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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION: This inspection report is prepared by Ridge Home Inspection, Inc.(908) 221-9444 for the sole and exclusive use of the client. Kenneth Salvo is a certified member - #102121 - of ASHI, the American Society of Home Inspectors - N.J. Home inspector license number GI 0185.

CLIENT NAME:

Mr. & Mrs. Customer.

CLIENTS STREET ADDRESS:

25 Brooklane Road.

CLIENTS CITY/ STATE/ZIP

Stowit, NJ 01775.

CLIENT PHONE #:

978-555-1122.

CLIENT FAX #:

e-mail: jjohnson&wales@hotmail.com.

INSPECTION DATE:

July 3, 2004.

INSPECTION APPOINTMENT TIME:

9:00 a.m.

PROPERTY STREET ADDRESS:

919 Oaken Place.

PROPERTY CITY/STATE/ZIP:

Sometown, N.J. 07979.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER:

Clear & Sunny.

TEMPERATURE AT TIME OF INSPECTION:

70's.

SOIL CONDITIONS:

dry soil.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE:

40 Years old + -

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BUILDING TYPE:

Single family, Colonial style home.

SPACE BELOW GRADE:

Basement and partial crawl space.

UTILITY SERVICES:

WATER SOURCE:

The water source is public. Verify this with the seller prior to closing.

SEWAGE DISPOSAL:

The home is served by a private underground wastewater disposal system or systems. Verify this with the seller. This type of system(s) must be evaluated by a septic system specialist, as it is excluded from our report. Have this evaluation performed prior to closing, as repairs or replacement can be extremely costly.

UTILITIES STATUS:

All utilities were on during the inspection.

OTHER INSPECTION INFORMATION:

WAS THE HOUSE OCCUPIED?

Yes.

PEOPLE PRESENT DURING INSPECTION:

Purchaser, Buyer's sales agent.

PAYMENT INFORMATION:

FEE FOR INSPECTION SERVICES:

\$ 595.00 includes a radon test and wood boring insect infestation inspection and report. Paid by check number 2206.

REPORT LIMITATIONS

This report is intended only as a source of information of the current conditions present at the inspected property on the day of the inspection. This information is intended to help the client make his/her own decisions based on the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to whether or not the property should be purchased. The report expresses the personal opinions of the inspector, based upon the readily visible and accessible conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, destructive testing, moving of furniture, appliances or stored items, or excavation was performed, as these acts are beyond the scope of this inspection. Any components or conditions which are concealed, camouflaged, or otherwise obstructed were not inspected and are excluded from the report.

Client is advised to read the entire report and not to rely upon any verbal comments nor the "Summary" alone. Review the entire report in detail with your legal advisor. It is in your best interest to follow up on any recommendations made by the Inspector prior to making a final purchasing decision. Your purchase of a home is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

NOTE: Systems and conditions which are not within the scope of the building inspection include but are not limited to: mold of any kind, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; non-wood boring pest infestations, playground equipment, efficiency measurement of insulation or heating and cooling equipment, underground drainage or concealed plumbing, any systems which

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are shut down or otherwise secured; well water quality and quantity; zoning issues; intercoms; security systems; heat sensors; cosmetics; or building code conformity. We strongly recommend that specialists in these areas be consulted before closing if any additional information is desired. Any general comments about the condition of these components/issues are informational only.

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

The inspector has no interest, financial or otherwise, present or contemplated, in this property. To the best of our knowledge and belief, all statements and information in this report are true and correct. Lastly, the pre-inspection agreement signed by the purchaser and the inspector is a part of this written report.

PROPERTY EXTERIORS

Site:

Bushes and Shrubs Condition:

Good - The shrubs and/or bushes are neatly trimmed and spaced.

Trees Condition:

Action Necessary - Any tree stumps near the house foundation should be removed by a competent stump grinding service, to deter insect infestations.

Pavement Conditions:

Driveway Paving Material:

Asphalt.

Driveway Condition:

Satisfactory - The driveway is in satisfactory condition with only normal wear and tear noted. To prevent early deterioration, any cracks or holes should be properly filled, and the driveway should be resealed. Contact a paving specialist.

NOTE: The drains at the bottom of the driveway were not evaluated for this report. They should be kept clear of debris and free flowing. We do not know where they discharge to.

Walkway Materials:

Bricks and flagstones.

