



Confidential Property Inspection Report

This Property Inspection was completed on

Prepared for: Gianna Holt



Prepared by: Paul Wojtowicz, Certified Inspector

ASHI Certified Inspector - American Society of Home Inspectors (ASHI) #265821

Delaware State Home Inspector License #H4-0000135

Pennsylvania State Home Inspector - Compliant

New Jersey State Home Inspector License #24GI00166500

EMSL Certified Consultant – Mold, Indoor Air Quality & IH Sampling

For questions about this report please call Paul Wojtowicz directly at (856) 220-5824

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Report: , , ,

Inspection Report - Table of Contents

SUMMARY	4
GENERAL INFORMATION	16
SITE	18
FOUNDATION	25
ROOF & ATTIC	32
STRUCTURAL	41
HEATING, VENTILATION & AIR CONDITIONING	46
ELECTRICAL SYSTEMS	54
PLUMBING SYSTEM	64
KITCHEN	71
LAUNDRY	78
BATHROOMS	82
BEDROOMS	89
OTHER LIVING SPACES	93
GARAGE	98

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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon the inspector's visual impressions of the 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, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be 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 and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any dispute, controversy, interpretation, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from or related to, this agreement or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTE: THE CLIENT AND AD-IN HOME INSPECTIONS WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

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Report: , , ,

October 11, 2020

Gianna Holt

RE: 102 Oak St
Anytown, NJ 08000

Dear Gianna:

At your request, a visual inspection of the above referenced property was conducted on October 9, 2020. An earnest effort was made on your behalf to discover all visible defects.

IMPORTANT: By definition and in accordance with the nationally recognized Standards of Practice, the inspection and report are intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon the inspector's visual impressions of the 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. The report is not intended to be 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.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. IT IS HIGHLY RECOMMENDED THAT THE CLIENT READ THE COMPLETE REPORT. The entire Inspection Report, including the limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

IMPORTANT: It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Thank you for selecting our firm to property inspection. If you have any questions regarding the inspection report findings, please feel free to call us.

Sincerely,

Paul Wojtowicz, Certified Property Inspector
Ad-In Home Inspections

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ITEMS WHERE ACTION IS NECESSARY

Items called out as ITEMS WHERE ACTION IS NECESSARY are concerns that are material defects or safety issues. These items are considered by the Inspector to be the items where the highest priority for repair or remediation exists.

PLEASE NOTE: As a courtesy to our clients, we often provide an *Estimated Range of Costs to Repair or Remediate* for budgeting purposes. If this appraisal is provided, please consider it a rough estimate. The provision of a scope of work and/or estimates for remedial repairs is not the purpose of this inspection. We **STRONGLY** encourage the Buyer to obtain competitive estimates for repairs from at least three qualified licensed professional contractors for each item needed remediation.

SITE (pg 18)

Site:

Trees Condition:

Action Necessary - The trees on the property were in a condition that requires action to prevent potential issues with falling branches. The trees should be evaluated by a qualified arborist to determine what maintenance or treatment is required. Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.

Estimated Range of Costs to Repair or Remediate = Further evaluation is required by a qualified tree company.

ROOF & ATTIC (pg 32)

Roofing:

Roof Gutter System:

Action Necessary - The downspouts appear to be in need of repair or replacement in order to function properly, Downspout extensions should be installed to carry the water further away from the foundation.

Estimated Range of Costs to Repair or Remediate = \$20 ea

Action Necessary - The downspout appears to be in need of repair or replacement in order to function properly at rear patio

Estimated Range of Costs to Repair or Remediate = \$20

HEATING, VENTILATION & AIR CONDITIONING (pg 46)

Heating Plant - Primary Unit:

Carbon Monoxide Alarm:

Action Necessary - There was NOT a Carbon Monoxide (CO) Tester installed. It is HIGHLY recommended that a CO detector be installed for the safety of the occupants.

Estimated Range of Costs to Repair or Remediate = \$30 to \$120

Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated basement space is not insulated. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. Insulation is strongly recommended.

Estimated Range of Costs to Repair or Remediate = \$1 to \$1.50/sq.ft. R11 15" x 40' batt roll

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Report: , , ,

ELECTRICAL SYSTEMS (pg 54)Other Electrical Circuitry:Smoke Detectors:

IMPORTANT - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis. Smoke detectors should be tested by the occupant every month. Smoke detectors do NOT last forever. The U.S. Fire Administration recommends replacing smoke detectors every ten (10) years. If you suspect that the smoke detectors in your home are more than ten (10) years - REPLACE THEM NOW. The batteries in smoke detectors should be replaced every twelve (12) months. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. **Estimated Range of Costs to Repair or Remediate = \$50 ea**

KITCHEN (pg 71)Kitchen Appliances:Dishwasher:

Action Necessary - There is a materially defective condition or safety issue that needs to be addressed immediately. The drain line from the dishwasher is not installed with the appropriate trap or high loop. The purpose of a dishwasher high drain loop is to prevent back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The high drain loop is also there to prevent improper drainage of water while the dishwasher is running. **Estimated Range of Costs to Repair or Remediate = \$20**

LAUNDRY (pg 78)Laundry:Washer Hookup:

Action Necessary - There were rubber water supply connections/hoses. The connections/hoses should be replaced before a failure occurs. I recommend stainless steel braided hoses.

Estimated Range of Costs to Repair or Remediate = \$75

Dryer Ventilation:

Action Necessary - The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly. I recommend replacing the plastic vent with a metal dryer vent. Action Necessary - This vent appears to be clogged in the attic. Repair is necessary to clear the vent.

Estimated Range of Costs to Repair or Remediate = \$50 to \$75 (metal vent); \$75 to \$150 (clean dryer vent)

BATHROOMS (pg 82)Master Bathroom:Toilet Condition:

Action Necessary - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

Estimated Range of Costs to Repair or Remediate = \$40

Bathroom #2:Shower/Shower Head and Mixing Valves:

Functional - The shower and mixing valves are performing as required. Action Necessary - The shower head leaks and needs adjustment or replacement.

Estimated Range of Costs to Repair or Remediate = \$25

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Report: , , ,

Powder Room:

Toilet Condition:

Action Necessary - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

Estimated Range of Costs to Repair or Remediate = \$40

BEDROOMS (pg 89)

Master Bedroom:

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance and no real thermal efficiency. This condition will worsen. **Estimated Range of Costs to Repair or Remediate = \$50/sq.ft. (install new vinyl replacement window - single hung)**

GARAGE (pg 98)

Garage:

Safety Reverse Switch on the Automatic Opener:

There is an electronic beam safety reverse system installed. The electronic beam safety beam is installed too high. The top of each photoelectric eye lens is to be installed no higher than six (6) inches above the garage floor. If installation is above six (6) inches, the photoelectric eyes may not detect what they are intended to protect, an individual lying down on the garage floor under the descending door.

Estimated Range of Costs to Repair or Remediate = \$25

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ITEMS WHERE FURTHER EVALUATION IS NEEDED

Items where FURTHER EVALUATION IS REQUIRED are items that the Inspector deems further evaluation or servicing may be needed by an expert, licensed engineer, qualified licensed contractor, or specialty tradesman dealing with that item or system.

SITE

Radon Mitigation System:

Radon Mitigation System Observed:

The inspector observed what is believed to be a passive radon mitigation system. This simply means there is piping installed in the structure for future use should it be determined an active mitigation system is required. A passive system does NOT mitigate any radon. It is highly recommended that a radon test be performed to determine the actual radon levels within the structure. Our company, Ad-In Inspections, is a radon testing firm. Ask your inspector for more information about radon testing or call the office at 856-220-5824 to schedule a radon test. Not sealed.

STRUCTURAL

Structural:

Siding Condition:

Further Evaluation Required - Adhered Stone Veneer on this structure is applied over wood framing. Adhered Stone Veneer that is applied over a wood structure requires very specific attention to detail and adherence to long-standing ASTM and industry standards. Because this Adhered Stone Veneer system is a reservoir cladding system (meaning it retains moisture), critical flashing details must be incorporated into the system to prevent potential moisture intrusion and structural deterioration. The inspector recommends that Level 1 Moisture Intrusion Evaluation be performed to determine if moisture intrusion issue are present and to determine if the cladding system was installed in accordance with ASTM and industry standards. Moisture content in wood of 19% or more over a sustained period of time can cause wood and other organic materials to deteriorate.

ELECTRICAL SYSTEMS

Electrical Outlets:

Laundry:

Not tested. there was no access to outlet.

PLUMBING SYSTEM

Plumbing:

Sewage Disposal Type:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

The Inspector and the Inspection Company HIGHLY RECOMMEND that the Client have a qualified licensed plumber or technician perform sewer scope to determine the existing condition of the non-visible sewer/waste/drain lines in the building and certify that the waste lines are free and clear and draining properly. This is particularly true for older structures in which the sewer/waste lines/pipes may be made of material other than plastic.

Common sewer/waste/drain line problems are root intrusion, holes, pooling, cracks, pipe deterioration, clogging due to restrictions and pipe separation. A functioning sewer line may have problems that do NOT currently affect the performance of the line and may NOT present themselves during a property inspection. However, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement.

We HIGHLY RECOMMEND having this service performed prior to the end of your inspection contingency period and

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Report: , , ,

DEFINITELY before settlement is made on the purchase of the property.

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Sump Pump:

The sump pump installed was not tested. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. Installed sump pumps which are idle for long periods of time should be manually operated once a month to ensure proper operation. Check for proper operation of the float and clean any debris that may be on the float or the suction screen. Make sure that the float operates freely without any restrictions. There is a submersible type sump pump installed.

LAUNDRY

Laundry:

Washer & Dryer

A washer and dryer are installed; however as noted above, testing of the laundry appliances (washer and dryer) and other non-built in (fixed) appliances is beyond the scope of this inspection. The inspector did not determine if the washer and dryer will convey with the property. If the clothes washer and dryer are to convey with the property, the Buyer should test the appliances for functionality prior to or at the time of the final walkthrough of the property before the transfer of ownership.

BATHROOMS

Master Bathroom:

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional. The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

Bathroom #2:

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional. The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

Powder Room:

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional. The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

BEDROOMS

Master Bedroom:

Ceiling Fan:

I could not get the fan to function. Be sure to verify its presence at the closing walk-through inspection.

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ITEMS TO MONITOR and/or MAINTAIN

Items called out as ITEMS TO MONITOR and/or MAINTAIN are essentially maintenance issues and areas of concern that should be monitored. These items may also include minor repairs or remediation items. These are issues the inspector wants to bring to your attention, but are of a lower priority.

SITE

Paving Condition:

Walkway Condition:

Attention Needed - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

Rear Patio:

Patio Stairs Condition:

Attention Needed - The loose handrail needs some attention. Tighten.

Gas Services:

Electrical Bonding of Gas Piping Systems:

Attention Needed - The inspector did NOT observe any bonding of the gas piping to the electrical grounding system. It is recommended that a licensed electrician properly install according to the National Electrical Code (NEC®) and National Fuel Gas Code (NFGC). The purpose of bonding is primarily to prevent a possible electric shock hazard for persons coming into contact with the gas piping and other metal objects that are connected to the grounding system, but which may be energized at a different level of electrical potential. Gas piping can become energized by an electrical fault in the branch circuit of a gas appliance connected to the piping system. Nearby lightning strikes can also result in an unbalanced voltage build-up and a resulting high electrical potential difference. That potential can cause an electrical arc between the gas piping and another nearby metallic system such as the copper water piping or electric wiring or structural steel. The arc may cause damage to certain gas tubing systems.

FOUNDATION

Foundation:

Visible Foundation Wall Cracks at Exterior:

Attention Needed - The concrete on the foundation had delaminated from the foundation as depicted in the picture. While this is not a structural concern or moisture intrusion concern, it is unsightly and will continue to deteriorate until repairs are made.

Interior View of Basement:

Conditions Noted in Exterior Walls, Interior View:

Vertical cracks were noted in at least one exterior wall. These cracks should be monitored for future movement. If the cracks get larger, a structural engineer should be consulted for recommended remedial action. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow then further attention and evaluation would be recommended.

