk, seal, free up and maintain and repair when necessary, Thermopane window damage noted in one or more thermopane windows there is moisture between the layers of glass, A qualified glazier is recommended to evaluate all windows and estimate repairs before closing



7. Appears Serviceable

Doors: (Standard interior doors) Normal door maintenance required, adjust doors, hardware and maintain when necessary.

8. Appears Serviceable

Ceiling Fans: (Ceiling Fans) Note - any inspection or comment regarding any type of fan is courtesy only, no guarantees. Fan inspection is not included in inspection.

9. Repair

Electrical: (Electrical wiring) outlets - non grounded outlets noted, recommend evaluation and repair by licensed electrician before closing



10. Appears Serviceable

HVAC Source: (Main heating sys.)

Fireplace/Wood Stove

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Living Room Fireplace

1. **Informational Note:** recommend as a safety precaution, that fireplace, the flue and the damper be cleaned and the flue inspected by a license chimney contractor before use. The chimney flue are not visible and can only be inspected with special equipment after cleaning.

2. Marginal

Fireplace Construction: (Brick type fireplace) normal general maintenance required, clean and repair when needed, Cleaning - recommend firebrick and chimney be cleaned before use by licensed chimney contractor (NOTE - chimney liners are not visible and included in the inspection)

3. Type: Wood burning

Fireplace/Wood Stove (Continued)

4. Marginal

Firebox: (Standard firebrick) clean fireplace/flue - recommend cleaning the fireplace and flue and damper before using



5. Not Inspected

Flue: (Unknown, not visible) chimney flues are not visible and not part of inspection, any comments on chimney flues is courtesy only. One needs special camera equipment to evaluate the condition of the flue which is outside the scope of a home inspection. Recommend cleaning before use just as a safety precaution

6. Marginal

Damper: (Metal) Cleaning - damper needs cleaning and adjustment before closing

7. Appears Serviceable

Hearth: (Slightly raised hearth)

Bathroom

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(Full Bath) Bathroom

1. Informational Note: All bathrooms are susceptible to uncontrolled water problems, any report of needed caulking or sealer maintenance. leaks, or plumbing problems should be repaired as soon as possible to minimize or avoid water damage.

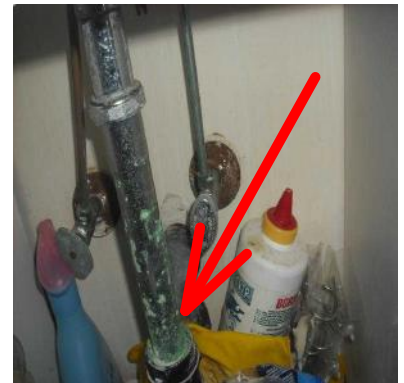
2. Appears Serviceable **Doors:** (Standard interior door) Normal door maintenance required, adjust doors, hardware and maintain.

3. Repair **Electrical:** (Standard/GFIC) GFCI Won't trip - outlet was not functional at time of inspection, will not trip when tested

4. Appears Serviceable **Cabinet/counter:** (Standard cabinets) general maintenance and or repairs needed, caulk, seal and repair as necessary

5. Appears Serviceable **Sink/Basin:** (Standard sink)

6. Repair **Faucets/Traps:** (Standard faucets/plumbing) Drain line corrosion noted, repair as necessary



Bathroom (Continued)

7. Marginal

Tub/Surround: (Tub/ceramic tile surround)
Caulking maintenance - replace caulking and sealer at tub surround to avoid water penetration behind the tiles



8. Appears Serviceable

Toilets: (Standard toilet) Toilet was functional at time of inspection, it flushed properly and was tight to the floor

9. Appears Serviceable

Ventilation: (Fan ventilation)

10. Appears Serviceable

Floor: (Tile) underneath floor not visible floor settlement is average for the age of the dwelling

11. Appears Serviceable

Heat Source: (Main heating sys.)

12. Appears Serviceable

A/C Source (Central A/C Source)

(Master bath) Bathroom

13. Appears Serviceable

Doors: (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain when necessary.

14. Appears Serviceable

Electrical: (Standard/GFIC)

15. Appears Serviceable

Cabinet/counter: (Standard cabinets) general maintenance and or repairs needed, caulk, seal and repair as necessary

16. Appears Serviceable

Sink/Basin: (Standard sink)

17. Appears Serviceable

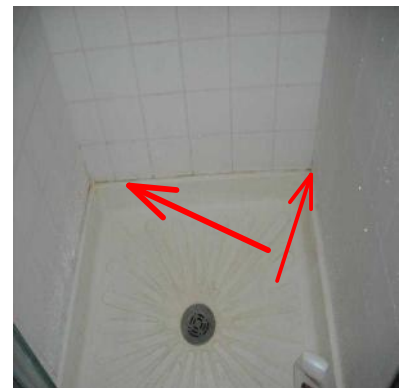
Faucets/Traps: standard faucet

18. Appears Serviceable

Tub/Surround: (Tub/ceramic tile surround) Normal general maintenance required, caulk and seal around the tub, tiles and tub floor area.