Walkway Condition:

Satisfactory - The walkway(s) is in satisfactory condition with no major defects present on the day of this inspection.

Comments:

NOTE: Caulk the gap where the brick steps meet the front landing near the front door, to help reduce water penetration beneath the landing area.

<h1>ROOF & ATTIC</h1>

ROOFING

Type Roof:

Gable.

Means of Roof Inspection:

Due to the height and/or steepness of the roof, binoculars were used to view the roof covering. The inspection was completed from the ground level. It is inherently unsafe to walk on roofs in the judgement of the home inspector.

Roof Covering Materials:

Asphalt/fiberglass dimensional composition shingles. These are made up of a fiberglass and asphalt mat, impregnated with colored gravel at the surface. The shingles are applied horizontally.

Cover Layers:

The roof covering on the home is a second layer.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in good condition overall, with no visible defects on the day of this inspection.

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 3-5 years, assuming that proper maintenance and occasional repairs are performed by a qualified roofer as needed. The life expectancy given is the best estimate of the inspector, based on the average useful life of this type of material.

Slope:

The roof is steeply sloped.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and sealed (roofing cement over metal) where readily visible.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Roof Gutter System:

The aluminum gutter system on the roof edges appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be in good condition and functional. Roof runoff water should be directed to flow away from the house foundation, and extensions should be added to the downspouts as necessary. This will help to reduce the chance of seepage into the basement area.

Attic & Ventilation:

Attic Access Location:

Hallway ceiling.

Attic Accessibility:

The attic can only be accessed by removing a louvered hatch at the hallway ceiling. This hatch is screwed into the ceiling and is not readily removable, therefore the attic was not accessed.

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Method of Inspection:

The attic area was partially inspected through the louvers. Only a small area of the underside of the roof was visible from this hatch, and the attic area could not be fully inspected as a result. The cooling system components, ductwork, insulation, structural components were not readily accessible for inspection, and are excluded from this report. As discussed, this area should be made readily accessible for periodic inspections and maintenance.

Roof Framing and Condition:

The roof rafters were in good condition where readily visible. The rafters are spaced 16 inches on center.

Roof Decking:

The roof decking consists of plywood sheathing. It was in good condition overall where visible, with no major defects on the day of this inspection.

Evidence of Leaks on Interior of Attic:

There was no evidence of active water leakage into the readily visible and accessible attic areas on the day of this inspection.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located at the gable ends of the attic. We suggest that a ridge vent be installed when the roof shingles are replaced.

Vapor Barrier Installed:

Not visible through louvered hatch.

Insulation Noted:

Not visible through louvered hatch.

Whole House Ventilation System:

There is a controller for a whole house ventilation system located in the hallway closet, however, when the switch was turned on, the unit (if indeed a fan is present in the attic-we could not gain ready access to verify this) did not function.

GENERAL LIVING AREAS

Doors, floors, stairs, windows, fireplace

Exterior Doors:

Attention Needed - The inside storm window was missing at the laundry room jalousie door. It should be replaced. Also, we strongly recommend that all of the exterior locks be changed by a locksmith, for home security, after closing.

Flooring:

Satisfactory - The flooring materials throughout the home are in satisfactory condition overall, and show normal only minor wear and tear.

Smoke Detector(s) Carbon Monoxide Detectors:

These devices are required to be installed in homes, under most local ordinances. The testing of smoke detectors and carbon monoxide detectors is not performed as part of this inspection, as most municipalities require that THEY test these devices whenever a home is sold. Verify this with your legal advisor, and be sure that they are evaluated before closing.

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Staircase(s) and railings:

Satisfactory - The staircase(s) and handrail(s) are in good condition, with no major defects.

Windows:

Satisfactory - The wood framed single pane windows were tested at random, and they were in good working condition on the day of this inspection. The storm windows and screens were not evaluated for this report.

NOTE: We strongly suggest that the metal bars across the basement windows be removed before closing.

Get keys to all window sash locks before closing.

Fireplace:

The readily visible areas of the masonry, wood burning, fireplace were in good condition overall. We cannot inspect the chimney liner in its entirety, and recommend that a certified chimney sweep clean the chimney and, using a video camera, fully evaluate the chimney interior(s) from top to bottom. This is in accordance with the National Fire Protection Association fire safety recommendations.