Attention Needed - The stone foundation is parged in at least 1 area. Parging is a mortar coat or finish coat that is applied to the finish surface of the foundation to act as a finish coat to improve the appearance and provide a surface for applying waterproofing. Over time the minor movement and shifting in the stone foundation will cause the parging to lose its adhesion to the foundation and the parging will come loose. When the parging has come loose, it should be removed and re-applied. The parging in this house has come loose and needs to be re-applied.

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ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

Attention Needed - This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life. There is a broken shingle at the rear roof.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning - Primary Unit:

Approximate Age:

The typical service life for an AC unit is 12 - 15 years. Attention Needed - The age and/or condition of the AC unit is such that you may need to replace it in the near future. This unit was manufactured about 2004.

Condenser Cabinet Level:

Attention Needed - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

Evidence of Maintenance:

No, There was no evidence of regular maintenance of the air conditioning condensing unit(s). For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.

Heating Plant - Primary Unit:

General Operation & Cabinet:

Attention Needed - Corrosion is noted on the inside or outside of the cabinet. There was no visible moisture in or on the cabinet. Corrosion is normally due to leaking from the evaporator coil drip pan or leaks in the condensation collection system. The inspector recommends that a qualified professional HVAC technician inspect and service the system as needed. Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

PLUMBING SYSTEM

Plumbing:

Waste Piping Condition:

Attention Needed - There is deterioration noted in the visible portions of the waste lines that requires monitoring. Rust was noted on the cast iron main stack visible from the basement. Watch for any signs of leaking or failure. (Previous leak).

KITCHEN

Kitchen Plumbing:

Caulking Water Contact Areas:

Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.

Kitchen Appliances:

Food Waste Disposal:

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

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Report: , , ,

Kitchen Interior:

Fixtures & Switches:

Attention Needed - The lighting in the kitchen did not activate using normal controls.

LAUNDRY

Laundry:

Area Ventilation:

Attention Needed - The area needs to have better ventilation. The room should have some form of ventilation to evacuate irritable vapors and soap odors. Recommend louvered door for increased airflow.

GARAGE

Garage:

Fire Rated Entry Door to Structure:

According to the National Fire Protection Association (NFPA) residential fire doors should be "Self-Closing". This means the doors should be equipped with a closing device to cause the door to close and latch each time it is opened. This door was equipped with the self-closing hinges; however, the hinges need to be adjusted so they work properly.

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ADDITIONAL RECOMMENDATIONS

Items that are ADDITIONAL RECOMMENDATIONS are items that the Inspector recommends to increase safety, energy efficiency, or comfort. These items are NOT issues being "called out" as items that need immediate action, monitoring or maintenance. These items are meant to be suggestion to be considered and to increase the Client's awareness of the topic discussed.

SITE

Utility Services:

Underground Fuel Tanks Noted:

The inspector was unable to determine the presence of any underground fuel tank installed on the property inspected. Note, however, that this inspection is not an environmental analysis of the property. A Phase 1 environmental audit of the subject property is recommended to determine the presence and/or condition any underground storage tank(s) and to see if other environmental hazards are present.

STRUCTURAL

Structural:

Mold Disclaimer:

Further Evaluation Recommended - The nationally recognized Standards of Practice for property inspections does NOT require a property inspector to determine the presence of mold or other environmental hazards. The presence of mold and other biological environmental hazards cannot be confirmed without laboratory testing. For this reason, Ad-In Inspections and/or its employees are NOT responsible for discovering or reporting on the presence or absence of mold or mildew or any other biological environmental hazard. Furthermore, we are not responsible for any damages that arise from or related to mold or mildew or any other biological environmental hazard, even if the biological environmental hazard is a direct consequence of a condition upon which Ad-In reports on and brings to the attention of the Client.

That being said, Ad-In recommends that every Client have an Air Quality Mold Test performed, in the structure being inspected, to determine the presence and existing levels of mold spores and other airborne biological hazards. Airborne mold spores in concentrations of 1000 spores per cubic meter and higher, cause approximately 20% of the general population to present with allergenic symptoms. Additionally, 20% of those with allergenic reactions present with very severe debilitating symptoms.

We HIGHLY recommend further testing for mold concentrations in all areas of the house where a potential for moisture intrusion exists and/or where there is visible evidence of moisture intrusion and/or where any substances consistent with biological hazards are visible. Ad-In can perform air quality/mold testing services. Please contact the office at 856-220-5824 to schedule an air quality test.

HEATING, VENTILATION & AIR CONDITIONING

Heating Plant - Primary Unit:

Does each habitable room have a heat source?

Yes. Recommendation - The inspector does not comment as to the quantity or amount of air or temperature coming from the supply vent as determining the variables that contribute to the effectiveness of any installed system are well beyond the scope of this inspection. The inspector recommends that an HVAC Air Diagnostic test be performed. An Air Diagnostic is the process of testing your HVAC system through the use of tools to measure the amount of airflow pressure, temperature and humidity at each supply and return grille. The end goal of an HVAC Air Diagnostic test is to determine what repairs are required to the ductwork so that maximum system performance is achieved. The end result is having rooms that are the same temperature, cleaner air, better humidity control and real energy savings.

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ELECTRICAL SYSTEMS

Carbon Monoxide Detectors:

CO Detectors:

Recommendation - Carbon Monoxide (CO) poisoning can occur several ways: when flues or chimneys become blocked; when a furnace has a cracked or rusted heat exchanger; when fuel-burning space heaters, water heaters, gas fireplaces, ovens, ranges or grilles are operated in the home without adequate ventilation; when generators are run in garages, near a door or window; when car exhaust from an attached garage enters the building; and when there's a negative pressure balance between the inside and outside of the structure, preventing adequate venting of combustion gases.

Most occupants will never know when the CO levels rise in space they are occupying. We STRONGLY recommend the installation of CO Alarms. CO Alarms should be installed LOW to the floor at a height of 12" to 16". CO is heavier than air. It is NOT recommended that CO Alarms be installed on the ceiling.

The Consumer Protection Safety Commission (CPSC) recommends that CO alarms be located near areas where occupants spend significant time, where the alarm can wake the occupants if they are asleep. Additional alarms should be installed on each habitable level. Follow the manufacturer's installation instructions for recommended installation height and locations.

Replace CO Alarms Regularly. Most CO Alarms have a life expectancy of three to seven years and should be replaced once they have passed that age. You should check the manufacturer's instructions for any existing CO Alarms to see if they have exceeded their useful life expectancy and need to be replaced. We recommend that "when in doubt...throw it out" and install a new one.

Electrical Service:

Interior View of Basement:

The electrical outlets in the basement level tested as correctly grounded. The basement level electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits should not be GFCI protected.

Ground Fault Interrupt Outlets:

Laundry:

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source. As of 2012, the National Electric Code - Article 210.8 requires GFCI protection for all 125-volt, single-phase, 15- and 20 amp receptacles in laundry rooms.

PLUMBING SYSTEM

Plumbing:

Water Supply Pipes Pressure/Leak Test

Not Tested - The water supply pipes were NOT tested for their ability to hold pressure in the lines or for the presence of pressure drops which would indicate a leak in the water supply system. It is recommended that the water supply system be pressure tested to determine if leaks are present.

Sump Pump:

There is no backup sump pump installed. The inspector highly recommends installing a battery or water powered (venturi type) backup system. Installing a backup system will ensure system functionality in event of a power failure. No Visibility to Inspect - The sump pump cover was in place so the inspector could not test the pump or inspect the sump pump connections.

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Report: , , ,

Water Heater #1:

Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

LAUNDRY

Laundry:

Washer Pan:

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

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Report: , , ,

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

October 9, 2020 10:00 AM.

Client:

Gianna Holt.

Inspection Site:102 Oak St
Anytown, NJ 08000.**Inspection Order Number (OID):**

00057-100920PW.

Report Version:

version 07.28.2019.

Property Occupied?

Yes.

People Present:

Purchaser, Listing (Seller's) Agent, Buyers Agent.

Utilities On?

All utilities are turned on at the main utility connection.

Building Characteristics:

Main Entry Faces:

West.

Building Style & Type:

The building is a townhouse, which is a dwelling having separate entrances for two or more separate households. This includes multi-story houses having a complete apartment on each floor and also side-by-side units on a single lot that share a common wall. Our inspection does not include an inspection of any of the systems or components of the home attached to the home identified in this report. It is possible that conditions in the other home(s) can affect conditions in the home identified in this report. Conditions in the other home(s) that could affect this home include, but are not limited to, defects or a failure of the foundation of the other home(s).

Stories:

2

Space Below Grade:

Basement.

Climatic Conditions:

Weather:

Clear.

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Soil Conditions:

Dry.

Outside Temperature (F):

70-80.

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SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

Estimated age of structure:

The building is 15 - 20 years old.

Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Bushes and Shrubs Condition:

Functional - The shrubs and/or bushes have a good appearance.

Trees Condition:

Action Necessary - The trees on the property were in a condition that requires action to prevent potential issues with falling branches. The trees should be evaluated by a qualified arborist to determine what maintenance or treatment is required. Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



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Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted.



Walkways and Stoop Materials:

Formed poured concrete.

Walkway Condition:

Attention Needed - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.



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Entryway Stoop:

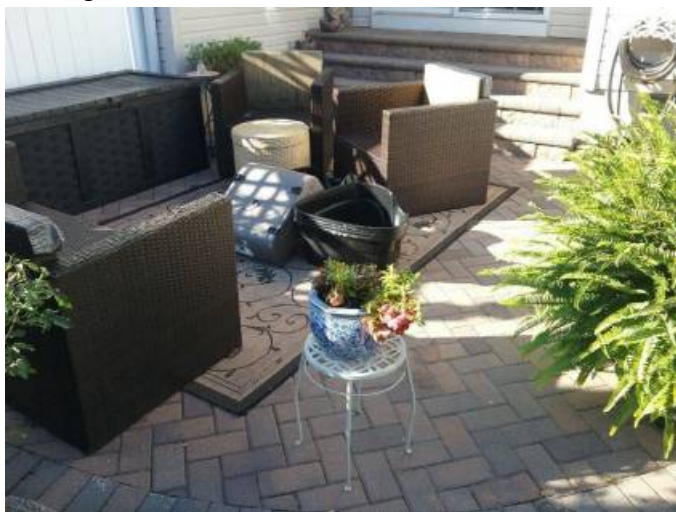
The entryway stoop is in functional condition.



Rear Patio:

Patio Slab Materials:

Pavers - A paver is a paving stone, tile, brick or brick-like piece of concrete commonly used as exterior flooring. In a factory, concrete pavers are made by pouring a mixture of concrete and some type of coloring agent into a mold of some shape and allowing to set.



Slab Condition:

Functional - The slab is in useable condition.

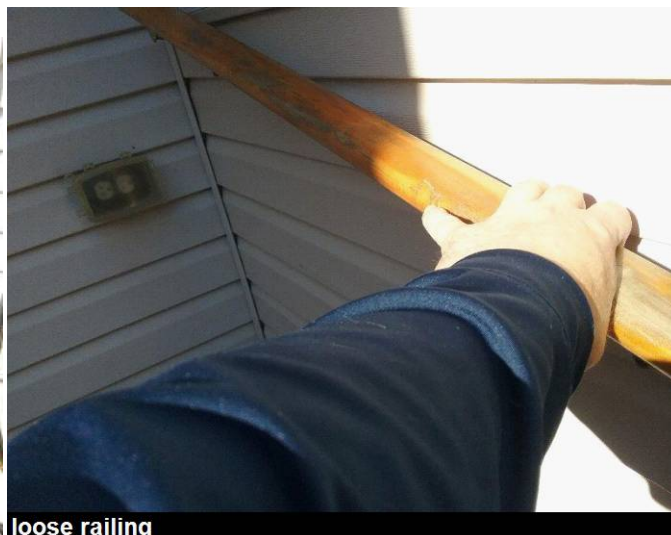
Patio Stairs Condition:

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Attention Needed - The loose handrail needs some attention. Tighten.



Patio Lighted:

Yes.



Patio Cover Condition:

The patio cover is functional.

Utility Services:

Water Source:

Public domestic water supply.

Water Meter Location:

Basement level.

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Electric Service:

Underground.



Cable Television Service:

Underground.

Cable/Phone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.



Fuel Source:

Natural gas is provided by a regulated service company or utility.