19. Marginal

Shower/Surround: (Pan/ceramic tile surround)
Normal caulking sealer maintenance required on walls and floor pan to avoid leaks and wall damage. No liability will be accepted for any hidden wall damage that may develop behind finished surfaces.



20. Appears Serviceable

Toilets: (Standard toilet) Toilet was functional at time of inspection, it flushed properly and was tight to the floor

21. Appears Serviceable

Ventilation: (Fan ventilation)

22. Appears Serviceable

Floor: (Tile) underneath floor not visible floor settlement is average for the age of the dwelling

23. Appears Serviceable

Heat Source: (Main heating sys.)

24. Appears Serviceable

A/C Source (Central A/C Source)

Basement

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(Main house basement) Basement

1. **Informational Note:** In the event that moisture, moisture stains or water penetration is discovered, it is recommended that a water proof contractor evaluate the situation and make the necessary repairs before closing
2. **Basement type (open basement) Observation/scope Note - basement disclaimer -** this is a visible inspection the inspector is not responsible for areas hidden by storage or finished areas. See moisture comments, A report of no water problems noted at the time of inspection, does not guarantee that there will never be water penetration into the basement. All basements are below ground and susceptible to water penetration particularly in severe weather.
3. **Appears Serviceable Ceiling:** (Exposed framing)
4. **Repair Bamt Walls:** (Concrete block) damage noted, see structural section
5. **Appears Serviceable Floor:** (concrete) Basement floor - floor settlement is average for the age of the dwelling (Note - the basement floor is not judged by the same standards as the living area floors. the basement structure concrete floor usually has uneven areas from natural concrete settlement)
6. **Not Present Floor Drain:** (None noted)
7. **Marginal Windows:** (Standard windows) Standard windows - normal general maintenance required, caulk, seal, paint, repair where necessary.
8. **Repair Electrical:** Electric wires) exposed wires and splices were found in various areas, A licensed electrician is recommended to evaluate and estimate repairs before closing
9. **Not Inspected Insulation:** (None noted)
10. **Appears Serviceable Sump Pump:** (Submerged) Sump pump was functional at time of inspection
11. **Appears Serviceable Pump Discharge:** (Proper discharge to exterior)
12. **Repair Moisture stains:** (Moisture stains/discoloration noted) recommend a thorough moisture evaluation and repair by licensed contractor before closing



Basement (Continued)

13. Safety Issue

Basement Stairs/Railings: (Stairs/hand rail)
Open space on side of basement stairs is a safety hazard, A person or child could fall off the stairs to basement floor, recommend some type of safety balusters be installed.



14. Repair

Informational Note: (Basement) Mold like substance noted, recommend a mold test before closing NOTE - mold is not included in a home inspection, any comments about mold like substance is courtesy only to protect the buyer, no liability will be accepted.



Structure

Notice - This is a sample report,, some general information and disclaimers have been omitted to fit web site parameters

1. **Informational Note:** Termite report - any reported termite damage by the independent (Wood destroying insect inspection company) is considered non visible structural damage and should be addressed and repaired by a licensed contractor before closing

2. **Appears Serviceable Structure Type:** (Concrete block/wood frame) the original walls have been covered by modern siding which limits the inspection of the original structural walls.

3. **Repair Foundation:** (Concrete block/Slab floor)
Cracks noted - cracks noted on foundation concrete block walls, repair as necessary, Recommend evaluation and repair by a licensed contractor before closing



Structure (Continued)

4. Repair Beams: (Solid wood) some termite damage noted, see termite report)



5. Appears Serviceable Walls: (Wood frame, finished walls) appears serviceable - visible inspection of the structural walls, appears serviceable, The structural walls are covered by finished material, no liability will be accepted for improper construction or problems covered by finished wall material.

