

Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
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Inspection No: 1212-555 Inspector: Michael Kenny

Inspection Date: 11/3/2003

Dwelling: 555 Happiness Lane, Bliss, NJ 55555

Client: Harry Homebuyer
5055 Present Home Avenue, Itstime, NJ 44444

Client's Agent: Robbie Realtor Real Estate Co: Helpful Realty – Wherever, NJ

This inspection was performed in accordance with and exceeds the minimum Standards of Practice set forth by the Home Inspection Advisory Committee promulgated, under the authority of the Home Inspection Professional Licensing Act N.J.S.A. 45:8-61.

Exclusions

This inspection was performed according to the Inspection agreement. Items and conditions which are not within the scope of the inspection shall include, but are not limited to, the following: swimming pools and spas; private sewer systems and wells; solar heating systems, and heating system accessories. Pest infestation is excluded although an inspection may have been scheduled through us. No inspection is made for hazardous materials. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report. A complete list of standards is listed in the New Jersey Standards (a copy of which is available from us upon request) and, if concerned, should have been reviewed by you prior to accepting our services as explained in the inspection agreement.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation in a timely fashion.

The New Jersey Standards of Practice does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional. It should also be noted that this home inspection is NOT a code inspection as codes do change from time to time, place to place making it impossible to keep up with all the different requirements in each township. The purpose of this inspection is not to bring any home up to the present day code regulation but to identify defects and conditions that could lead to consequential damage if not maintained.

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DEFINITION OF TERMS

FUNCTIONAL - Performing its function and its condition is appropriate for its age and use.

DEFECTIVE - Not performing its function or its condition is not appropriate for its age or use. Replacement, extensive or expensive repairs will be required to make **FUNCTIONAL**.

MARGINAL CONDITION - Performing some or all of its functions, but not as intended or designed, and/or its condition is not appropriate for its age and use. Appearance and/or age may indicate that limited remaining life is expected. Unit may require repair/ maintenance or due to age, replacement may be needed in the near future to become fully **FUNCTIONAL**.

HAZARDOUS - A potential or current safety hazard. Correction of condition is strongly recommended. Further review by the qualified professional for repairs/replacement is needed prior to close.

MAINTENANCE NEEDED- Currently functioning, but maintenance is suggested to prevent premature failure or enhanced life of the component.

COMMENTS - A condition requiring further explanation. Does not necessarily represent an improper condition or need for repair but may be just some recommendations or preventative maintenance.

NV - Not visible/not inspected.

N/A - Not applicable/not inspected.

RECOMMENDATIONS - A condition indicating unit or component could not be checked at time of inspection due to weather or other conditions preventing inspection. Does not necessarily represent an improper condition or need for repair but may be just some recommendations prior to close.

GENERAL INFORMATION

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this inspection. Judging the sufficiency of water flow in plumbing or the cooling efficiency of the air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND /OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE, OF THIS REPORT.** Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window or awnings may not always be reported. **AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.**

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GENERAL CONDITIONS

001	Main Entry Faces	Northeast.
002	Structure Type	Townhouse.
003	Estimated Age	Between 15 - 20 years.
004	Area Type	Suburban; High density.
005	Street Type	Through Street; Paved.
006	Weather Conditions	Mostly sunny. Temperature at time of inspection is 75 degrees Fahrenheit.
007	Occupied	Vacant. Buyers are advised, with regard to vacant houses, to have all systems operational for careful review during the pre-closing walk-through. Systems, particularly plumbing and heating systems have been known to fail through lack of use.
008	Present During Inspection	Client's agent.
009	Starting/Ending Time	10:00; 12:00 (noon).
010	General Comments	Recommendations. N/A; Townhouse/Condo Recommendations. This home is either a condominium or townhouse and, as such, the exterior/common area items are normally the responsibility of the Condominium Homeowners Association. Suggest the client review the Association Bylaws to determine the scope of homeowner responsibility regarding these items prior to closing.

Grounds Condition

Step #	Component	Comments
20	Grade/Slope	Functional. Adequate.