Underground Fuel Tanks Noted:

The inspector was unable to determine the presence of any underground fuel tank installed on the property inspected. Note, however, that this inspection is not an environmental analysis of the property. A Phase 1 environmental audit of the subject property is recommended to determine the presence and/or condition any underground storage tank(s) and to see if other environmental hazards are present.

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Sewage Disposal System:

Public Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. Range and Oven. Clothes Dryer.

Location of Meter:

Front of the structure.



Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?:

None installed in the garage area.

Gas Line Primary Piping Material:

Galvanized.

Secondary Supply Piping:

Black Iron Pipe. Corrugated Stainless Steel Tubing (CSST)

Electrical Bonding of Gas Piping Systems:

Attention Needed - The inspector did NOT observe any bonding of the gas piping to the electrical grounding system. It is recommended that a licensed electrician properly install according to the National Electrical Code (NEC®) and National Fuel Gas Code (NFGC). The purpose of bonding is primarily to prevent a possible electric shock hazard for persons coming into contact with the gas piping and other metal objects that are connected to the grounding system, but which may be energized at a different level of electrical potential. Gas piping can become energized by an electrical fault in the branch circuit of a gas appliance connected to the piping system. Nearby lightning strikes can also result in an unbalanced voltage build-up and a resulting high electrical potential difference. That potential can cause an electrical arc between the gas piping and another nearby metallic system such as the copper water piping or electric wiring or structural steel. The arc may cause damage to certain gas tubing systems.

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Piping Installation - Routing - Shutoffs - Hangers - Supports:

Gas supply piping as installed appears adequate.

Gas Leak(s) Detected

No combustible gas leaks were detected at the time of the inspection.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

Radon Mitigation System:

Radon Mitigation System Observed:

The inspector observed what is believed to be a passive radon mitigation system. This simply means there is piping installed in the structure for future use should it be determined an active mitigation system is required. A passive system does NOT mitigate any radon. It is highly recommended that a radon test be performed to determine the actual radon levels within the structure. Our company, Ad-In Inspections, is a radon testing firm. Ask your inspector for more information about radon testing or call the office at 856-220-5824 to schedule a radon test. Not sealed.



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FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.



Foundation Materials:

Poured in place concrete, 8 inches or more thick.

Visible Portions of Exterior Foundation Walls:

Some.

Visible Foundation Wall Cracks at Exterior:

Attention Needed - The concrete on the foundation had delaminated from the foundation as depicted in the picture. While this is not a structural concern or moisture intrusion concern, it is unsightly and will continue to deteriorate until repairs are made.

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Location of Wall Cracks and Description:

Rear foundation wall.

Evidence of Recent Movement:

No - The inspector did not find evidence of recent movement that was visible from the exterior.

Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Footer Drain Tile Noted:

Yes - At least one end of the footer drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there appears to be one present. It is correctly exposed to daylight or to a sump pump pit.

Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:

None.

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Basement Ceiling Exposed:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Sill Plates Percentage Visible:

Yes - Sill plates were visible from unobstructed areas.

Insulated Rim Joists:

The rim joists (also called band joists) are insulated properly.

Foundation Bolts Noted:

No - This inspection was unable to locate foundation bolts or brackets installed. There were straps present.

Interior Foundation Wall Visibility:

There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. Portions of the foundation wall that are obstructed are excluded from the scope of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas. There is limited visibility of the interior portion of the exterior foundation walls due to stored items. Only the visible portions of the walls are included as a part of this inspection. You should re-inspect the walls after the stored items are removed or the structure is vacated.

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Conditions Noted in Exterior Walls, Interior View:

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow then further attention and evaluation would be recommended. Attention Needed - The stone foundation is parged. Parging is a mortar coat or finish coat that is applied to the finish surface of the foundation to act as a finish coat to improve the appearance and provide a surface for applying waterproofing. Over time the minor movement and shifting in the stone foundation will cause the parging to loose its adhesion to the foundation and the parging will come loose. When the parging has come loose, it should be removed and re-applied. The parging in this house has come loose and needs to be re-applied.

Vertical cracks were noted in at least one exterior wall. These cracks should be monitored for future movement. If the cracks get larger, a structural engineer should be consulted for recommended remedial action.



missing concrete



right side basement - settlement crack

Columns and Posts:

There are metal columns or posts installed as supports under the main beam or girder.

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Columns Condition:

There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed. The main support columns or beams appear to be adequately fastened at the top and the bottom.



Main Beam:

The main beam is made of steel.



Report: , , ,



Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

Slab Penetrations Noted:

Sump Pump(s)

Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks. There was stored items on the floor that significantly reduced the inspectors visibility.



at rear

Basement Windows:

There are basement level windows. The windows as installed appear to be functional. The installed windows are above grade, and no leakage problems are anticipated.

Interior Stairway Access From:

Main Hallway.

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Staircase Condition:

The staircase to the basement level appears functional. There are handrails solidly attached and in useable condition.

Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Visual Evidence of Mold:

No. The inspector did not observe any significant signs of biological growth on interior surfaces of the basement that are consistent with the presence of mold. The nationally recognized Standards of Practice for property inspections does NOT require a property inspector to determine the presence of mold or other environmental hazards. The presence of mold and other biological environmental hazards cannot be confirmed without laboratory testing. For this reason, Ad-In Inspections and/or its employees are NOT responsible for discovering or reporting on the presence or absence of mold or mildew or any other biological environmental hazard. Furthermore, we are not responsible for any damages that arise from or related to mold or mildew or any other biological environmental hazard, even if the biological environmental hazard is a direct consequence of a condition upon which Ad-In reports on and brings to the attention of the Client.

Evidence of Insect Infestation:

No - There was no visible evidence of insect infestation on the lower level discovered at the time of the inspection.

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ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Type Roof:

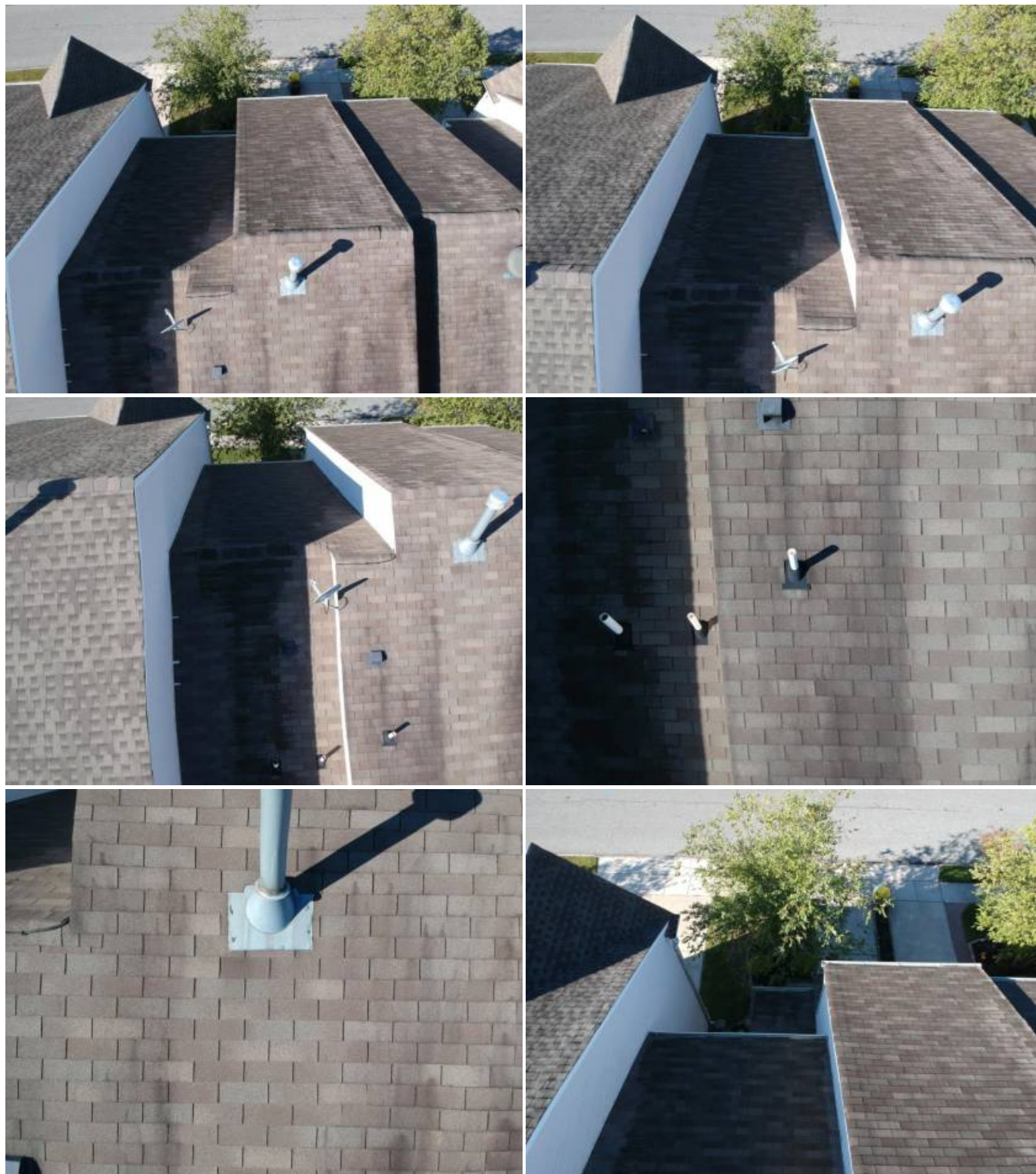
The roof is a gable style roof. A gable is the generally triangular portion of a wall between the edges of intersecting roof pitches. The shape of the gable and how it is detailed depends on the structural system used, which reflects climate, material availability, and aesthetic concerns.



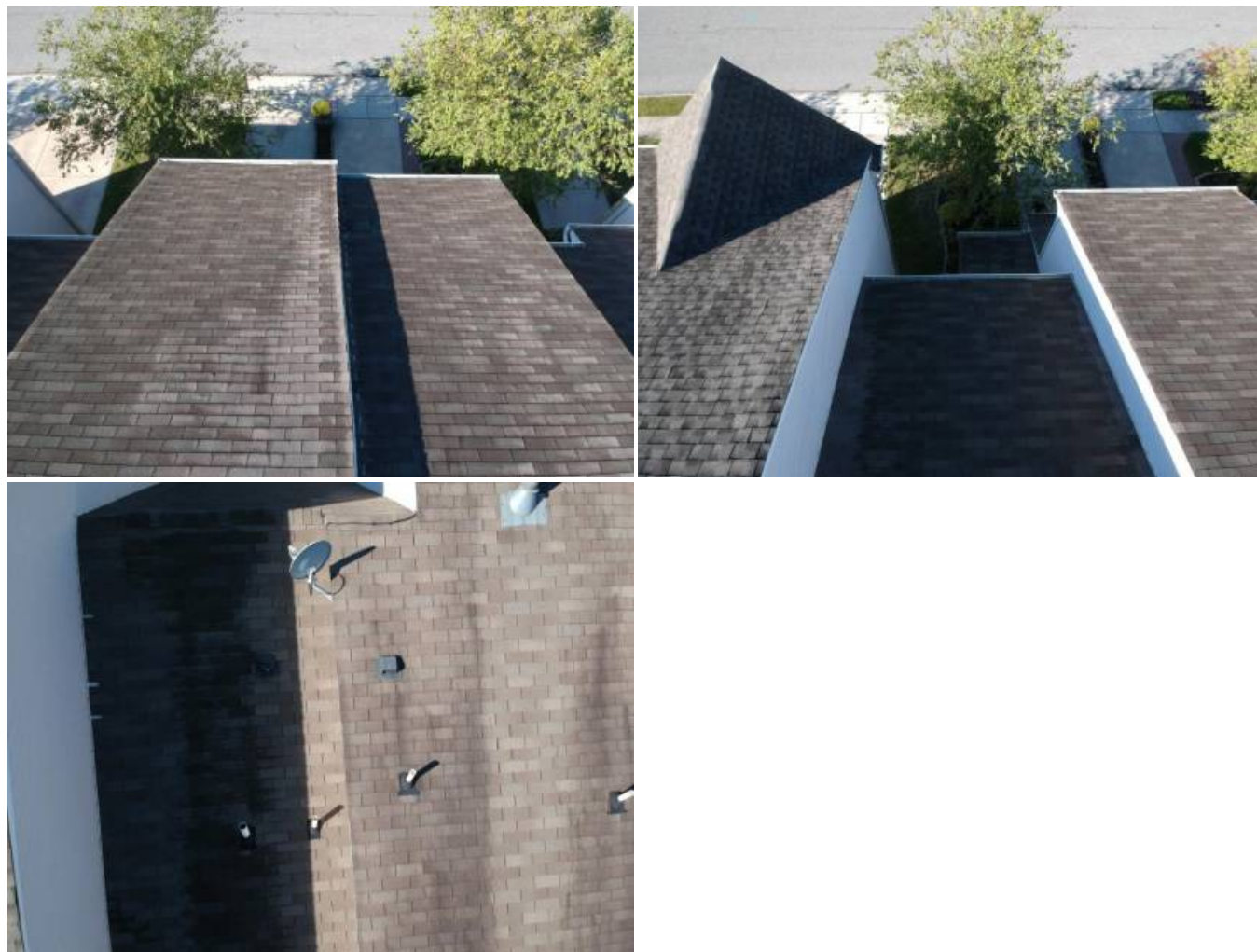
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Report: , , ,



Roof Covering Materials:

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Condition of Roof Covering Material:

Attention Needed - This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life. There is a broken shingle at the rear roof.