6. Appears Serviceable Joists/Trusses: (conventional wood framing)

7. Appears Serviceable Columns: (Steel support columns)

8. Appears Serviceable Floor/Slab: (concrete floor) floor settlement is average for the age of the dwelling

9. Marginal Permit Recommendation: Renovations and upgrades) Recommend before closing, obtaining from authorities copies of any required permits for any renovations and upgrades

10. Marginal Cost recommendation: Repair and maintenance cost) The repair and maintenance cost of all repairs, marginal and safety issues mentioned in this report should be obtained from a license contractor before closing

11. Marginal Unoccupied house: (Vacant house maintenance) INFORMATIONAL NOTE - when the house is vacant even for a short period of time in cold weather, the heating system should be functional at all times. We suggest a minimum heat setting of at least 55 degrees to avoid plumbing leaks from frozen pipes. If the house is to be vacant for a long period of time, the house should be winterized by draining the plumbing system. NOTE - If there is a sump pump in the dwelling, the electricity should not be turned off. Without electricity the sump pump is disabled which could cause serious flooding and water damage to the dwelling.

12. Marginal Reported Repairs: (Repairs by Contractors and Homeowners) When the inspector recommends a licensed contractor to inspect and repair a reported repair item, the contractor should inspect the reported repair and inspect the overall reported section or items for further hidden repairs. This is to protect the buyer from hidden costs. many times the visible repair is only part of the overall repair. Also if the home owner does the repairs, we recommend that a licensed contractor be retained to inspect the work for quality and condition before acceptance.

13. Marginal Informational Note: (Oil tank search) G Warren Home Inspection recommends an environmental search for an in ground abandon oil tank, particularly with houses over twenty years old.

Laundry Room/Area

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Basement Laundry Room/Area

1. **Informational Note:** The testing of the washer and dryer are not included in the inspection, any comment or testing of the washer and dryer is courtesy only, no guarantees
2. **Repair** **Electrical:** (Extension cords used as permanent wiring) Extension cords used as permanent wiring, repair as necessary
3. **Marginal** **Vent/dryer:** (Plastic flex) Plastic vent noted, recommend update to metal dryer vent for safety and also recommend complete cleaning of dryer vent before using. Note - manufacture recommends periodic cleaning of dryer vent to avoid fire hazards, Also noted, Plastic vent, through window, not a proper vent discharge through a window, repair as necessary
4. **Appears Serviceable** **Gas Line/dryer:** (Standard utility line)
5. **Appears Serviceable** **Floor:** (Concrete floor)
6. **Appears Serviceable** **Drain/washer:** (Standpipe style drain) Appears serviceable
7. **Appears Serviceable** **Washer/Dryer** (Washer/Dryer) any test of washer and dryer is courtesy only, no guarantees, Washer and dryer are functional
8. **Marginal** **Washer Hoses:** (Rubber Hoses) Rubber hoses noted, recommend update of hoses to metal braided hoses for safety, Over time rubber hoses have been known to leak and cause water damage, metal braided hoses appear to be more reliable.



Electrical

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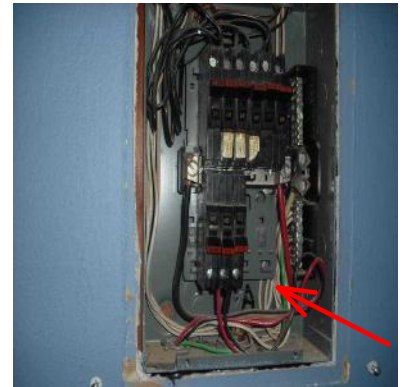
1. **Service Size Amps:** (100 Amps estimated)) **Volts:** 110-240 VAC
2. **Informational Note:** All electrical problems are considered a safety hazard, any report of an electrical problem, the problem should be addressed and repaired and the system evaluate by a licensed electrician before closing.
3. **Appears Serviceable** **Service:** (overhead conventional utility line)
4. **Appears Serviceable** **120 VAC Branch Circuits:** (Copper) The electrical inspection is a limited visible inspection only and conducted under the guidelines and restrictions set forth in the Information and Disclaimer section of this report,

Electrical (Continued)

5. Appears Serviceable **Conductor Type:** (Non-metallic sheathed cable) limited view of distribution wiring
6. Appears Serviceable **Ground:** (grounding sys. not visible) the actual grounding system is not visible however, the system is grounded. Note not all outlets were tested, the inspector is not allowed to move furniture or unplug cords to test outlet for grounding
7. Appears Serviceable **Outlets:** (Standard 3 prong outlets) Not all outlets were tested, a representative number of outlets were tested as per the A.S.H.I. guidelines
8. Not Inspected **Smoke and C O Detectors:** (Battery operated) all battery smoke detectors were functional when tested, Not inspected, normally the township will test smoke and carbon monoxide detectors, check with township for smoke detector regulations and requirements

(Basement) Electric Panel

9. Repair **Manufacturer:** (Federal Pacific) Federal Pacific panel - breakers have a history of not tripping when circuit overloading exists, Evaluation of the panel box and wiring system by a licensed electrician is recommended before closing