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21	Grade Clearance at Walls	Marginal Condition. The soil was noted piled over the siding cover at front side of the home. This is not recommended as the soil hold moisture and can lead to moisture damage to siding, wood sheathing and/or wood framing in this area. This condition also makes the home vulnerable to wood destroying pest infestation (termites, carpenter ants). It is recommended to remove grade to expose at least 2" of foundation, if possible, to prevent moisture damage and to allow visual inspection for possible infestation.
22	Downspout Drainage	Functional. Into underground drainage system; On ground. Inspection of the underground drainage systems is not within the scope of this inspection per the inspection agreement due to inaccessibility. It is suggested to review underground drains performance during rainy conditions to determine if drains are performing adequately. If concerned, it is recommended to contact a qualified landscape contractor or plumber to review underground drains prior to close.
23	Fences	N/A.
24	Driveway	Functional. Asphalt.
25	Window Wells	N/A.
26	Well Covers	N/A.
27	Sprinkler Systems	N/A.
28	Retaining Wall(s)	N/A.
29	Walkways	Functional. Concrete.

Exterior Siding & Gutters

Step #	Component	Comments
30	Exterior Siding	Functional. Wood.

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31	Exterior Trim	Defective. Painted wood. Moisture damage was noted to wood trim at front window trim. Suggest repairs/replacement of wood trim as needed by qualified contractor prior to close to prevent further damage to home.
32	Windows & Doors	Marginal Condition. Metal Entry Door; Wood Windows; Double Pane Windows; Double Hung Windows; Metal Storm Door. Several of the screens on the windows and/or doors were missing at the time of the inspection. If concerned, suggest contacting the present owners for information regarding the screens or contacting a qualified window contractor to review for installation of screens as needed prior to close.
33	Gutters and Downspouts	Functional. Aluminum.
34	Electric/Outlets	Hazardous. Light Fixtures; Outlet(s). Loose light fixture was noted at front entry side of home. Suggest contacting a qualified electrician to review and repair/replace light fixture as needed for safety.
35	Exterior Water Sources	Functional. Rear; Garage.
36	Exposed Foundation	Functional.
37	Exterior Vent Ports	Functional.
38	Exterior Comments	Comments. Our exterior evaluation is visual only. Our review does not take into consideration normal wear, cosmetic issues, or code or manufactures specifications. We recommend that all vegetation around the perimeter of the property be trimmed to provide a minimum six to twelve inches clear space between the vegetation and the siding.

Porches, Steps & Decks

Step #	Component	Comments
40	Porch 1	Functional. Concrete; Open; Front Side.

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42	Patio	N/A.
43	Deck	Functional. Open; Wood Frame; Rear Side.
45	Porch/Deck Cover	N/A.
46	Entry Steps	Functional. Concrete.
47	Railings	Hazardous. Wood. Horizontal railings were noted leaving open gaps. This can be a concern for small children as they could slip between rails and fall to ground. Client should consider installing vertical guardrails spaced 4" apart for safety enhancement. Suggest contacting a qualified contractor to review and install guardrails as needed for safety enhancement.
48	Electric Fixtures	Functional.
49	Porch/Deck Comments	Periodic Checking Recommended. We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest treating all wood and monitoring drainage around concrete slabs to help prevent deterioration. Wooden porches, balconies, decks, and railing are subject to deterioration due to their design, construction, and exposure to the elements. Deterioration is common at intersecting joints; end cuts, and nail holes where water collects, especially at the tops of beams hidden under intersecting slats or plywood.

Roofs, Flashing & Chimneys

Step #	Component	Comments
50	Method of Inspection	Viewed from ground.
51	Main Roof	Functional. Composition Shingles.
52	Roof Design	Functional. Gable.