NOTE: The plywood form below the fireplace hearth, above the boiler in the basement, should be removed for fire safety, as discussed.

Walls & Ceilings:

Walls and Ceilings:

Satisfactory - The drywalled walls and ceilings throughout the home appear to be in good condition overall, with no major defects, just normal wear and tear.

KITCHEN

Kitchen

Countertops:

The countertops are covered with a laminate material. They were in good condition overall, with no major defects.

Cabinets, Drawers, and Doors:

Satisfactory - Representative samplings of the cabinets, doors, and drawers showed that they were satisfactory in both appearance and function.

Faucet and Supply Lines:

Attention Needed - The kitchen faucet is leaking. It should be repaired by a plumber.

Sink and Drain Lines:

Satisfactory - The sink and drain pipes appear to be in good condition, with no visible leaks present on the day of this inspection.

Food Waste Disposal:

Action Necessary - The electrical cable providing power to the disposal unit is a lamp cord, not a generally accepted material for wiring this type of device. Contact an electrician to modify this installation as necessary before closing, for home safety. Disposal units are not advised for use in homes with septic systems, as they can cause premature clogging of the system, per our conversation.

Dishwasher:

The dishwasher was tested during the rinse and hold cycle only. It was functioning properly during this inspection. This dishwasher is a multi-cycle unit, but only the rinse and hold cycle was tested. This test is not meant to imply that the other cycles also work, nor that the dishwasher will clean dishes properly, only that the unit functioned in this one cycle. NOTE: You should test all appliances again before closing, to determine that they are still in good working condition.

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Range Hood:

Satisfactory - The range hood and exhaust fan in the microwave oven appeared to work correctly on one or both speeds. There is a filter installed, and it should be cleaned or replaced on a regular basis.

Range/Oven Fuel Source:

Electric - There is a 240-volt hookup for an electric cooktop and/or oven.

Range/Oven:

Action Necessary - The control knob for the bake/broil function is not properly fitted. It should be replaced prior to closing. The cooktop and oven(s) were in good working condition during this inspection. The timers and temperature settings were not tested and are not a part of this inspection. The unit was tested in a basic operating mode only. NOTE: You should test all appliances again before closing, to determine that they are still in good working condition.

Microwave Oven:

Action Necessary - There is a wall mounted microwave oven. The unit was tested by heating a cup of water, and it was in working condition, however, the display is not functional. The unit should be repaired or replaced as necessary prior to closing.

Refrigerator:

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold and frozen. The unit was in working condition during this inspection. The refrigerator is an older unit, and although it was functional, we recommend that you budget for its replacement.

Comments:

Action Necessary - Several of the vinyl floor tiles are beginning to peel, and replacement is advised.

BATHROOM(S)

Bathroom(s):

Bathroom location(s)

Powder room, Hallway bathroom, Master bathroom.

Door(s) & Window(s):

Satisfactory - All doors and windows present are in good condition and are functioning as intended.

Walls & Ceilings:

Satisfactory - All of the walls and ceilings are in good condition overall, with no major defects on the day of this inspection.

Flooring:

Satisfactory - The flooring in the bathroom(s) is satisfactory.

Lighting:

Satisfactory - The light fixture(s) in the bathroom(s) is in good working condition.

Ventilation Fans:

Satisfactory - There are exhaust fans installed in the bathrooms, and they are functional.

Ground Fault Circuit Interrupter (GFCI) Outlets:

Action Necessary - There is a Ground Fault Circuit Interrupter outlet installed near the hallway bathroom sink(s). It failed to trip when tested, and this can be unsafe. It should be repaired or replaced by an electrician before closing. GFCI outlets should be installed in any "damp" location such as the bathrooms, kitchen, basement, garage, outdoors, etc. if they are not already present. Discuss this with an electrician. This type of outlet helps to save lives. They should be tested on a monthly basis, to verify that they are

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functional.

Vanity Cabinet:

Satisfactory - The vanity cabinet(s) and countertop(s) in the bathroom(s) are satisfactory.

Sink, faucets, and Drain:

Attention Needed - The drain pipe in the master bathroom needs attention. The tailpiece, trap, or drain pipe below the sink is corroded. This is an early warning of future failure. It is not currently leaking, but it should be replaced in the near future by a plumber.

Faucet(s) and Water supply piping:

Satisfactory - All of the faucets and water supply lines appear satisfactory. There were no visible defects on the day of this inspection.