10. Maximum Capacity: (Unknown, no readable amp. size information tag in panel)
11. Appears Serviceable **Main Breaker Size:** (100 Amps estimated service,
12. Repair **Breakers:** (Federal Pacific breakers) Federal Pacific breakers, have known safety issues, recommend changing panel and breakers
13. Is the panel bonded? Yes

Heating System

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(Basement) Heating System

1. **Informational Note:** The inspector is not required to inspect: interiors of flues or chimneys, heat exchangers, humidifiers or dehumidifiers, electronic air filters, solar space heating systems or determine heat supply adequacy or distribution balance. Any comments about these items is strictly a courtesy comment to protect the client, no guarantees or liability will be accepted.

Heating System (Continued)

2. Repair

Heating System Operation: (Functional needs service/maintenance) Dirt and rust in the burn chamber and unusual flame pattern, it appears that the unit has not been serviced in the last year as per manufactures service requirements. recommend evaluation and repair by licensed contractor before closing



3. Manufacturer: General Electric

4. Type: Forced air Capacity: 85000 btu

5. Area Served: Complete dwelling Approximate Age: 22 YEARS Est.

6. Age Determination of Equipment: Estimate only - an age search for the exact age of equipment is beyond the scope of a home inspection. Any estimate of age is a courtesy only for the benefit of the client. (see disclaimer condition on estimated age of equipment)

7. Fuel Type: Natural gas

8. Unable to Inspect: (The heat exchanger of the furnace or boiler heating unit)

9. Information Note **Unable to inspect:** (Furnace heat exchanger or the boiler section of a Boiler are not inspected. These areas and related internal areas are concealed by secured covers. To remove these covers for inspection is beyond the scope of a visual home inspection. To inspect these areas of the furnace or boiler would require the removal of the side and top covers of the unit, which is beyond the scope of a home inspection.

10. Appears Serviceable **Blower fan/Filter:** (Fan/disposable filter)

11. Appears Serviceable **Distribution:** (forced air ducts/register) Heat balance - heat efficiency and balance to every room is beyond the scope of a home inspection.

The heat distribution inspection is a visible inspection to determine if there is heat delivery to the room. No liability will be accepted for any heat imbalance.

12. Appears Serviceable **Circulator:** (Furnace fan) Furnace fan was functional at the time of inspection. Periodic maintenance recommended as per manufactures requirements

13. Safety Issue **Flue Pipe:** (Metal flue pipe) Sealer maintenance needed where flue pipe goes into chimney



14. Appears Serviceable **Controls:** (Operational controls) Operational controls - the only controls tested were the operation controls, manufactures safety

Heating System (Continued)

Controls: (continued)

controls were not tripped or tested, this is beyond the scope of a home inspection

15. Appears Serviceable **Thermostats:** (Standard) Thermostats are not checked for calibration or timed functions. The inspection is limited to whether or not the thermostat turns the heating unit on and off

16. Marginal **Fuel Tank:** (Presently public utilities) Recommend search be conducted for an abandoned in-ground oil tank by licensed contractor before closing. The house is 75 years old, and the heating system had been updated. The original heating system could have been fueled by oil. We recommend this search to insure there is no environmental soil contamination from an abandoned oil tank.

17. Tank Location: No visible tank noted

18. Suspected Asbestos: No

19. Marginal **Informational Note:** (Service contract) (Service contract) recommend obtaining a service contract for the furnace to have it serviced once a year by a heating contractor

Heating System (Continued)

Plumbing

Notice - This is a sample report,, some general information and disclaimers have been omitted to fit web site parameters

1. **Informational Note:** Plumbing problems and water damage can be very expensive, if any marginal or repair problems are reported, It is recommended that all plumbing problems and the plumbing system be evaluated and repaired by a licensed plumber before closing
2. **Appears Serviceable** **Service Line:** (Copper) Copper main line from meter, the water utility supply line material or condition could not be verified. Note, in ground line are not visible, no liability will be accepted for condition
3. **Appears Serviceable** **Water Shutoff:** (Basement) Visible inspection only - Inspector is not allowed to turn off valve to test for function. Valves have been known to break off in the inspectors hand creating water damage to the dwelling. A licensed plumber is recommended to test valve before closing
4. **Appears Serviceable** **Water Lines:** (Copper) The plumbing inspection is a limited visible inspection only and conducted under the guidelines and restrictions set forth in the Information and Disclaimer section of this report
5. **Marginal** **Drain Pipes:** (Mixed, cast iron and galvanized) note - cast iron pipes are rusted and can develop leaks, no liability will be accepted for cast iron pipes that develop leaks after the inspection or leaks that are hidden from view)) (Cast iron), pin hole leak noted, repair as necessary, sewer drain line is about 60 years old, recommend a sewer line camera inspection before closing
6. **Repair** **Drain Pipes:** (Drain pipe) pipe is supported by board, should have pipe hanger, repair as necessary
7. **Appears Serviceable** **Vent Pipes:** (Standard/Drain/Vent line, note - no liability will be accepted for pipes that develop leaks after the inspection or leaks that are hidden from view)) limited view of drain and vent lines, due to finished walls, ceilings and other areas, no responsibility will be accepted for any plumbing lines of any type that are not visible