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Estimated Life Expectancy of Roof:

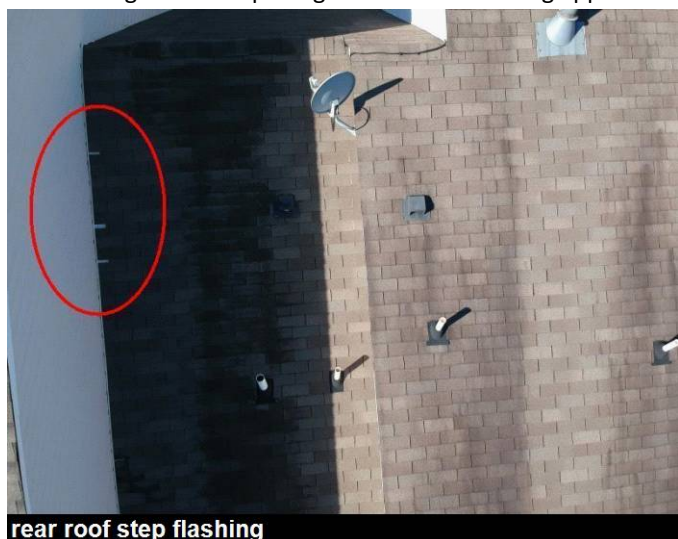
The roof covering material appears to have a remaining life expectancy of 6 to 8 years, assuming proper maintenance is completed as needed. THE ACTUAL LIFE EXPECTANCY MAY BE LESS. The roof system should be thoroughly evaluated by a qualified licensed reputable roofing specialist to accurately determine the actual life expectancy of the roof covering. The life expectancy given in this report is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

Flashing:

The flashings around openings in the roof covering appear to be watertight and caulked as needed.



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Means of Roof Inspection:

The surface of the roof was not walked on. However, the inspector used a drone with a camera to inspect the roof, allowing the inspector to view all of the roof covering up close and from all angles.

Ridges:

The ridge covering material appears to be in functional condition.

Evidence of Leakage:

No - There was no visual evidence of a roof leak from the surface of the roof. However, I cannot determine if leaks are present when inclement conditions are not present during the inspection. It is always possible that roof leaks could be fully concealed at the roof deck and will not show evidence of the leak on interior surfaces until fully saturated.

Roof Gutter System:

Action Necessary - The downspouts appear to be in need of repair or replacement in order to function properly, Downspout extensions should be installed to carry the water further away from the foundation.

The downspouts go into an underground system. I was unable to determine where they empty and if they are functional. It should be determined that the underground downspout drains are functional and that no blockage is present. The best way to determine functionality is to perform a flood test.

Action Necessary - The downspouts appear to be in need of repair or replacement in order to function properly, Damaged.



extend downspout



front left - termination point unknown

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damaged downspout extension at rear

Attic & Ventilation:

Attic Access Location:

Bedroom closet ceiling.

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Report: , , ,

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center.

Roof Framing Condition:

The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is 1/2" plywood sheathing. The roof decking material is oriented strand board sheathing.



Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area (ventilated soffits). There is an unobstructed path for the air to move freely and be drawn in through the vented soffit/eave and wash the underside of the roof deck and vent through the high side vent (ridge vent or other type of properly sized vent). There are ridge vents installed. There are soffit vents installed.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation. Having this clearance is good because it will allow airflow to ventilate the attic. This helps to prevent condensation from forming in the attic. It also helps to prevent ice damming that can result when the temperature is below freezing and the insulation is in contact with the decking.

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Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.

Insulation Noted:

The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place. There is an average of at least 8" of insulation installed.

Evidence of Pest Activity or Infestation:

None Observed.

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STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

Type of Construction:

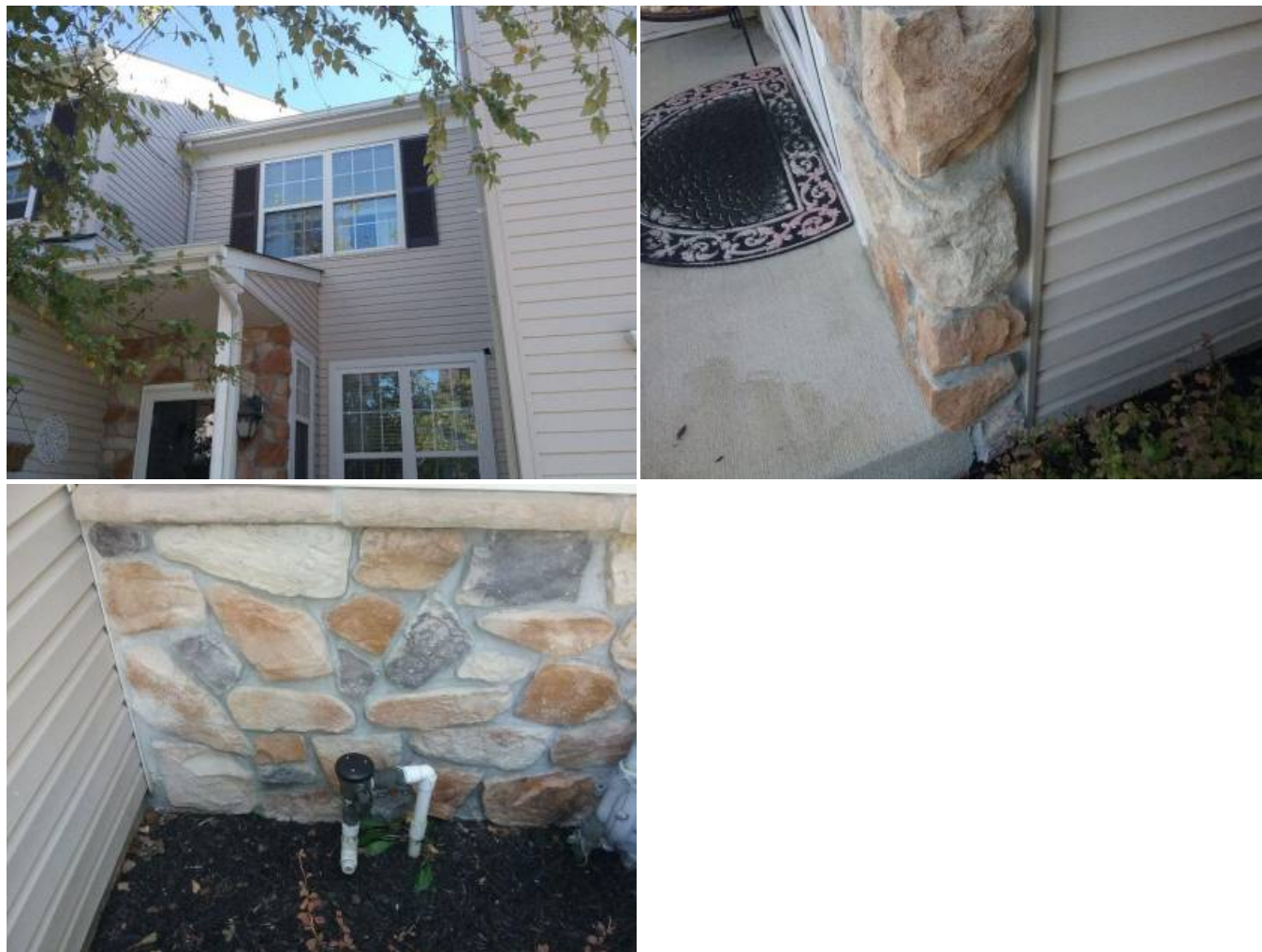
Frame.



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Exterior Siding Materials:

Siding materials consist of stone and vinyl siding.

Siding Condition:

Vinyl Siding Observations - The vinyl siding appears to be in satisfactory condition with no significant defects and in a condition consistent with its age.

Adhered Stone Veneer Observations - Adhered Stone Veneer is a premium cladding system that is a masonry surface material put on in layers over an expanded wire mesh that is fastened to the substrate/structure. Adhered Stone Veneer is a reservoir cladding system and requires special attention to detail when being installed. **Further Evaluation Required - Adhered Stone Veneer on this structure is applied over wood framing. Adhered Stone Veneer that is applied over a wood structure requires very specific attention to detail and adherence to long-standing ASTM and industry standards. Because this Adhered Stone Veneer system is a reservoir cladding system (meaning it retains moisture), critical flashing details must be incorporated into the system to prevent potential moisture intrusion and structural deterioration. The inspector recommends that Level 1 Moisture Intrusion Evaluation be performed to determine if moisture intrusion issues are present and to determine if the cladding system was installed in accordance with ASTM and industry standards. Moisture content in wood of 19% or more over a sustained period of time can cause wood and other organic materials to deteriorate.**

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Trim Condition:

The trim is intact and functional.

Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.

Fascia & Rake Boards:

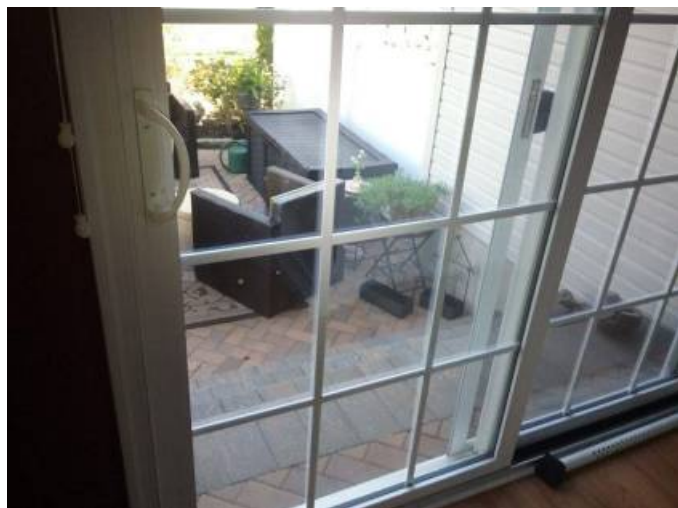
The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional.

Outside Entry Doors:

The noted door(s) is located at the rear of the building. The outside entry door(s) is functional as noted from the exterior.



Windows Type:

Single Hung. Stationary.

Window Condition:

The window framing and glass were observed to be functional when being viewed from the exterior. The windows were also inspected from the interior and the inspector may note other issues with the windows in other sections of this report.

Window Flashing:

The installed window flashing above the windows appears to be adequate.

Earth-to-Wood Clearance:

There appears to be adequate clearance between the earth and the wood.

Structural Caulking:

The structural caulking appears to be functioning normally at this time.

Framing Type:

Platform framing was the chosen style of framing.

Exposed Wall Framing Location:

None. There was no visibility for the inspector to view the wall framing.

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Framing members sizing.

Unknown.

Exposed Wall Framing Members Condition:

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

Exposed Floor/Ceiling Framing Condition:

The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

Wall Covering Material:

The wall covering material is primarily sheetrock/drywall.

Ceiling Covering Material:

The ceiling covering material is primarily sheetrock/drywall.