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55	Roof Condition	Functional. Roof is serviceable. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; appears to be in serviceable condition.
56	Flashings	Functional. Limited review of flashing due to inaccessibility; Metal. Client should be aware that this inspection was limited to inspection of the flashing from ground due to height or angle of roof. If a more detailed inspection is desired, client should contact a qualified roofer to review all flashing installation prior to close.
57	Chimneys	Functional. Metal Chimney Flue covered with wood framing and siding material. Review of chimney flue with this type of construction is limited to what is visible from the outside accessible to the inspector at the time of the inspection and attic area only. If a further review is desired, it is recommended to contact a qualified chimney contractor to review chimney prior to close.
58	Roof Comments	Comments. Our evaluation of the roof is to determine if portions are missing and /or deteriorating. Portions of roof sheathing and decking are hidden from visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. Damage can occur and/or missing shingles appear at any time. Clients are advised to monitor the conditions of roofing materials, especially after storms, so that when damage occurs, maintenance efforts can be made to prevent further damage to roof surfaces or storm water entry into the interior of the structure. If such a review is desired. Client should contact a licensed roofing contractor. This inspection of the roof is not a 'code compliance' inspection, nor is 'manufactures specification' for installation/repairs a part of this inspection. Code compliance/manufactures specifications or any product/component/item should be verified through the local building authorities, the company who manufactures the product or item, or with seller prior to closing.

Garage

Step #	Component	Comments
60	Garage Type:	1-car; Attached; Main level.

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61	Roofing	Functional. Attached Garage; see "main roof" section for details.
62	Roof Structure	Functional. Attached Garage; see "attic" section for details.
63	Exterior Walls	Functional. Attached Garage; see "exterior walls" section for details.
64	Gutters & Downspouts	Functional. Attached Garage; see "Exterior Walls & Gutters" section for details.
65	Foundation	Functional. Concrete block.
66	Floor	Functional. Concrete.
67	Vehicle Doors & Hardware	Functional. 1 door; Wood.
68	Vehicle Door Opener(s)	Functional. Resistant safety reverse device installed. The garage is equipped with a garage door opener with a safety reverse device, which operated at time of inspection. The U.S.Product Safety Commission recommends that these devices be checked monthly to ensure proper operation and safety.
69	Interior Walls/Fire Doors	Functional. Fire-rated door; Fire door does not close automatically. Fire door does not close automatically. It is recommended to install auto-closure device on fire door for safety enhancement.
70	Windows & Doors	Functional.
71	Electrical	Functional. GFCI protection is present. Garage is equipped with GFCI (Ground Fault Circuit Interrupter) outlets for safety enhancement. Periodic testing of outlets is recommended to be sure outlets are serviceable when needed.
72	Garage Comments	Limited review due to stored materials in garage. This was a limited inspection due to stored materials in garage. If concerned, it is suggested to have stored materials moved and client review area with seller prior to close.

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Basement/Crawlspace

Step #	Component	Comments
80	Description	Functional. Full basement.
81	Basement Floors	Functional. Concrete; Carpet.
82	Bearing Structures & Supports	Defective. The soil has been removed from the footings for the center main beam block supports for the installation of the well pressure tank and pump. One block support may have been removed at the center of the main beam. The missing soil seriously compromises the block supports. Removal and possible relocation of the well pump and pressure tank may be needed to correct this condition. Suggest review by qualified structural engineer and/or repairs as necessary prior to close by qualified contractor to prevent structural damage to home.
83	First Floor Design	Functional. Wood joists; 2"x8"; 2"x10".
84	Moisture Evidence?	Functional. Finished walls/floors limit the inspection for moisture. Finished walls are installed making inspection of masonry walls for moisture evidence very limited. Mold conditions indicate some seepage may
85	Walls	Recommendations. Mold/fungus growth noted in basement. Dark staining, mold and/or mildew were noted on walls or framing in basement. This condition indicates inadequate ventilation or moisture control in the basement. Mold, fungus can eventually cause damage to the wood framing and create an unhealthy environment. Steps should be taken to prevent further fungus growth. Installation of a dehumidifier is always suggested for basements whether walls are covered with finished walls or not. Some people are sensitive to some types of mold. Cleaning of all mold and fungus would also be recommended as a safety enhancement to remove any mold spores from circulating throughout home. Suggest contacting qualified mold abatement contractor for their review and cleaning as necessary for a safe healthy environment.