Plumbing (Continued)

8. Appears Serviceable **Gas Service Lines:** Standard black iron and flex line) (Limited view of gas lines) no responsibility will be accepted for any gas or plumbing lines of any type that are not visible

Basement Water Heater

9. Repair

Water Heater Operation: Functional at time of inspection Functional, nearing the end of useful life, manufactures estimated useful life of heater is 10 to 12 years. The heater will need replacement in the near future. (The heater is 15 years old)

10. Manufacturer: A.O. Smith



11. Type: Natural gas Capacity: 40 Gal.

12. **Estimated Age:** 15 plus years estimated, this appears to be past the manufactures estimated useful life, Recommend evaluation by a licensed contractor for date search and condition before closing **Area Served:** Complete dwelling

13. **Exspectant life of Heater:** Manufactures estimated useful life of hot water heater is 10 to 12 years

14. Appears Serviceable **Flue Pipe:** (Metal flue pipe) general maintenance required, inspect pipe and seal when necessary

15. Appears Serviceable **TPRV and Drain Tube:** (Copper)

16.

Air Conditioning

Notice - This is a sample report,, some general information and disclaimers have been omitted to fit web site parameters

(Split system/Central air) AC System

1. Appears Serviceable **A/C System Operation:** (Functional) Recommend obtaining a service contract on A/C compressor/condenser and system, and have the unit/system checked and serviced periodically as per the manufactures recommendation.

NOTE - The adequacy of the central air unit is beyond the scope of a home inspection. The inspector is not required to determine cooling supply adequacy or distribution balance. The inspector will determine if the temperature differential between the supply and return air is within an acceptable range of a functional unit.

2. Appears Serviceable **Condensate Removal:** (PVC Condensate line) limited view of Condensate line, not leaking at time of inspection, however a Condensate line needs periodic inspection for leaks. leaks from this type line that goes unnoticed has been known to do serious rust damage to the furnace

3. Appears Serviceable **Exterior Unit:** (Ground level mount)

Air Conditioning (Continued)

- 4. Unable To Inspect: (All a/c components that are not visible or accessible)
- 5. Manufacture: York Estimated age: 8 years ,estimated age



- 6. Age Determination of Equipment: Estimate only - an age search for the exact age of equipment is beyond the scope of a home inspection. Any estimate of age is a courtesy only for the benefit of the client. (see disclaimer condition on estimated age of equipment)
- 7. Fuel Type: 120-240 VAC Temperature Differential: adequate
- 8. Type: Central A/C Capacity: (Not verified)
- 9. Appears Serviceable compressor/condenser: (standard) normal periodic maintenance required as per manufactures recommendations, recommend obtaining a service contract before closing
- 10. Age of A/C Unit Verified No The functional age of the unit is an estimate, even an ID tag date doesn't tell the installation date.
- 11. Appears Serviceable Refrigerant Lines: (Serviceable condition)
- 12. Appears Serviceable Electrical Disconnect: (Standard electrical box) electrical disconnect - visible inspection only, the disconnect is not tested with a standard home inspection
- 13. Appears Serviceable Ductwork: (Mixed, metal/plastic flex) Limited view of ductwork, full finished dwelling. Note - this inspection is a limited visual view of the exposed duct work, the interior condition of the ducts is not included in this inspection.
- 14. Appears Serviceable Blower Fan/Filters: (Fan/disposable filter Same fan and filter used for furnace and central a/c. See heating comments if any, on furnace blower fan and filter
- 15. Appears Serviceable Thermostats: (Standard) Thermostats are not checked for calibration or timed functions. The inspection is limited to whether or not the thermostat turns the heating unit on and off

Attic

Notice - This is a sample report,, some general information and disclaimers have been omitted to fit web site parameters

main house section Attic

1. **Informational Note:** The attic inspection is a limited visible inspection only, and conducted under the guidelines of the American Society of Home Inspectors and restrictions set forth in the Information and Disclaimer section of this report,
2. **Attic Inspection Method:** (Attic entered, limited view from center floored section)
3. **Appears Serviceable Framing/roof:** (Standard Truss framing)
4. **Appears Serviceable Sheathing:** (standard sheathing) Appears serviceable