Mold Disclaimer:

Further Evaluation Recommended - The nationally recognized Standards of Practice for property inspections does NOT require a property inspector to determine the presence of mold or other environmental hazards. The presence of mold and other biological environmental hazards cannot be confirmed without laboratory testing. For this reason, Ad-In Inspections and/or its employees are NOT responsible for discovering or reporting on the presence or absence of mold or mildew or any other biological environmental hazard. Furthermore, we are not responsible for any damages that arise from or related to mold or mildew or any other biological environmental hazard, even if the biological environmental hazard is a direct consequence of a condition upon which Ad-In reports on and brings to the attention of the Client.

That being said, Ad-In recommends that every Client have an Air Quality Mold Test performed, in the structure being inspected, to determine the presence and existing levels of mold spores and other airborne biological hazards. Airborne mold spores in concentrations of 1000 spores per cubic meter and higher, cause approximately 20% of the general population to present with allergenic symptoms. Additionally, 20% of those with allergenic reactions present with very severe debilitating symptoms.

We HIGHLY recommend further testing for mold concentrations in all areas of the house where a potential for moisture intrusion exists and/or where there is visible evidence of moisture intrusion and/or where any substances consistent with biological hazards are visible. Ad-In can perform air quality/mold testing services. Please contact the office at 856-220-5824 to schedule an air quality test.

Interior of the Wall Cavity:

The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

Mechanical Systems Chimney:

Type of Chimney:

Metal Liner.

Flue Condition From Roof:

The flue, as viewed from the roof, appears to be functional.

Exterior Stack Material:

The exterior chimney stack material is made of metal.

Exterior Stack Condition:

The exterior stack appears functional.

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Flue Lined:

Yes - The chimney flue appears to be lined with metal.

Chimney Cap or Crown:

Yes - There is a chimney cap.

Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Chimney Height and Clearance:

Yes - The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

Flashing:

The installed flashing around the chimney stack appears to be functional.

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HEATING, VENTILATION & AIR CONDITIONING

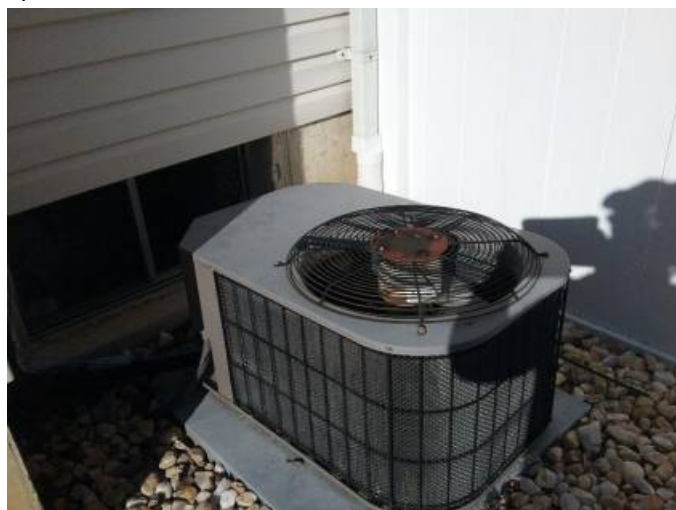
The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning - Primary Unit:

Brand Name:

System is York.



Approximate Age:

The typical service life for an AC unit is 12 - 15 years. Attention Needed - The age and/or condition of the AC unit is such that you may need to replace it in the near future. This unit was manufactured about 2004.

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Type and Location:

The system is an electricity-powered Split System. The condensing unit is located outside and the air handler is located in the interior of the building. The air handler is connected to the HVAC ductwork. Condenser unit Location - Rear of building.

Unit Tested:

Yes. The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.



Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Attention Needed - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

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Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



AC Demand Response

No.

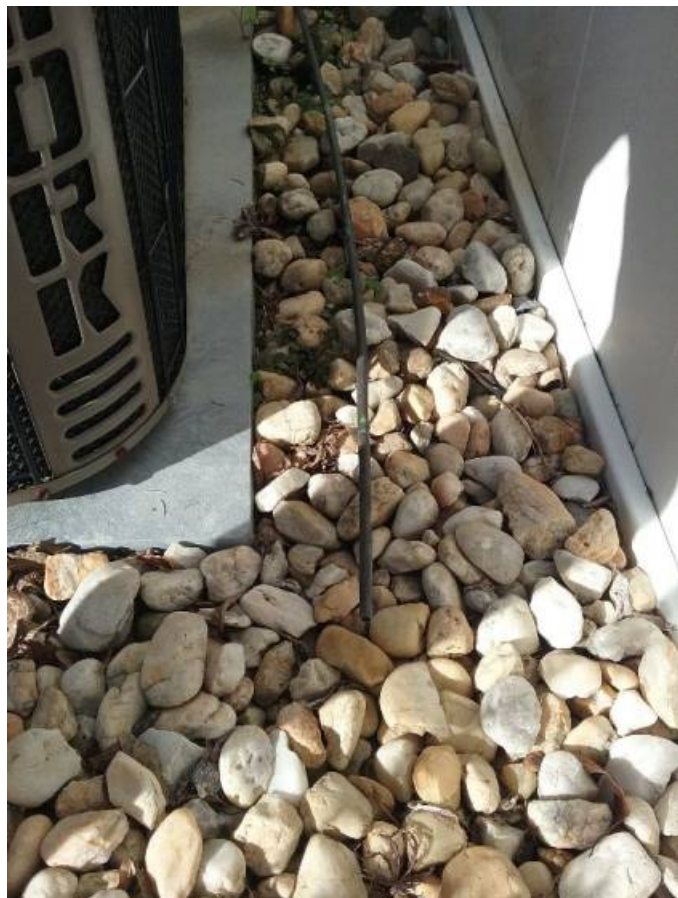
Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

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Temperature at Return Registers:

70 F.

Temperature at Supply Registers:

52 F.

Temperature Differential:

18 F air temperature drop over the coils. Good cooling.

Evidence of Maintenance:

No, There was no evidence of regular maintenance of the air conditioning condensing unit(s). For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.

Heating Plant - Primary Unit:

Heating System Type:

A forced air furnace is installed as the primary source of heat.

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Heating System Location:

Basement.

Fuel Source:

Natural Gas.

Equipment Description:

Mid-efficiency furnace, System is York.

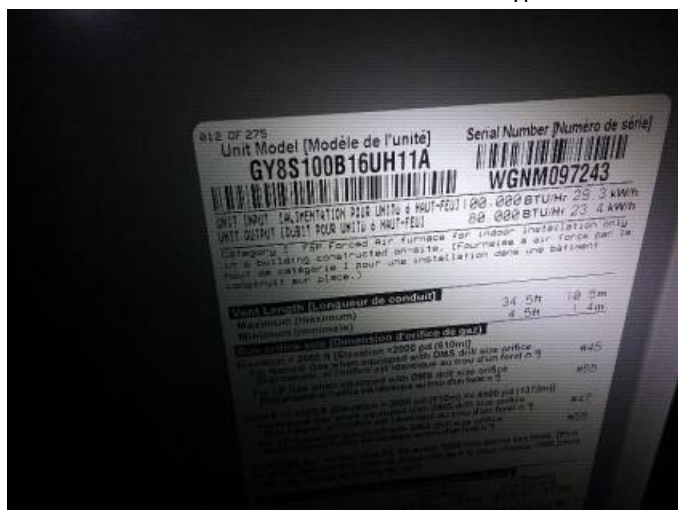
Capacity & Efficiency:

100000 BTUs

80% Efficiency furnace.

Approximate Age:

This unit was manufactured **about** 2004. The typical service life for a forced air natural gas furnace is 18 - 20 years.



Flues, Vents, Plenum:

The flue connector pipe is metal. The masonry flue appears to be lined with a metal liner. I was unable to determine the condition of the metal liner.

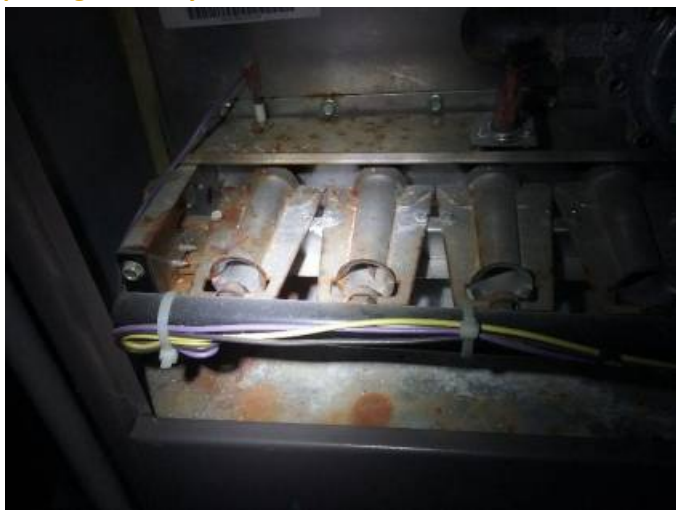
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General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable, *Attention Needed - Corrosion is noted on the inside or outside of the cabinet. There was no visible moisture in or on the cabinet. Corrosion is normally due to leaking from the evaporator coil drip pan or leaks in the condensation collection system. The inspector recommends that a qualified professional HVAC technician inspect and service the system as needed. Suggest cleaning/servicing blower motor, pilot light, vent system and burners.*



Furnace Temperature Output VS Specs:

The manufacturer recommends a temperature rise of 35-65 degrees. The actual temperature rise was within this range. 74 and 118.

Burners / Heat Exchangers:

Burner Flame(s) appear typical.



Pump / Blower Fan:

General condition appears serviceable.

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Carbon Monoxide Alarm:

Action Necessary - There was NOT a Carbon Monoxide (CO) Tester installed. It is HIGHLY recommended that a CO detector be installed for the safety of the occupants.

Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Filter Type/Size:

Air Filter Size - 1" Depth. 16 x 24 x 1.

Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..



Ducts Condition:

The ductwork appears to be properly installed and supported.



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Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated basement space is not insulated. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. Insulation is strongly recommended.

Does each habitable room have a heat source?

Yes. Recommendation - The inspector does not comment as to the quantity or amount of air or temperature coming from the supply vent as determining the variables that contribute to the effectiveness of any installed system are well beyond the scope of this inspection. The inspector recommends that an HVAC Air Diagnostic test be performed. An Air Diagnostic is the process of testing your HVAC system through the use of tools to measure the amount of airflow pressure, temperature and humidity at each supply and return grille. The end goal of an HVAC Air Diagnostic test is to determine what repairs are required to the ductwork so that maximum system performance is achieved. The end result is having rooms that are the same temperature, cleaner air, better humidity control and real energy savings.

Adequate Returns or Undercut Doors:

Yes. The inspector does not comment as to the quantity or volume of air being moved through the return vent as determining the variables that contribute to the effectiveness of any installed system are well beyond the scope of this inspection.

Normal Controls:

Thermostat is located in the Hallway.



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ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Smoke Alarms should be installed in every bedroom, outside each sleeping area, and on every level of your home. Test your smoke alarms every month. Replace all smoke alarms in your home every 10 years.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

The electric service is fed through underground.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. The grounding cable was located, but I was unable to verify continuity or effectiveness of the grounding conductor.

Electrical Distribution Panels:

Main Panel Location:

Garage.



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Panel Accessibility:

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

Panel Cover Removed:

Yes.



Main Circuit Rating:

150 amp - The ampacity of the main power panel appears to be adequate for the structure as presently used. EQUIPMENT BRAND, Murray.

Disconnect:

Located at the top of main panel.

Main Panel Devices:

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:

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

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

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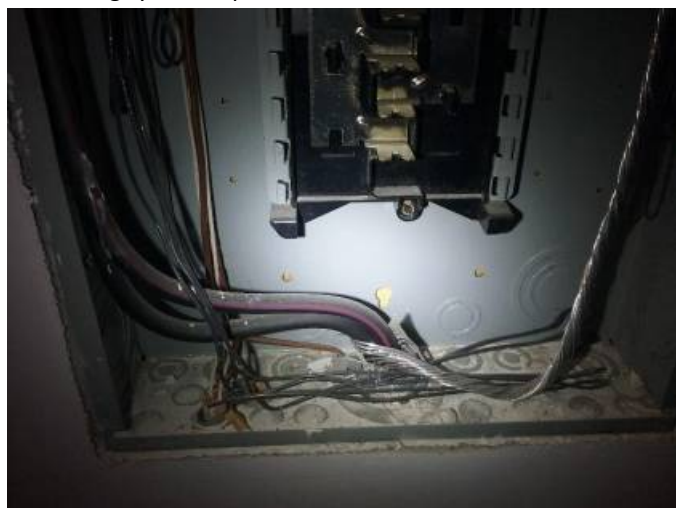
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Report: , , ,



Main Panel Observations:

The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.