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86	Floor Drains	N/A.
87	Sump Pit/Pump	N/A.
88	Crawl Space	N/A.
89	Insulation & Vapor Barrier	Recommendations. No view for insulation or vapor barrier due to finished walls. Insulation with vapor barrier was noted in furnace closet. Inspector cannot determine if insulation has been installed behind finished walls area.
90	Ventilation	Functional. Windows; Exterior Doors.
91	Electrical Fixtures	Recommendations. Very few outlets have been installed in the finished basement walls that may indicate no construction permits have been obtained for this finished wall installation.

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92	Basement Comments	<p>Recommendations. Comments; Pet excrement debris noted. Finished walls have been installed in basement. Due to installation techniques observed, permits do not appear to have been obtained for this installation. Most townships require permits to be sure construction is installed in a proper and safe manner. Suggest contacting the local construction code officials for review of installation to determine extent of work needed to obtain the necessary permits as needed prior to close. Have work performed and completed for final permit.</p> <p>A strong smell of urine was observed at time of inspection. Removal of this smell may be very difficult that may require removal of carpets, removal of wallboard, expensive cleaning process and sealing of concrete surface with specialized sealant paint. Suggest contacting a qualified cleaning contractor for their review and recommendations prior to close.</p> <p>Pet excrement and/or debris were noted in basement furnace area. This debris can be unhealthy and clean-up of debris is recommended for health safety. Suggest cleaning as necessary prior to close for health safety.</p> <p>Water seepage and moisture penetration is a common problem in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement.</p>
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Attic Ventilation & Insulation

Step #	Component	Comments
100	Attic Accessed at:	Functional. Bedroom; closet.
101	Attic type	Functional. Full.
102	Structure	Functional. Trusses.

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103	Roof Sheathing	Functional. Solid; Plywood.
104	Ventilation	Functional. Soffit vents; Gable vents; Ridge vent.
105	Insulation	Functional. Batts; Fiberglass.
106	Electrical Wiring & Fixtures	Functional. No improper conditions.
107	Attic fan	N/A. Not applicable.
108	Firewall	Functional. Drywall.
109	Attic Comments	Attic not designed for heavy weight storage. Buyers are advised that the attic space of the home is not designed to carry the load of large amounts of stored material. Further, placement of personal property in this space will cause existing insulation to be compressed, lowering its insulation ability. We recommend that the attic space not be considered for storage purposes unless flooring is installed in such a manner as to not compress insulation or exceed weight carrying capacities of the structure.

Electrical Service

Step #	Component	Comments
110	Exterior Service	Functional. Electric service appears to be properly grounded. Underground; Exterior Meter.
111	Main Service Panel	Functional. 100 amp; 120/240 volt; Located in Garage.
112	Sub-Panel	N/A.
113	Service Panel Manufacturer	Functional. Square D.
114	Service Panel Conditions	Functional. No improper conditions noted. Panel cover was removed and no abnormal conditions or safety concerns were noted at this time.

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115	Service/Branch Wire Conductors	Functional. Main Service wires are aluminum; Branch service lines are copper.
117	Breakers/Fuses Condition	Functional. Breakers used as the over-current devices.
118	Smoke Detectors	<p>Recommendations. Both Smoke & CO Detectors are not checked. Smoke detectors are not checked since the local fire department is responsible for checking the detector operation and location prior to close. The fire officials will issue a smoke detector certificate to bring to the closing table.</p> <p>A New Jersey state law requires the installation of carbon monoxide detectors to be installed for safety enhancement. These installations of these detectors will be verified by the local fire officials when they check for smoke detectors for issuance of the smoke detector certificate. For any questions regarding the installation or location of the carbon monoxide detectors should be directed to the local fire officials prior to close.</p>

Heating/Cooling Systems

Step #	Component	Comments
120	Heating Type	Forced Warm Air.
121	Heating Manufacturer	Trane.
122	BTU Rating	Functional. 80K BTU's.
123	Fuel Supply	Functional. Natural Gas.
124	Heating Operation	Functional. Ribbon Burners; Standing Pilot; Furnace was tested and found to be serviceable. The furnace was checked for operation and found to be operable at time of inspection. As with any appliance, no guarantees or warranties are given regarding this appliance as these types of units can fail at any time without warning. If concerned, refer to the manufacturers warranties for any future guarantees.