Toilet Condition

Satisfactory - All toilets are functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Faucets & Drain Stopper:

Satisfactory - Tub faucet(s) and tub stopper(s) are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Attention Needed - The cold water faucet at the master bathroom shower is leaking and should be repaired. The shower diverter valve at the fill spout at the hallway bathtub/shower is not fully diverting water to the shower head when operated. It allows water to flow through the fill spout, reducing the pressure at the showerhead. It should be repaired or replaced by a plumber before closing.

Shower Pan:

There are no visible leaks at the shower pan at this time.

Tub walls & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/showers were draining properly during this inspection.

Comment:

Action Necessary - The ceiling heater fan in the master bathroom was very noisy, and it appears as if some of the plastic cover on the unit has melted. It should be replaced by a qualified contractor before closing.

BASEMENT - FOUNDATION

Foundation

**Type of
Foundation:**

Basement and crawl space - Refers to a basement with foundation walls tall enough to have usable living space and a foundation wall - below some of the living areas in the home - that is not tall enough for usable living space. .

**Foundation
Materials:**

Concrete or Cinder Blocks laid in horizontal, interlocking rows.

**Exterior
Foundation Walls:**

Satisfactory - The exposed portions of the exterior foundation walls appear to be in good condition overall. Any visible cracks are minor, and we suggest that they be caulked or sealed with an exterior rated siliconized caulking, to prevent water or insect penetration.

**Drainage around
the exterior
foundation:**

Satisfactory - The drainage around the house foundation appears to be sloped properly, to allow surface rainwater to drain away from the house, not towards it.

BASEMENT WALLS - INTERIOR

**Interior of
Basement
Finished Into
Living Space:**

Almost all of the basement area has been finished, with wall and floor coverings, and a suspended ceiling. Only the readily visible components were inspected and are included in this report.

**Interior Foundation
Walls:**

Most of the interior foundation walls were not visible for inspection due to wall coverings. The areas that were visible were in good condition overall, with no major defects present on the day of this inspection.

**Columns and
Posts:**

There are steel columns installed in the basement, supporting the main beam(s). They were in good condition, where visible, at the time of this inspection.

Main Beam:

The main beam(s) is made of dimensional lumber which has been nailed or bolted together to create a built-up beam.

**Basement floor
slab:**

A concrete slab has been poured between the foundation walls. It was in good condition overall, with only normal cracks noted. Carpeting prevented a complete inspection of the floor.

**Basement
Windows:**

There are basement level windows. The windows as installed appear to be in good condition. Bars should be removed before closing.

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Staircase

Condition:

Satisfactory - The staircase to the basement level appears functional.

Evidence of seepage into basement:

No - There were no signs of dampness or seepage noted, on the day of this inspection, in the readily visible areas of the foundation walls or floor. This is not a guarantee or assurance that seepage will never occur.

Evidence of Insect Infestation:

There was no evidence of insect infestations in the readily visible and accessible areas of the basement on the day of this inspection. Signs of treatment for carpenter ants (dusting of insecticide powder) were noted around the perimeter of the basement, at the rim joist/sill plate areas. No signs of any active infestations or damage were readily visible. Check with the seller to determine why this treatment was necessary, who performed it and when, and if re-treatment is necessary.

Sump Pump:

None installed.

CRAWLSPACE

Crawlspace Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

The access hatch to the crawlspace is located in the basement.

Crawlspace Inspected By:

The crawlspace was inspected from the access way only, due to stored items in this area. Only the areas that were readily visible are included in this report.

Condition of foundation walls

Satisfactory - The exposed portions of the foundation walls are in good condition overall, with no major defects.

Evidence of Water Entry in the crawlspace Noted:

There is evidence of past seepage through the foundation walls in the crawlspace area. The stains are all dry, indicating past water entry at some point in time. All gutters must be kept clear of debris, and all downspouts must have extensions installed to divert roof rainwater runoff well away from the foundation to reduce the chance of crawl space seepage.

Crawlspace Ventilation:

Satisfactory - The ventilation in the crawlspace appears to be adequate.

Crawlspace Floor:

Concrete.

Vapor Barrier Installed:

Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material - concrete.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit(s)

Brand /

Approximate age

Brand - Ruud 3 years old.

Type of system:

Refrigerator/Split System. Electricity-powered.