Conductors:

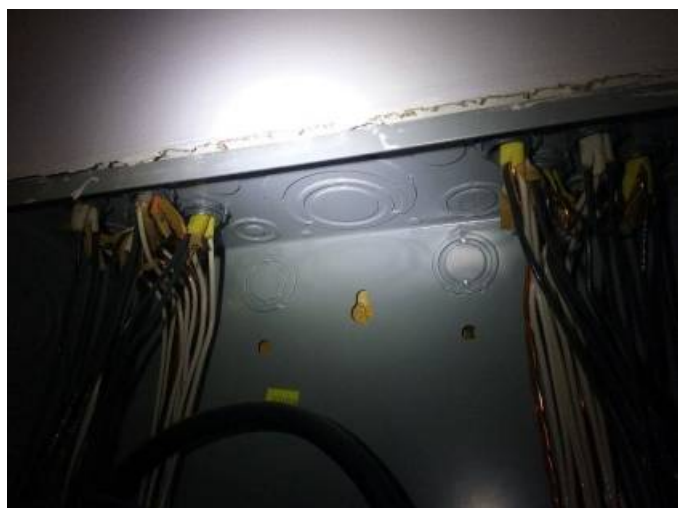
Feeder and Circuit Wiring:

The branch circuit appear serviceable. Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. This style of wiring is the most up-to-date type of wiring in residential and small commercial structures.

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Switches & Fixtures:

General:

A representative sampling of switches was tested. As a whole, switches throughout the building are in serviceable condition.

Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the building are in serviceable condition. There may be some outlets that had issues and, if there were, they will be noted on a case by case basis describing the issues and the location where noted.

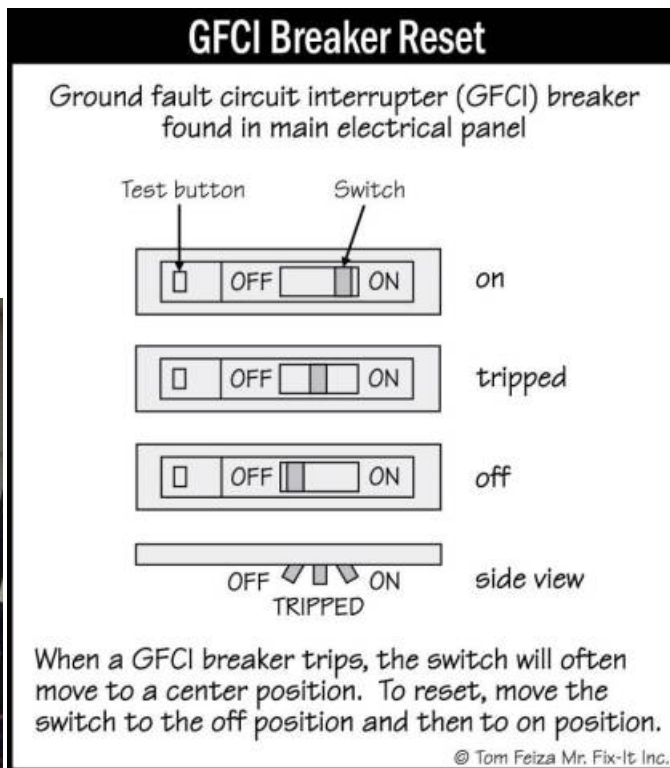
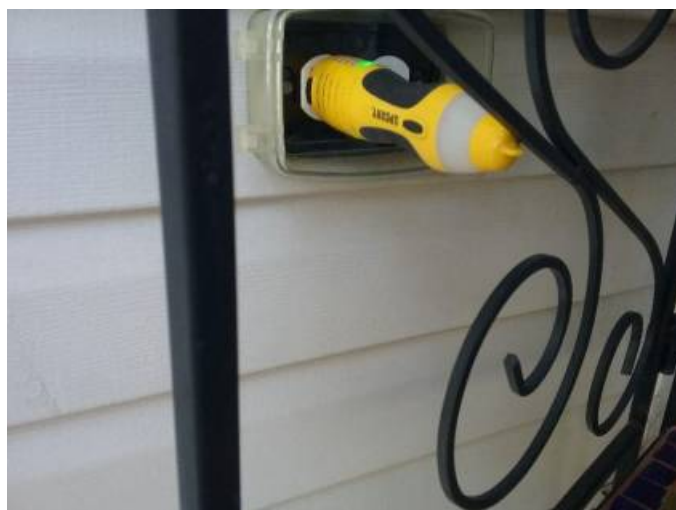
Ground Fault Protected Outlets:

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets 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. Ground fault protection is provided using breakers in the main panel. When the circuit is interrupted, resetting must be done at the main panel.

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Laundry:

Not tested. there was no access to outlet.

Master Bathroom:

There is a grounded outlet correctly installed.

Bathroom #2:

There is a grounded outlet correctly installed.

Powder Room:

There is a grounded outlet correctly installed.

Master Bedroom:

Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #2:

Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #3:

Functional - The outlets tested in this room are correctly wired and grounded.

Living Room:

Functional - The outlets tested in this room are correctly wired and grounded.

Dining Room:

Functional - The outlets tested in this room are correctly wired and grounded.

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Family Room:

Functional - The outlets tested in this room are correctly wired and grounded.

Other Electrical Circuitry:

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

IMPORTANT - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis. Smoke detectors should be tested by the occupant every month. Smoke detectors do NOT last forever. The U.S. Fire Administration recommends replacing smoke detectors every ten (10) years. If you suspect that the smoke detectors in your home are more than ten (10) years - REPLACE THEM NOW. The batteries in smoke detectors should be replaced every twelve (12) months. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Security System:

Yes - While the scope of the property inspection does NOT include inspecting or testing an security system that may be present, as a courtesy to our clients, we do attempt to identify the presence of a security system and the basic type of system that may be present. We also attempt to identify whether or not the system is active or inactive. There is a The security system appears to be manufactured or installed by ADT security system installed.



Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.

Carbon Monoxide Detectors:

CO Detectors:

Recommendation - Carbon Monoxide (CO) poisoning can occur several ways: when flues or chimneys become blocked; when a furnace has a cracked or rusted heat exchanger; when fuel-burning space heaters, water heaters, gas fireplaces, ovens, ranges or grilles are operated in the home without adequate ventilation; when generators are run in garages, near a door or window; when car exhaust from an attached garage enters the building; and when there's a negative pressure balance between the inside and outside of the structure, preventing adequate venting of combustion gases.

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Most occupants will never know when the CO levels rise in space they are occupying. We STRONGLY recommend the installation of CO Alarms. CO Alarms should be installed LOW to the floor at a height of 12" to 16". CO is heavier than air. It is NOT recommended that CO Alarms be installed on the ceiling.

The Consumer Protection Safety Commission (CPSC) recommends that CO alarms be located near areas where occupants spend significant time, where the alarm can wake the occupants if they are asleep. Additional alarms should be installed on each habitable level. Follow the manufacturer's installation instructions for recommended installation height and locations.

Replace CO Alarms Regularly. Most CO Alarms have a life expectancy of three to seven years and should be replaced once they have passed that age. You should check the manufacturer's instructions for any existing CO Alarms to see if they have exceeded their useful life expectancy and need to be replaced. We recommend that "when in doubt...throw it out" and install a new one.

Electrical Service:

Rear Patio:

Yes, The outlet is Ground Fault Circuit Interrupt protected.

Interior View of Basement:

The electrical outlets in the basement level tested as correctly grounded. The basement level electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits should not be GFCI protected.



Garage:

The electrical outlet on the right wall in the garage tested as correctly grounded. One outlet was not accessible behind workbench.

Electric Service Condition:

Utility Services:

The underground service appears adequate.

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Lighting:

Laundry:

Lighting in the laundry is adequate.

Master Bathroom:

The ceiling light and fixture in this bathroom are in functional condition.

Bathroom #2:

The ceiling light and fixture in this bathroom are in functional condition.

Powder Room:

The ceiling light and fixture in this bathroom are in functional condition.

Ground Fault Interrupt Outlets:

Laundry:

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source. As of 2012, the National Electric Code - Article 210.8 requires GFCI protection for all 125-volt, single-phase, 15- and 20 amp receptacles in laundry rooms.



Master Bathroom:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Report: , , ,



Bathroom #2:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.



Powder Room:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

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Light Switch:

Master Bathroom:

The light switch is functional.

Bathroom #2:

The light switch is functional.

Powder Room:

The light switch is functional.

Master Bedroom:

The light and light switch were functional at the time of the inspection.

Bedroom #3:

The light and light switch were functional at the time of the inspection.

Living Room:

The light and light switch were functional at the time of the inspection.

Dining Room:

The light and light switch were functional at the time of the inspection.

Family Room:

The light and light switch were functional at the time of the inspection.

Report: , , ,

PLUMBING SYSTEM

The following items are EXCLUDED from inspection and reporting: underground pipes or pipes within walls, floors and finished ceilings, remaining life, solar systems, the effectiveness of anti-siphon devices, determination of public versus private water supply and waste disposal systems, operation of automatic safety controls, operation of any valve except water closet flush valves, fixture faucets, and hose faucets. Also excluded are water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, and spas. The condition of walls behind appliances or floors under appliances is not determined since the units are not moved during this inspection.

Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear.

Be advised that the main shut-off valve was not tested during the inspection. You should test the valve if you buy the home.

NOTICE: Homes built before 1987 are likely to have 50:50 lead/tin soldered joints in the copper water pipes. Be advised that lead is a health hazard in high concentrations. We recommend that you have the water tested for lead content in the water supply.

NOTICE: If the property being inspected has a private well, be advised that the Owner of the property (YOU) is responsible for the quality of the water. TESTING FOR BACTERIAL AND CHEMICAL POLLUTANTS IS ADVISED PRIOR TO PURCHASE COMMITMENT AND ON AN ANNUAL BASIS TO PROTECT THE HEALTH OF THE OCCUPANTS.

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

1 1/2" water service line from the meter to the main cutoff.

Water Supply Service Piping Material:

The main service line to the structure is plastic.

Main Water Line Cutoff Location:

Basement level wall.



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Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 1" in diameter or larger.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.



Water Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Functional Supply:

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

Leaks in the Supply Piping Noted:

No.

Water Supply Pipes Pressure/Leak Test

Not Tested - The water supply pipes were NOT tested for their ability to hold pressure in the lines or for the presence of pressure drops which would indicate a leak in the water supply system. It is recommended that the water supply system be pressure tested to determine if leaks are present.

Sewage Disposal Type:

Public Sewer System, *This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.*

The Inspector and the Inspection Company HIGHLY RECOMMEND that the Client have a qualified licensed plumber or technician perform sewer scope to determine the existing condition of the non-visible sewer/waste/drain lines in the building and certify that the waste lines are free and clear and draining properly. This is particularly true for older structures in which the sewer/waste lines/pipes may be made of material other than plastic.

Common sewer/waste/drain line problems are root intrusion, holes, pooling, cracks, pipe deterioration, clogging due to restrictions and pipe separation. A functioning sewer line may have problems that do NOT currently affect the performance of the line and may NOT present themselves during a property inspection. However, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement.

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We HIGHLY RECOMMEND having this service performed prior to the end of your inspection contingency period and DEFINITELY before settlement is made on the purchase of the property.

Waste Line Materials:

The predominant waste line material is plastic.

Waste Piping Condition:

The visible plumbing waste piping appears functional.

Attention Needed - There is deterioration noted in the visible portions of the waste lines that requires monitoring. Rust was noted on the cast iron main stack visible from the basement. Watch for any signs of leaking or failure. Previous leak.



previous waste line stain - dry

Vent Piping Material:

The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:

The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

The visible tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Waste Line Cleanouts:

Base of the stack(s) in basement level.