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125	Venting	Functional. Metal; No improper conditions noted.
126	Heat Exchanger	Functional. Limited access.
127	Thermostat	Functional.
128	Ducts, Convectors & Radiators	Marginal Condition. Insulated; Metal; Dust build-up in blower compartment. Blower compartment and motor has a large amount of dust and debris. Due to the amount of dust noted on filter and blower compartment, client should consider having ducts cleaned for health safety.
129	Filter	Defective. Missing filter noted. No filter was present in forced air system. This condition can cause dust and debris to pack the grill louvers of the evaporator for the air conditioner. No view to this side of the evaporator was available without dismantling ducts. Installing a filter is recommended to prevent future damage to unit and for proper filtration of circulating air. Suggest review by qualified heating/cooling contractor for installation of filter as needed and cleaning and/or repairs to heating/cooling systems as needed for proper operation of heating/cooling systems.
130	Cooling Manufacturer & Type	Trane.
131	Cooling System Conditions	Functional. Rusted corroded condition.
132	Cooling System Operation	Defective. Electric; Central. Temperature differential across the evaporator was low. A typical temperature difference would be 15-20 degrees. A temperature difference of 5 degrees was noted at the time of the inspection. Refrigerant lines were not cold when unit was running. Both of these conditions indicate a problem with the air conditioner. Repairs can range from a simple refrigerant charge or could possibly require replacement of air conditioner. Due to age of unit, replacement will most likely be required. Suggest review and repairs/replacement as needed by a qualified air conditioning contractor prior to close.

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133	Heating & Cooling Comments	Inspection is not code compliant. The inspection of the heating system is not a 'Code Compliance' inspection nor is 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code Compliance and Manufactures Specification on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.
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Plumbing

Step #	Component	Comments
140	Main Water Source	Functional. Public water supply; Copper.
141	Waste Drainage System	Functional. Home drain waste connects to public sewer system.
142	Main Shut-off Valve	Functional. Located in basement.
143	Supply Piping	Functional. Copper.
144	Drainage Piping	Functional. PVC/ABS plastic.
145	Clean-out	Functional. Located in basement.
146	Fixture Venting	Functional. No improper conditions noted.
147	Fuel Supply Lines	Functional. Black Steel Pipe.

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148	Plumbing Comments	Shut-off valves are not operated. Main shut-off valves are operated infrequently; it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. FOR THIS REASON, MAIN SHUT-OFF VALVES ARE NOT TESTED DURING A HOME INSPECTION. We suggest caution when operating shut-off valves that have not been turned for a long period of time. We recommend periodic operation of these valves to ensure free movement in case of emergency. Supply pipes shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement incase of emergency
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Water Heater

Step #	Component	Comments
150	Manufacturer & Size	A.O Smith; 40 Gallon.
151	Fuel Supply	Functional. Gas fired.
152	Water Heater Condition	Functional. No improper conditions noted.
153	Venting	Functional. Metal vent pipe.
154	Relief Valve Piping	Functional. No improper conditions noted.
155	Water Heater Comments	Water heater is 1 year old. Water heaters normally last between 8 - 12 years.

Laundry Room

Step #	Component	Comments
190	Location	2nd floor; Center.
191	Doors/Windows	Functional.
192	Floor	Functional. Fiberglass.