Unit Tested:

The system was operated and was in good working condition during this inspection. It should be serviced by a qualified cooling system technician on a regular basis, to extend its useful life. The scope of this inspection does not include the effectiveness or adequacy of the system but only verifies that the system was functional.

Insulation Wrap on the Suction Line:

The foam insulation on the coolant piping was intact and in good condition overall.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

The unit is level. This is important for proper, efficient, operation.

Service

Disconnect:

Satisfactory - The electrical service disconnect breaker is located properly, within sight of the condensing coil cabinet.

Condensate piping:

Satisfactory - The condensate drain pipe appears to be adequately installed. We suggest that an extension be installed at the end of this piping, so that it discharges further away from the house foundation.

Temperature Differential:

Satisfactory. The desired temperature difference between the supply and return registers is 14 - 22 degrees F. We noted that the temperature difference was about 29 degrees F, and this is within the normal range.

Comment:

The air handler is located in the attic area. The filter is located behind an access panel at the hallway ceiling. It should be changed on a regular basis by a qualified contractor. We could not access the air handler without removal of a louvered hatch at the ceiling. This hatch was screwed to the ceiling and its removal is beyond the scope of this inspection. The unit should be made accessible for periodic inspections and maintenance.

Heating Unit # 1:

Heating System Location:

Basement.

Heating System Type:

Hot Water heat is installed as the primary heating system.

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Fuel Source:

The fuel source is fuel oil. A newer indoor storage tank was in very good condition.

**Model/Serial
Number/Size:**

The boiler is a Hydrotherm brand. It is about 35+ years old. The typical service life for a forced water boiler is 20-30 years with routine care and maintenance. We suggest that you budget for the possibility that early replacement may be necessary, as discussed.

Flue Type:

The flue pipe is metal and it enters a masonry chimney.

Flue Condition:

Action Necessary - The boiler flue pipe should be cleaned and fully inspected by a certified chimney sweep. There are soot deposits present in the visible section of the flue pipe.

Unit Tested:

Yes. The boiler was functional during this inspection.

Action Necessary - Rust and corrosion are present at the tankless coil on the boiler, and at the base of the metal boiler cabinet, indicating possible leakage of this boiler. Also, there is considerable scale build-up inside the boiler, and there are visible cracks in the refractory liner. In addition, the piping from the pressure relief valve is too short (it should extend down to within 6" of the floor) and it should not have threads at the end. The boiler needs to be fully evaluated by a competent heating contractor prior to closing, to determine what repairs or replacements are necessary. Be certain to obtain a copy of any municipal permit issued when the underground oil storage tank was removed, as discussed.

**Heat Exchanger
Inspected Via:**

The boiler was visually inspected with the aid of a flashlight and mirrors, and no cracks or leaks were noted.

Draft Hoods/Draw:

Satisfactory - The boiler appears to be properly drafting up the chimney.

**Duct Insulation in
Unheated Spaces:**

The air conditioning ductwork in the attic space was not readily visible for inspection.

**Thermostat
Location:**

Various.

**Thermostat
Condition:**

All were functional.

Comments:

Attention Needed - Some of the baseboards in the basement area are in poor condition. Contact a qualified contractor to replace as necessary.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

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Main Power Panel and Circuitry

Main Power Distribution Panel

Location:

Garage. New service was installed in July of 2001 per permit on panel.

Main Power Panel

Size:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type:

Aluminum.

Is Panel

Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Panel Cover

Removed:

Yes.

Condition of

Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged.

Feeder and Circuit

Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Some Bx or metallic sheathed cable is also present.

Circuit Wiring

Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault

Protected Outlets:

Action Necessary - At least one of the Ground Fault Circuit Interrupter protected outlet tested did not break the current flow or reset as required. Action is necessary to repair or replace the outlet in the hallway bathroom, as noted previously.

Ground Fault Circuit Interrupter outlets should be installed at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

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Main Service

Ground Verified:

Yes - The main service ground wire was located by the inspector. The grounding conductor to the water service line was noted, and it is correctly connected to the street side of the main water line.

Wire

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Comments:

There were no defects found in any of the randomly tested electrical components on the day of this inspection.

LAUNDRY

LAUNDRY

Location:

First floor.

Washer & Dryer

A washer and dryer are installed. These units were not tested as a part of this inspection.