5. **Appears Serviceable Ventilation:** (gable/soffit vents)
6. **Appears Serviceable Insulation:** (Batts) Appears serviceable



7. **Appears Serviceable Depth/insulation:** (Undetermined)
8. **Appears Serviceable Vapor Barrier:** (Insulation vapor barrier)
9. **Appears Serviceable Fan/attic:** (Roof mounted vent fan) Fan is functional - the roof mounted fan was running and functional and running at the time of inspection



Attic (Continued)

10. Repair

Bathroom Fan Venting: (Improper vent discharge) Fan vent terminates in the attic, this is an environmental safety hazard, repair as necessary



11. Appears Serviceable **Moisture:** (none noted, limited view) Note - limited inspection of attic, this is a visual inspection, moisture instrument testing is not part of the inspection,

Final Comments

the complete report should be read and not just the summary comments

Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Walks:** (Standard concrete slabs) Sidewalk damaged, repair as necessary
2. **Patio:** (Concrete) Negative slope - towards foundation, which brings rain water towards the foundation instead of away from the foundation (the patio appears to be sunk a couple of inches, repair as necessary)
3. **Deck:** (Wooden deck) general normal maintenance required, decks are susceptible to all weather conditions, regular routine maintenance required to assure safe functional condition (Note - there are a few loose boards and the deck needs sealer treatment, repair as necessary)
4. **Deck:** (Wooden deck) Support posts - are not set on concrete, the posts are wood to ground contact which rots wood and attracts termites



Repair Summary (Continued)

Exterior Surface and Components

5. Trim/Fascia: (Wood) General maintenance required, maintain and repair when necessary, some wood rot noted, repair as necessary



Roof

6. (Main roof) Roof Surface Material: (Asphalt Shingles) Shingles, deterioration/damage noted at the valley, the roof shingle is nearing the end of useful life. Recommend evaluation and repairs by licensed contractor before closing
7. Valleys: (Asphalt shingle) Valley shingles damaged, roof leak noted in this area, repair as necessary, recommend evaluation and repair by licensed contractor before closing



8. (Mid section of house roof) Chimney Chimney: (Brick and mortar) General pointing maintenance of chimney and flashing is required to avoid water problems. Damaged noted around the chimney cap, repair as necessary



Kitchen

9. (First floor) Kitchen Stove/oven: (Standard stove/oven) Chip in stove burner area noted, repair as necessary, Also Noted, Door spring broken - The oven door spring appears to be broken, this is considered a safety hazard



Repair Summary (Continued)

10. (First floor) Kitchen Plumbing/Fixtures: (Standard faucet/plumbing) Faucet is leaking, repair as necessary



Living Space

11. all rooms except kitchen and bathrooms Living Space Windows: thermopane General maintenance required, caulk, seal, free up and maintain and repair when necessary, Thermopane window damage noted in one or more thermopane windows there is moisture between the layers of glass, A qualified glazier is recommended to evaluate all windows and estimate repairs before closing



12. all rooms except kitchen and bathrooms Living Space Electrical: Electrical wiring) outlets - non grounded outlets noted, recommend evaluation and repair by licensed electrician before closing



Bathroom

13. (Full Bath) Bathroom Electrical: (Standard/GFIC) GFCI Won't trip - outlet was not functional at time of inspection, will not trip when tested

Repair Summary (Continued)

14. (Full Bath) Bathroom Faucets/Traps: (Standard faucets/plumbing) Drain line corrosion noted, repair as necessary



Basement

15. (Main house basement) Basement Bamt Walls: (Concrete block) damage noted, see structural section
16. (Main house basement) Basement Electrical: Electric wires) exposed wires and splices were found in various areas, A licensed electrician is recommended to evaluate and estimate repairs before closing



17. (Main house basement) Basement Moisture stains: (Moisture stains/discoloration noted) recommend a thorough moisture evaluation and repair by licensed contractor before closing
18. (Main house basement) Basement Informational Note: (Basement) Mold like substance noted, recommend a mold test before closing NOTE - mold is not included in a home inspection, any comments about mold like substance is courtesy only to protect the buyer, no liability will be accepted.