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193	Walls & Ceiling	Functional.
194	Electric Fixtures	Functional.
196	Cabinets & Shelving	Functional.
197	Heating/Coolin g Source	N/A.
198	Laundry Tub	N/A.
199	Washer Hook- ups	<p>Marginal Condition. Washer was not tested at time of inspection; Recommend shutting water supply valves; Washer hose is corroded. Washer hose is rusted/corroded; replacement is suggested. Suggest replacement of hoses in the near future as a preventative measure against hose rupture and consequential moisture damage to home.</p>

It is recommended to shut the water supply valves when not washing clothes as the hoses can leak with age causing consequential water damage to home. A plumber can install a quick action lever shut-off valve for both cold and hot water supplies for ease in shutting off hoses.

Washing machines are not tested as per the inspection agreement. No test was performed to determine if the line is draining properly. This was visual inspection of the area only. No guarantee, warranty, or certification is given as to the future draining capabilities, as drain lines can become blocked at any time without warning. The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance.

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200	Dryer Components	<p>Defective. Recommend cleaning dryer exhaust hose; Electric 240 volt outlet. Dryer has a broken handle and does not heat up during test operation. Suggest contacting a qualified appliance contractor for review and repairs/replacement of dryer as needed prior to close.</p> <p>It is recommended to clean dryer exhaust hose and/or duct pipe periodically for safety enhancement as dust can build up inside lines creating possible fire safety hazard. Chimney sweep contractors or general handy man are commonly used for this type of service.</p>
201	Laundry Comments	<p>Shut-off valves are not tested. Shut-off valves under kitchen or bathroom sinks, laundry tubs, and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut-off valves be turned regularly to ensure free movement in case of emergency.</p>

Kitchen

Step #	Component	Comments
160	Floor	<p>Defective. Ceramic Tile. Several cracked loose tiles were noted; possible sub-floor damage behind tiles. Cracking of tile may be from sub-floor movement at edges of plywood. Dissimilar tile color/type tiles have been installed. Suggest review and repairs/replacement of tile floor as necessary by qualified flooring contractor prior to close.</p>
161	Ceiling & Walls	<p>Functional. Drywall.</p>
162	Doors/Window s	<p>Functional.</p>
163	Electrical Outlets	<p>Functional. GFCI (Ground Fault Circuit Interrupter) outlets recommended. It is recommended that all receptacles within 6' of a water source (except refrigerator) be connected on a GFCI circuit for safety enhancement.</p>
164	Heating/Coolin g Source	<p>Functional. Forced Air Register.</p>

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165	Sink/Faucet/Drains	Functional.
166	Disposal/Compactor	Functional. Disposal/compactor was checked for operation. Disposal/compactor was checked for operation and found to be operable at time of inspection. As with any appliance, no guarantees or warranties are given regarding this appliance as these types of units can fail at any time without warning. If concerned, refer to the manufacturers warranties for any future guarantees.
167	Dishwasher	Functional. Dishwasher was tested. Dishwashers most commonly fail internally at the pump, motor or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the normal wash cycle only.
168	Stovetop	Functional. Electric.
169	Range/Oven	Functional. Electric; Self-cleaning feature installed on oven. Oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. If concerned, client should verify its operation with seller prior to closing.
170	Exhaust Fan/Light	Functional. Exhaust fan circulates back to interior of home.
171	Microwave Oven	Functional. Microwave was tested and heats water as designed... This was a limited test. Testing for microwave leakage is not within the scope of this inspection. If this type of inspection is desired, it is suggested to contact a qualified appliance contractor to review unit prior to close.
172	Refrigerator	Functional. Refrigerator was checked for operation. Refrigerator was checked for operation and found to be operable at time of inspection. As with any appliance, no guarantees or warranties are given regarding this appliance as these types of units can fail at any time without warning. If concerned, refer to the manufacturers warranties for any future guarantees.

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173	Countertop & Cabinets	Recommendations. Cuts/scrapes were noted on the countertop. Cuts/scrapes were noted in countertop. If concerned, suggest repairs/replacement of countertop as needed by qualified cabinet contractor prior to close.
174	Kitchen Comments	Comments. The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given.