Sump Pump:

The sump pump installed was not tested. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. Installed sump pumps which are idle for long periods of time should be manually operated once a month to ensure proper operation. Check for proper operation of the float and clean any debris that may be on the float or the suction screen. Make sure that the float operates freely without any restrictions. There is a submersible type sump pump installed.

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There is no backup sump pump installed. The inspector highly recommends installing a battery or water powered (venturi type) backup system. Installing a backup system will ensure system functionality in event of a power failure. No Visibility to Inspect - The sump pump cover was in place so the inspector could not test the pump or inspect the sump pump connections.

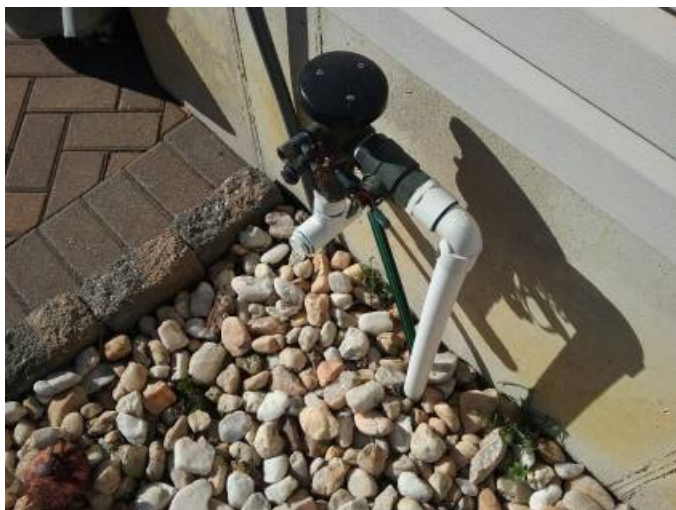


Sump Pump Drain Line:

There was a sump pump drain line, however no termination point was visible on the exterior.

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.



Water Heater #1:

Location:

Basement.

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Type and Brand:

Unit Type: Storage Tank, System is Rheem brand.

Approximate Age:

This unit was manufactured **about** 2017. The average service life for a water heater is 10 - 12 years.



Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

It shows some age, but it appears sound.

Firebox Condition:

The underside of the tank appears to be in normal condition in relation to its age.

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Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

The incoming and output piping is installed correctly.



Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer. 126 F measured.

Drain Valve:

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

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

The overflow pipe is correctly installed.

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Report: , , ,



Water Heater Insulation Jacket:

No.

Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

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KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.



Caulking Water Contact Areas:

Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.

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Kitchen Appliances:

Food Waste Disposal:

System is Insinkerator. *Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.*



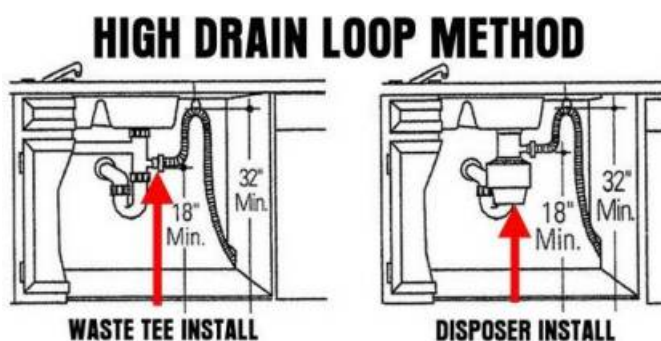
Dishwasher:

System is General Electric brand. *Action Necessary - There is a materially defective condition or safety issue that needs to be addressed immediately. The drain line from the dishwasher is not installed with the appropriate trap or high loop. The purpose of a dishwasher high drain loop is to prevent back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The high drain loop is also there to prevent improper drainage of water while the dishwasher is running.*

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Report: , , ,

Range/Cooktop Hood:

The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen.

Range/Oven/Cooktop Fuel Source:

Gas - There is a gas line installed for a range/oven/cooktop.



Microwave Oven:

There is a built-in microwave oven installed and mounted within the cabinetry. The inspector visually inspected the microwave oven and tested it using normal controls. The unit was tested by heating a cup of water or a wet paper towel. The unit functioned as intended and heated the test object. The inspection of the microwave oven is very limited and basic. No comment is made concerning how quickly the microwave oven heats, or about functionality of settings adjustments, or about microwave radiation leakage.



Refrigerator:

System is General Electric brand. There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. -8 F freezer and 38 F refrig.

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Water For Refrigerator:

There is a water line for the refrigerator.

Kitchen Interior:

Location:

Main level rear of house.



Outside Entry Door:

The outside entry door to the kitchen is functional.

Fixtures & Switches:

Attention Needed - The lighting in the kitchen did not activate using normal controls.

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light not functional

Electrical Outlets:

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition.



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Report: , , ,

Countertops:

The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are satisfactory in both appearance and function.

Heat Source:

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent.

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LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Second floor hallway.



Entry Door:

The entry door to the laundry room is functional.

Windows:

None. There is no window in the Laundry Room/area.

Washer & Dryer

A washer and dryer are installed; however as noted above, testing of the laundry appliances (washer and dryer) and other non-built in (fixed) appliances is beyond the scope of this inspection. The inspector did not determine if the washer and dryer will convey with the property. If the clothes washer and dryer are to convey with the property, the Buyer should test the appliances for functionality prior to or at the time of the final walkthrough of the property before the transfer of ownership.

Washer Hookup:

Action Necessary - There were rubber water supply connections/hoses. The connections/hoses should be replaced before a failure occurs. I recommend stainless steel braided hoses.

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Washer Pan:

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.



Dryer Hookup:

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

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plastic venting

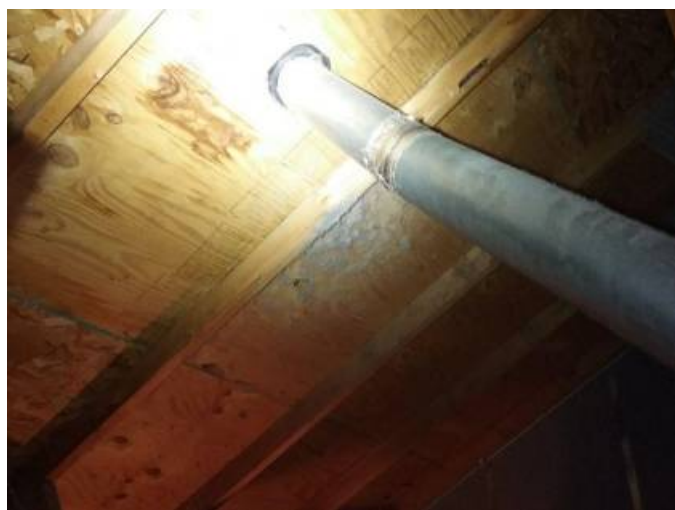
Dryer Ventilation:

Action Necessary - The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly. I recommend replacing the plastic vent with a metal dryer vent. Action Necessary - This vent appears to be clogged in the attic. Repair is necessary to clear the vent.

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Area Ventilation:

Attention Needed - The area needs to have better ventilation. The room should have some form of ventilation to evacuate irritable vapors and soap odors. Recommend louvered door for increased airflow.

Laundry Basin:

No.

Report: , , ,

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bathroom:

Vanity/Sink:

The vanity cabinet and top in this bathroom are functional.



Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.



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Faucet and Supply Lines:

Faucets and supply lines appear functional.

Toilet Condition:

Action Necessary - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.



Shower Pan:

The lead and terrazzo shower pan does not appear to leak at this time. This inspection does NOT include testing the shower pan, shower walls or shower surround for leakage. The nationally recognized standards of practice does NOT require testing of these components for leakage. This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

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Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Windows:

None - There is no window in this bathroom.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional. The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

Bathroom #2:

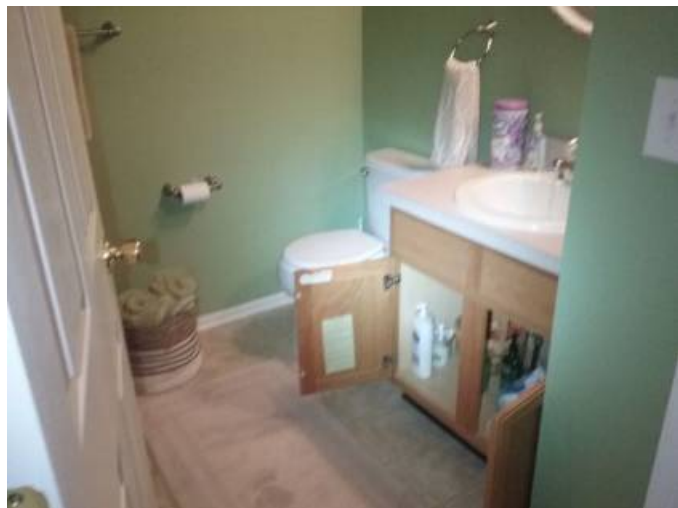
Vanity/Sink:

The vanity cabinet and top in this bathroom are functional.

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Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.



Faucet and Supply Lines:

Faucets and supply lines appear functional.

Toilet Condition:

The toilet appears to be functional.

Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged. This inspection does NOT include testing the tub, tub/shower walls or tub/shower surround for leakage. The nationally recognized standards of practice does NOT require testing of these components for leakage. This is a visual inspection of the readily accessible portions of the tub/shower enclosure and adjacent areas and the inspection was non-invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the tub/shower was NOT included as part of this inspection.

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Tub Mixing Valve & Stopper:

The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:

Functional - The shower and mixing valves are all performing as required. **Action Necessary - The shower head leaks and needs adjustment or replacement.**

Shower Pan:

The fiberglass shower pan does not appear to leak at this time. This inspection does NOT include testing the shower pan, shower walls or shower surround for leakage. The nationally recognized standards of practice does NOT require testing of these components for leakage. This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.



Glass Tub/Shower Door:

No, There is a shower curtain installed.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Windows:

None - There is no window in this bathroom.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional. The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

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Powder Room:

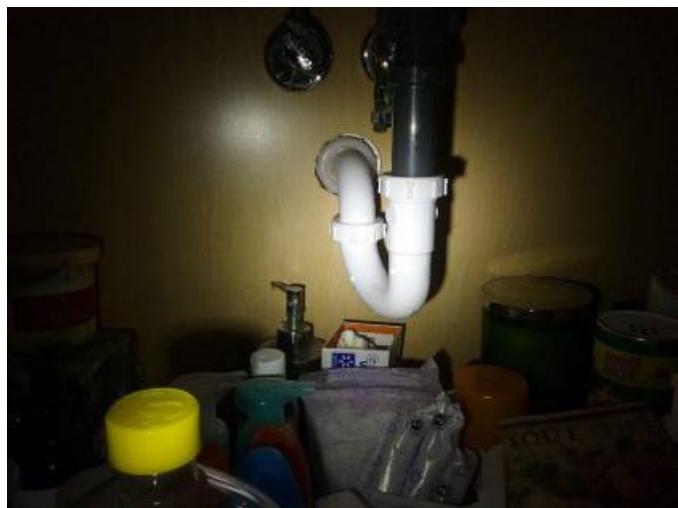
Vanity/Sink:

The vanity cabinet and top in this bathroom are functional.



Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.



Faucet and Supply Lines:

Faucets and supply lines appear functional.

Toilet Condition:

Action Necessary - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

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Report: , , ,



Windows:

None - There is no window in this bathroom.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional. The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

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BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor do we comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

Entry Door:



Closet:

The closet is functional and of average size.

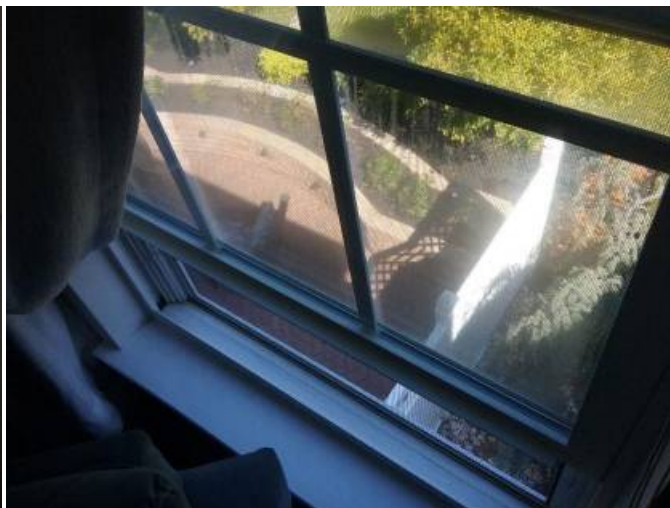
Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance and no real thermal efficiency. This condition will worsen.