Repair Summary (Continued)

Structure

19. Foundation: (Concrete block/Slab floor) Cracks noted - cracks noted on foundation concrete block walls, repair as necessary, Recommend evaluation and repair by a licensed contractor before closing



20. Beams: (Solid wood) some termite damage noted, see termite report)

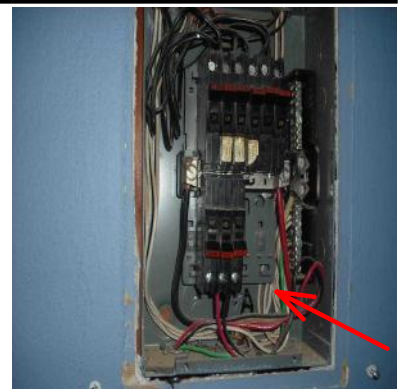


Laundry Room/Area

21. Basement Laundry Room/Area Electrical: (Extension cords used as permanent wiring) Extension cords used as permanent wiring, repair as necessary

Electrical

22. (Basement) Electric Panel Manufacturer: (Federal Pacific) Federal Pacific panel - breakers have a history of not tripping when circuit overloading exists, Evaluation of the panel box and wiring system by a licensed electrician is recommended before closing



23. (Basement) Electric Panel Breakers: (Federal Pacific breakers) Federal Pacific breakers, have known safety issues, recommend changing panel and breakers

Repair Summary (Continued)

Heating System

24. (Basement) Heating System Heating System Operation: (Functional needs service/maintenance) Dirt and rust in the burn chamber and unusual flame pattern, it appears that the unit has not been serviced in the last year as per manufactures service requirements. recommend evaluation and repair by licensed contractor before closing



Plumbing

25. Drain Pipes: (Drain pipe) pipe is supported by board, should have pipe hanger, repair as necessary



26. Basement Water Heater Water Heater Operation: Functional at time of inspection Functional, nearing the end of useful life, manufactures estimated useful life of heater is 10 to 12 years. The heater will need replacement in the near future. (The heater is 15 years old)

Attic

27. main house section Attic Bathroom Fan Venting: (Improper vent discharge) Fan vent terminates in the attic, this is a environmental safety hazard, repair as necessary



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. **Flashing:** (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks.(see flashing and roof valley informational note)
2. **Downspouts:** Standard Downspouts: General normal maintenance required, maintain and repair when necessary. Note, all water should be directed away from the dwelling to avoid foundation water problems. A good distance for downspout discharge is 4 feet. Downspout extensions - Route downspouts away from building to avoid water damage/penetration into the dwelling

Garage/Carport

3. **Detached Garage Garage walls:** (Drywall) normal general maintenance required, fill common cracks, maintain and repair when necessary



4. **Detached Garage Floor/Foundation:** (concrete floor) Crack in floor noted , repair as necessary



5. **Detached Garage Gutters/Downspouts:** (Same as house) Downspouts - extensions needed to direct water at least four feet away from the foundation



Marginal Summary (Continued)

Kitchen

6. (First floor) Kitchen Dishwasher Discharge: (Improper discharge) Discharge line goes to drain from point lower than the drain, it should go to the drain from a point higher than the drain (commonly called the high loop method, usually the line is secured to the underside of the counter top)

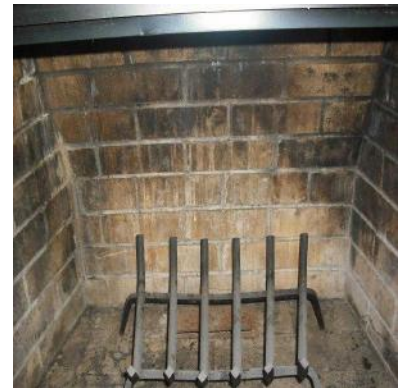


Living Space

7. all rooms except kitchen and bathrooms Living Space Living Area Walls: (Drywall) Common settlement drywall cracks noted, maintenance needed, fill and seal cracks

Fireplace/Wood Stove

8. Living Room Fireplace Fireplace Construction: (Brick type fireplace) normal general maintenance required, clean and repair when needed, Cleaning - recommend firebrick and chimney be cleaned before use by licensed chimney contractor (NOTE - chimney liners are not visible and included in the inspection)
9. Living Room Fireplace Firebox: (Standard firebrick) clean fireplace/flue - recommend cleaning the fireplace and flue and damper before using



10. Living Room Fireplace Damper: (Metal) Cleaning - damper needs needs cleaning and adjustment before closing

Bathroom

11. (Full Bath) Bathroom Tub/Surround: (Tub/ceramic tile surround) Caulking maintenance - replace caulking and sealer at tub surround to avoid water penetration behind the tiles



Marginal Summary (Continued)

12. (Master bath) Bathroom Shower/Surround: (Pan/ceramic tile surround)
Normal caulking sealer maintenance required on walls and floor pan to avoid leaks and wall damage. No liability will be accepted for any hidden wall damage that may develop behind finished surfaces.