First Floor Half-Bathroom

Step #	Component	Comments
180	Location	Main level; Hallway.
181	Floor	Functional. Hardwood
182	Walls & Ceiling	Functional. Drywall.
183	Doors & Windows	Functional.
184	Electric Fixtures	Functional. GFCI outlets installed. Bathroom is equipped with GFCI (Ground Fault Circuit Interrupter) outlets for safety enhancement. Periodic testing of outlets is recommended to be sure outlets are serviceable when needed.
185	Heating/Cooling	Recommendations. No heat/cooling source was provided. If concerned, suggest contacting a qualified heating/cooling contractor for review for installation of heat/cooling source as needed.
186	Ventilation	Functional. Exhaust fan.
187	Sink/Vanity	Functional. Single vanity.
188	Faucet/Drains	Functional.

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189	Toilet/Bidet	Defective. Water control valves leaks into tank. Two-piece. The water control valve is leaking inside the tank; replacement is needed. Suggest repairs/replacement of water control valve as needed by qualified plumber to prevent leaks outside of tank and consequential moisture damage to home prior to close.
190	Bathtub and/or Shower	N/A.
192	Bathroom Comments	Comments. Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

Second Floor Front Bedroom Bathroom

Step #	Component	Comments
180.2	Location	Off bedroom; 2nd level.
181.2	Floor	Defective. Ceramic Tile. Several cracked tiles were noted; possible sub-floor damage behind tiles. Cracking of tile may be from sub-floor movement at edges of plywood or moisture damage from water leakage under tile. Cause of damage cannot be determined until floor tiles are removed and sub-floor exposed. Missing grout was noted between tiles on floor. This condition can allow water to seep under tiles causing consequential moisture damage to sub-floor. Suggest review and repairs as necessary by qualified flooring contractor prior to close.
182.2	Walls & Ceiling	Functional. Wallpaper; Drywall.
183.2	Doors & Windows	Defective. Door does not latch shut to shower room. If concerned, it is recommended to contact a qualified door contractor to review and repair door as needed prior to close.

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184.2	Electric Fixtures	Functional. GFCI outlets installed. Bathroom is equipped with GFCI (Ground Fault Circuit Interrupter) outlets for safety enhancement. Periodic testing of outlets is recommended to be sure outlets are serviceable when needed.
185.2	Heating/Cooling	Functional. Forced Air Register.
186.2	Ventilation	Functional. Exhaust fan.
187.2	Sink/Vanity	Defective. Single vanity. Cracked sink was noted at drain area. Suggest replacement of sink as needed by qualified plumber prior to close to prevent moisture damage to cabinet.
188.2	Faucet/Drains	Defective. Corrosion and leakage was noted on piping supplying the cold and hot water faucet for sink. Suggest review and repairs as needed by qualified plumber as needed prior to close.
189.2	Toilet/Bidet	Functional. Two-piece.
190.2	Bathtub and/or Shower	Functional. Tub/shower; Tubs are not filled when testing. Bathtubs are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at anytime without warning. No guarantee, warranty or certification is given as to future leaks. Suggest all edges of tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced if required. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and sub flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

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192.2	Bathroom Comments	Recommendations. Bathroom is being renovated. Bathroom is in process of being renovated. Most townships require permits for building, electrical or plumbing renovations in homes to determine if renovations are adequate, safe and comply with the local code regulations for that township. Suggest contacting the local township code officials for their requirements prior to close.
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Second Floor Rear Bedroom Bathroom

Step #	Component	Comments
180.3	Location	Off bedroom; 2nd level.
181.3	Floor	Marginal Condition. Ceramic Tile. Loose tiles were noted; possible sub-floor damage behind tile. Loose tiles may be from inadequate adhesive application, moisture seepage and/or sub-floor movement at edges of plywood or moisture damage from water leakage under tile. Cause of damage cannot be determined until floor tiles are removed and sub-floor exposed. Suggest review and repairs as necessary by qualified flooring contractor prior to close.
182.3	Walls & Ceiling	Functional. Drywall.
183.3	Doors & Windows	Functional.
184.3	Electric Fixtures	Functional. GFCI outlets installed. Bathroom is equipped with GFCI (Ground Fault Circuit Interrupter) outlets for safety enhancement. Periodic testing of outlets is recommended to be sure outlets are serviceable when needed.
185.3	Heating/Coolin g	Functional. Forced Air Register.
186.3	Ventilation	Functional. Exhaust fan.
187.3	Sink/Vanity	Functional. Double vanity.