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Ceiling Fan:

There is a ceiling fan installed in this room. There is a remote control for the ceiling fan. *I could not get the fan to function. Be sure to verify its presence at the closing walk-through inspection.*

Heat Source Noted:

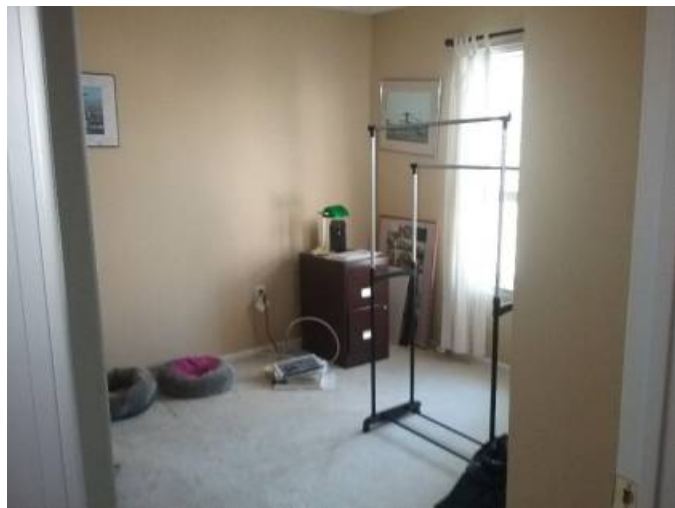
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

Bedroom #2:

Entry Door:



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Windows:

The windows and associated hardware in this room are all functional.



Heat Source Noted:

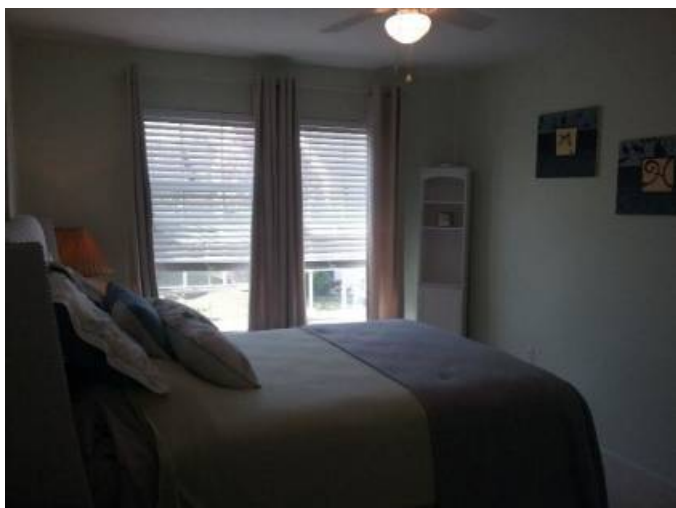
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

Bedroom #3:

Entry Door:



Windows:

The windows and associated hardware in this room are all functional.

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Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

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OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor do we comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

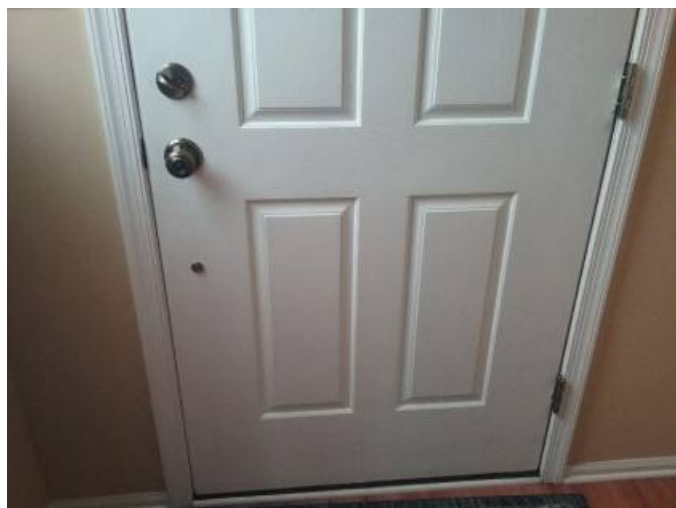
Front Entry & Main Hallway:

The Main Entrance Faces:

West.

Front Entry Door:

The main entry door to the structure is in functional condition.



Screen/Storm Door:

There is a combination storm and screen door installed, and it was functional at the time of inspection.

Entry Floor:

The entry floor material appearance is good and material is functional.

Main Hallway:

The main hallway walls and floor are without significant issues.

Smoke Detector:

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

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Guest Closet:

The guest closet is functional and of average size.

Main Staircase:

The main staircase is appropriately installed.

Upper Level Hallway:

The upper level hallway walls and floor are without significant issues.

Upper Level Smoke Detector:

There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.



Living Room:

Entry Door:

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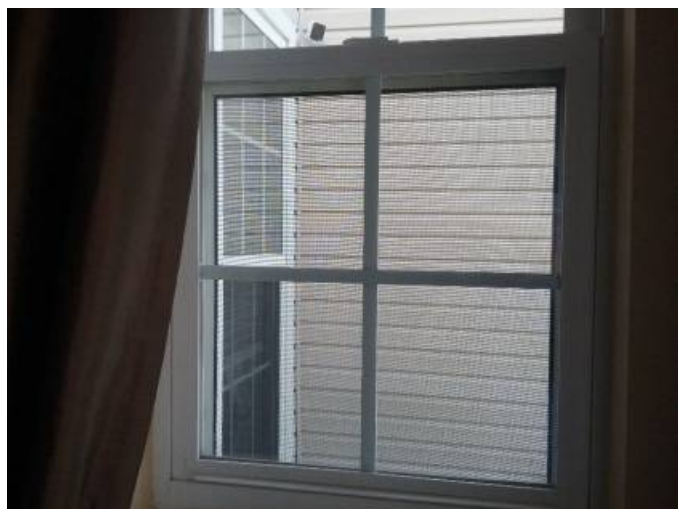
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Windows:

The windows and associated hardware in this room are all functional.



Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

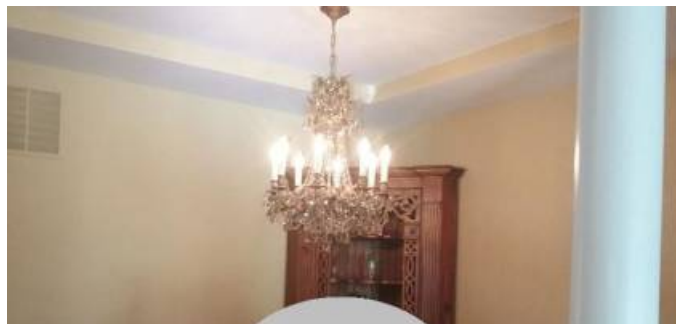
Dining Room:

Entry Door:

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Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

Family Room:

Entry Door:



Windows:

The windows and associated hardware in this room are all functional.

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Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

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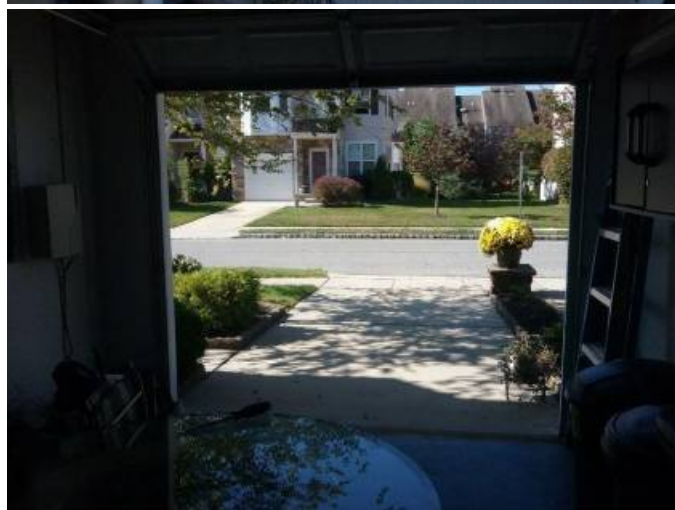
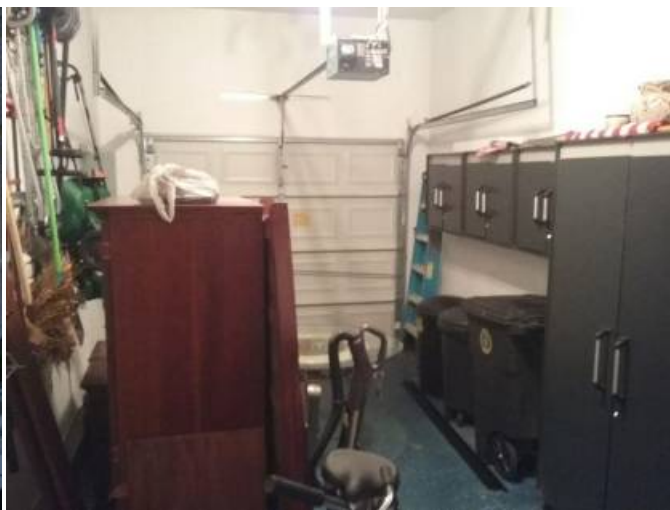
GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type

The garage is attached.



Size of Garage:

One car garage.

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Garage Foundation:

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

Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Garage Structure:

Visually, the overall garage structure appears to be in satisfactory condition with no significant material defects.

Floor Condition:

The garage floor is functional and has a satisfactory appearance.



Number of Overhead Doors

There is a single overhead door.

Garage Door Frame

The garage door frames appear to be functional and free of significant defects. The garage door frames are wrapped in weather protection finishes which significantly limit visibility and may hide underlying issues. Any issues that are not readily visible at the time of the inspection are specifically excluded from the scope of the inspection.



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Overhead Door and Hardware Condition:

The overhead door is in satisfactory condition, and it is functional. There is a safety wire installed that will prevent the springs from swinging free when they fail. That could cause damage or injury.



Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch. The safety reverse switch worked when it met resistance. *There is an electronic beam safety reverse system installed. The electronic beam safety beam is installed too high. The top of each photoelectric eye lens is to be installed no higher than six (6) inches above the garage floor. If installation is above six (6) inches, the photoelectric eyes may not detect what they are intended to protect, an individual lying down on the garage floor under the descending door.*



Fire Rated Entry Door to Structure:

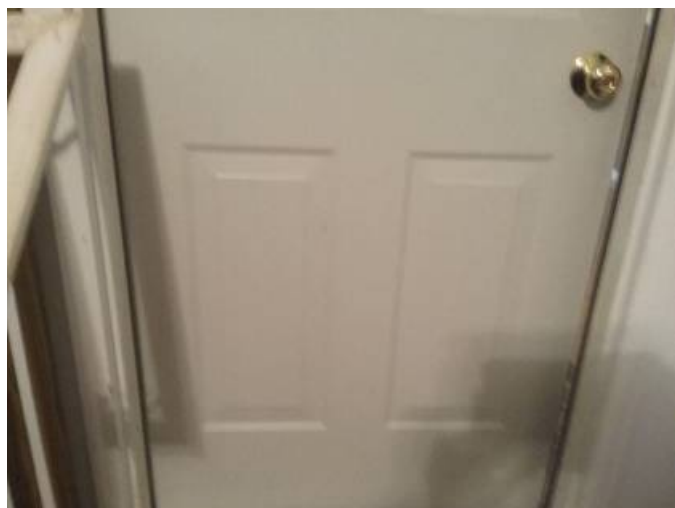
Yes - There is a fire rated door separating the garage from the living areas of the house.

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According to the National Fire Protection Association (NFPA) residential fire doors should be "Self-Closing". This means the doors should be equipped with a closing device to cause the door to close and latch each time it is opened. This door was equipped with the self-closing hinges; however, the hinges need to be adjusted so they work properly.



Fire Rated Walls:

I was unable to determine if the installed sheetrock is fire rated.

Fire Rated Ceiling:

I was unable to determine if the installed sheetrock is fire rated.

Interior Garage Stairs

The garage stairs leading into the structure are installed in a an acceptable manner. There is a graspable handrail installed.

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