Basement

13. (Main house basement) Basement Windows: (Standard windows) Standard windows - normal general maintenance required, caulk, seal, paint, repair where necessary.

Structure

14. Permit Recommendation: Renovations and upgrades) Recommend before closing, obtaining from authorities copies of any required permits for any renovations and upgrades
15. Cost recommendation: Repair and maintenance cost) The repair and maintenance cost of all repairs, marginal and safety issues mentioned in this report should be obtained from a license contractor before closing
16. Unoccupied house: (Vacant house maintenance) INFORMATIONAL NOTE - when the house is vacant even for a short period of time in cold weather, the heating system should be functional at all times. We suggest a minimum heat setting of at least 55 degrees to avoid plumbing leaks from frozen pipes. If the house is to be vacant for a long period of time, the house should be winterized by draining the plumbing system. NOTE - If there is a sump pump in the dwelling, the electricity should not be turned off. Without electricity the sump pump is disabled which could cause serious flooding and water damage to the dwelling.
17. Reported Repairs: (Repairs by Contractors and Homeowners) When the inspector recommends a licensed contractor to inspect and repair a reported repair item, the contractor should inspect the reported repair and inspect the overall reported section or items for further hidden repairs. This is to protect the buyer from hidden costs. many times the visible repair is only part of the overall repair. Also if the home owner does the repairs, we recommend that a licensed contractor be retained to inspect the work for quality and condition before acceptance.
18. Informational Note: (Oil tank search) G Warren Home Inspection recommends an environmental search for an in ground abandon oil tank, particularly with houses over twenty years old.

Laundry Room/Area

19. Basement Laundry Room/Area Vent/dryer: (Plastic flex) Plastic vent noted, recommend update to metal dryer vent for safety and also recommend complete cleaning of dryer vent before using. Note - manufacture recommends periodic cleaning of dryer vent to avoid fire hazards, Also noted, Plastic vent, through window, not a proper vent discharge through a window, repair as necessary



Marginal Summary (Continued)

20. **Basement Laundry Room/Area Washer Hoses:** (Rubber Hoses) Rubber hoses noted, recommend update of hoses to metal braided hoses for safety, Over time rubber hoses have been known to leak and cause water damage, metal braided hoses appear to be more reliable.



Heating System

21. **Fuel Tank:** (Presently public utilities) Recommend search be conducted for an abandoned in-ground oil tank by licensed contractor before closing. The house is 75 years old, and the heating system had been updated. The original heating system could have been fueled by oil. We recommend this search to insure there is no environmental soil contamination from an abandoned oil tank.
22. **Informational Note:** (Service contract) (Service contract) recommend obtaining a service contract for the furnace to have it serviced once a year by a heating contractor

Plumbing

23. **Drain Pipes:** (Mixed, cast iron and galvanized) note - cast iron pipes are rusted and can develop leaks, no liability will be accepted for cast iron pipes that develop leaks after the inspection or leaks that are hidden from view)) (Cast iron), pin hole leak noted, repair as necessary, sewer drain line is about 60 years old, recommend a sewer line camera inspection before closing



Safety Issue Summary

Exterior Surface and Components

1. Front door entry: (Exterior door, Conventional) keyed dead bolt on the interior side of the door is a real safety hazard. In the event of a fire the door may be locked and the key cannot be found. Recommend removal of this type lock before closing



Basement

2. (Main house basement) Basement Stairs/Railings: (Stairs/hand rail) Open space on side of basement stairs is a safety hazard, A person or child could fall off the stairs to basement floor, recommend some type of safety balusters be installed.



Heating System

3. (Basement) Heating System Flue Pipe: (Metal flue pipe) Sealer maintenance needed where flue pipe goes into chimney



Not Inspected Summary

Fireplace/Wood Stove

1. **Living Room Fireplace Flue:** (Unknown, not visible) chimney flues are not visible and not part of inspection, any comments on chimney flues is courtesy only. One needs special camera equipment to evaluate the condition of the flue which is outside the scope of a home inspection. Recommend cleaning before use just as a safety precaution

Basement

2. (Main house basement) **Basement Insulation:** (None noted)

Electrical

3. **Smoke and C O Detectors:** (Battery operated) all battery smoke detectors were functional when tested, Not inspected, normally the township will test smoke and carbon monoxide detectors, check with township for smoke detector regulations and requirements

Information Note Summary

Heating System

1. (Basement) Heating System Unable to inspect: (Furnace heat exchanger or the boiler section of a Boiler are not inspected. These areas and related internal areas are concealed by secured covers. To remove these covers for inspection is beyond the scope of a visual home inspection. To inspect these areas of the furnace or boiler would require the removal of the side and top covers of the unit, which is beyond the scope of a home inspection.