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188.3	Faucet/Drains	Marginal Condition. Corrosion and leakage was noted on piping supplying the water faucet for sink. Suggest review and repairs as needed by qualified plumber as needed prior to close.
189.3	Toilet/Bidet	Functional. Two-piece.
190.3	Bathtub and/or Shower	Recommendations. Tub/shower. Repairs to tiles in process; sliding door appears to have been removed. If concerned, it is recommended to have door replaced prior to close. It is also recommended to have tile repairs completed and client verify completion of tile repair prior to close.

Bedrooms

Step #	Component	Comments
200	Doors	Functional. Wood doors.
201	Floors	<p>Marginal Condition. Carpet. Squeaky floors were noted in the bedrooms of this home. This condition is commonly caused by inadequate securing of sub-flooring to floor joists. If concerned, suggest contacting a qualified flooring contractor to review and repair as needed prior to close.</p> <p>Stained carpets were noted throughout the home. If concerned, have carpet reviewed by carpet cleaner for recommendations for cleaning and/or replacement of carpets as necessary prior to close.</p>
202	Walls	Functional. Drywall.
203	Ceilings	Functional. Drywall.
204	Windows	Defective. Insulated glass; Wood windows. Several windows locks are missing/damaged and several windows are painted shut. Suggest review and repairs as needed by qualified window contractor prior to close.

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205	Electrical	Hazardous. Several cracked, damaged outlets were noted in bedrooms and tension resistance was missing on several outlets. Replacement of outlets will be needed for safety. Suggest review and replacement of damaged outlets as needed by qualified electrician prior to close for safety.
206	Heat/Cooling	Functional. Forced Air Register.
207	Bedroom Comments	Limited access was noted in bedrooms. Access to outlets/windows is limited because of storage or furnishings. If concerned, it is recommended for client to check window operation and outlets with seller prior to close.

Living Rooms & Hallways

Step #	Component	Comments
220	Doors	Defective. Metal doors. Front entry and rear sliding door screens are damaged. If concerned, it is recommended to contact a qualified door contractor to review and repair/replacement of screens as needed prior to close.
221	Floors	Functional. Carpet.
222	Walls	Functional. Drywall.
223	Ceilings	Functional. Drywall.
224	Windows	Defective. Insulated glass; Wood windows. Lock/hardware missing or broken at living-room. Suggest review and repairs as needed by qualified window contractor prior to close.
225	Stairwells	Functional. No improper conditions noted.
226	Electrical	Functional.
227	Heat/Cooling	Functional. Forced Air Register.

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Fireplaces & Flues

Step #	Component	Comments
230	Location	Main Level; Living Room.
231	Firebox	Functional. Prefab/metal; Fireproof panels installed. Limited review of floor panel due to wood/ash debris left in fireplace. No obvious problems were noted at this time.
232	Flue	<p>Marginal Condition. Metal. Creosote coating was noted in living room fireplace flue. Creosote can cause chimney fires that are dangerous and hard to put out once started. The creosote also limits the inspection of the flue liner for damage. Suggest contacting a qualified chimney contractor to review chimney fireplace and flue for cleaning as needed prior to close. Chimney contractor should review condition of flue liner after cleaning for any repairs needed at that time.</p> <p>Review of the metal liner is viewed from the fireplace. Depending on the design of the fireplace fire chamber and chimney, inspection is limited by what can be seen from the fireplace unless chimney flue can be accessed from roof. If concerned, it is suggested to contact a qualified chimney contractor to review condition of metal liner prior to close.</p>
233	Damper	Functional. Metal Hinged.
234	Fireplace Comments	Comments. This chimney review was limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection. This was a limited inspection. If further review is desired, client is advised to consult with a qualified chimney sweep or fireplace technician prior to closing.