Washer Hookup:

There are connections installed at the wall for both hot and cold water.

Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer.

Dryer Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. NOTE: We suggest that the plastic vent pipe be replaced with a metal, non-flammable duct, for home fire safety.

Laundry Basin:

Yes - There is a laundry sink installed. **Action Necessary** - There is evidence of a leak in the drain pipe under the sink. It should be repaired by a plumber.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Basement level wall.

Interior Supply Piping Material:

The interior supply piping in the structure is copper.

Exterior Hose Bibs Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

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Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Septic System This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. A septic system specialist should be contacted before closing. There may be a "graywater" system as well. This should be determined by a septic system specialist before closing.

Waste Line Materials

The predominant waste line material is copper, with some plastic and cast iron materials present.

Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained properly from a random sample of fixtures and drains.

Location of Waste Line Cleanouts:

Not visible. We believe that the clean out is behind a hatch in the paneling in the basement. It was blocked by shelving and was not readily accessible.

Water Heater

Location:

Basement.

Tank Capacity:

An indirect fired water tank is present. It is about 13 years old, and was functional on the day of this inspection. Water in this tank is heated by an energy efficient tankless unit installed in the boiler, as discussed.

Exposed Water Heater Condition:

Good - Rust free and clean.

Water Piping Condition:

Satisfactory - The incoming and outgoing piping is installed correctly.

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater and a circulator pump.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is correctly installed.

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Safety Overflow

Pipe:

Satisfactory - The overflow pipe is correctly installed.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Combination of: Brick veneer and wooden siding.

Siding Condition:

Satisfactory - The siding is in serviceable condition.

Trim Condition:

The trim is intact and satisfactory.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition.

Condition of Painted Surfaces:

Portions of the exterior painted surfaces need to be repainted. The wooden cupola should be painted in the near future.

Outside Entry Doors:

Satisfactory - The outside entry doors are in satisfactory condition.

Windows Type:

Wood framed, single pane glass.

Window Condition:

Satisfactory - The windows were randomly tested. They were all in good condition.

Storm Windows:

Not evaluated.

Exposed Floor/Ceiling Framing Location:

Basement level ceiling.

Exposed Floor/Ceiling Framing Condition:

Satisfactory - The exposed portions of the floor framing / ceiling joist members are in satisfactory condition.

Wall Covering Material:

The wall covering material is sheetrock.

Ceiling Covering Material:

The ceiling covering material is sheetrock.

Sample report-Ridge

Deck, Porch or Balcony:

There is a Wood Framed:

Wood deck.

Materials:

The inspector was unable to determine the type of wood used.

Condition of Wood Materials:

Action Necessary - The wood deck has deteriorated to the point that full replacement may be required. Wood rot has progressed to the point that replacement of many of the wooden components is needed. Railings are unsafe and do not comply with today's safety standards as there are no vertical balusters present. Get cost estimates for replacement of the deck prior to closing, as this work can be costly.

GARAGE

Garage

Garage Type

The garage is attached.

Size of Garage:

Two car garage.

Number of Overhead Doors

There are two overhead doors.

Overhead Door and Hardware Condition:

Satisfactory - The overhead doors are in satisfactory condition, and are functional. There is a safety wire installed in each spring, that will prevent the springs from swinging free should they fail. This prevents damage or injury.

Automatic Overhead Door Opener:

The overhead door openers functioned appropriately.

Safety Reverse Switch on the Automatic Opener:

Yes - There is an electronic beam safety reverse system installed at one unit, and the other reverses when it meets resistance while closing. They were both functional.

Floor Condition:

Satisfactory - The garage floor is in satisfactory condition. Due to stored items on the garage floor, and two autos inside the garage, I was unable to determine the condition of the portions of the floor that are not visible.

Garage Walls Condition:

Satisfactory - The walls and ceiling are in satisfactory condition. There is some minor cracking in the sheetrock, but this is generally due to slight settlement or shrinkage. Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.

Sample report-Ridge

Fire Rated Entry

Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house. We suggest that a hinge be installed that automatically closes the door, for fire safety.

Garage

Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

Garage Roof

Condition:

Attached to the house. Same condition as main house roof.

Comment:

We could not access the attic above the garage, as the pull down stairs could not be opened due to the automobiles in the garage. This area should be evaluated before closing by a qualified person, to search for any concealed defects.

END OF REPORT.