

**Confidential Inspection Report**  
**567 Washington St**  
**Monroe Township, NJ 08053**

**Prepared for: Mr & Mrs John Smith**



**Prepared by: Victory Home Inspections LLC**  
**786 Garwood Rd**  
**Moorestown, Nj 08057**  
**856-235-0564 [victoryhi@comcast.net](mailto:victoryhi@comcast.net)**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

# Report Table of Contents

GENERAL INFORMATION	9
SITE	10
ROOF & ATTIC	11
STRUCTURAL	12
BATHROOMS	14
OTHER LIVING SPACES	15
KITCHEN	15
LAUNDRY	16
PLUMBING SYSTEM	16
ELECTRICAL SYSTEMS	18
HEATING, VENTILATION & AIR CONDITIONING	20
FOUNDATION	22
INTERIOR ROOMS	23

February 12, 2010

Mr & Mrs John Smith  
324 E. Main St.  
Cherry Hill, NJ 08003

RE: 567 Washington St  
Monroe Township, NJ 08053



Dear Mr & Mrs Smith:

At your request, a visual inspection of the above referenced property was conducted. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

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.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### ROOF & ATTIC

##### Roofing:

##### *3.5 Condition of Roof Covering Material:*

**The roof covering material shows evidence of deterioration or leakage to the degree that action is required to determine the extent of repairs needed.** Estimates from licensed professionals are needed. The nails are rusting through to the point that the shingles are loose and coming off. The area of concern is below the chimney.





**3.9 Flashing:**

Some portion of the roof flashing needs immediate repair. Have a licensed roofer give an estimate for repairs. The step flashing around the chimney is deteriorated or damaged. Repairs or replacement is needed to prevent water from leaking in.



**Attic & Ventilation:**

**3.19 Evidence of Leaks on Interior of Attic:**

**There is evidence of a current leak noted on the underside of the roof decking or rafters.** From the chimney area.



**STRUCTURAL**

**Structural:**

**4.3 Siding Condition:**

Loose siding noted above the rear AC unit and under the front bay window.

**4.19 Evidence of possible mold noted:**

Yes. There appears to be possible mold or fungus noted on the insulation on the foundation walls. Further testing is recommended and needed to determine the type. Testing for airborne mold is an option that Victory Home Inspections LLC can conduct.



Chimney:

**4.24 Chimney Cap or Crown:**

The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended. The cap is cracked. Seal the cracks with outdoor caulking to.



**4.26 Flashing:**

**The installed flashing is not correctly installed.** Repair or replacement is needed to prevent water entry into the attic or living area. Kick-out flashing is not correctly installed.

**BATHROOMS**

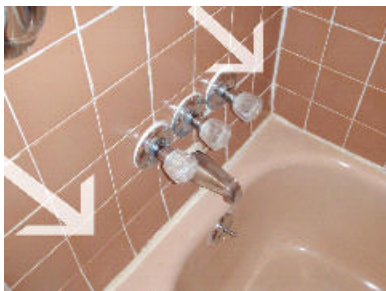
Master Bathroom:

**5.4 Toilet Condition**

**The toilet in the 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.

**5.8 Tub & Shower Walls:**

**There is deterioration to the walls that calls for immediate action.** There are loose tiles. I recommend removing the loose tiles to expose any possible damage and make repairs if necessary. The inspector is not responsible for any hidden damage. The extent of the damage is undetermined. Invasive inspection is recommended. Services of a professional licensed contractor are needed to make necessary repairs.



**5.9 Tub/Shower Drain:**

**The tub/shower does not drain adequately.** The services of a licensed qualified plumber or drain cleaning service company are needed.

## PLUMBING SYSTEM

### Plumbing:

#### *9.15 Supply/Waste Piping Supports:*

Of the existing support straps and hangers, at least one loose or broken support exists and needs to be repaired or replaced. Sagging was noted in the waste piping. This will eventually lead to clogging of the pipe. Eliminating the sag to prevent blockage is recommended. The waste pipe from the kitchen sink in the crawlspace.



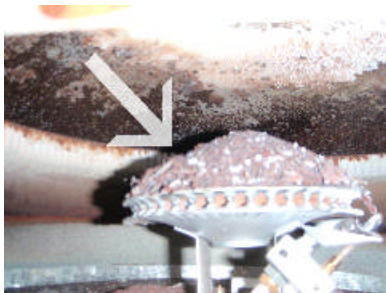
### Water Heater:

#### *9.19 Age*

The water heater is 14 years old. The water heater appeared to be past its design life and may need replacement soon.

#### *9.23 Firebox Condition*

There is rust on the underside of the tank.



## ELECTRICAL SYSTEMS

### Primary Power Source

#### *10.2 Service/Entrance/Meter:*

There is some portion of the masthead, support, meter housing, or cable entrance to the structure that **REQUIRES THE IMMEDIATE ATTENTION** of a qualified licensed electrician. The cable is deteriorated and needs to be replaced. Contact a licensed electrician for repairs.



### Main Power Panel & Circuitry

#### *10.3 Main Power Distribution Panel #1 Location:*

Located in the bathroom. This is a bad location. I recommend re-locating to a safer dryer location.

Electrical Outlets:

*10.28 Master bathroom:*

There is no outlet installed in this bathroom.

*10.29 Bathroom #2:*

There is no outlet installed in this bathroom.

**HEATING, VENTILATION & AIR CONDITIONING**

Air Conditioning Unit No. 1:

*11.1 Model:*

. Rheem, The typical service life for an AC unit is 12 - 15 years. **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. The AC unit is 19 years old.

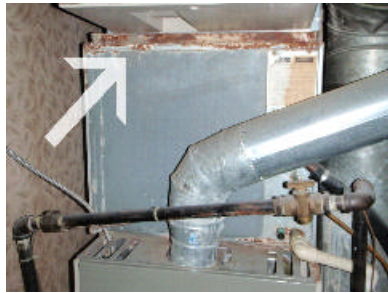
Heating Unit # 1:

*11.16 Service life*

The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. The unit is 22 years old.

*11.20 Condition*

There is rust noted on the heating system. The humidifier appears to be leaking into the system.



*11.29 Filter Condition:*

Replacement is recommended; the filter is not functioning as intended. The filter is not correctly installed. For proper functioning, all air must pass through the filter. This filter needs to be adjusted or secured.



*11.33 Humidifier Installed:*

**Action Necessary** - Not functional. The unit did not respond using normal homeowner controls. The unit is corroded and no longer is useable.

**INTERIOR ROOMS**

Doors:

*13.1 Master bedroom*

Damage viewed, Door hardware needs some adjustment or repair for it to function appropriately. The door skin is punctured or broken. It is no longer performing as intended.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Kenneth Wehn  
Victory Home Inspections LLC

## GENERAL INFORMATION

### Client & Site Information:

1.1 <i>Inspection Date:</i>	December 4, 2009 02:00 PM.
1.2 <i>Client:</i>	Mr & Mrs John Smith 324 E. Main St. Cherry Hill, NJ 08003 000-000-0000.
1.3 <i>Inspection Site:</i>	567 Washington St Monroe Township, NJ 08053
1.4 <i>House Occupied?</i>	No.
1.5 <i>People Present:</i>	Selling agent, Purchaser.

### Building Characteristics:

1.6 <i>Estimated Age:</i>	50.
1.7 <i>Building Type:</i>	1 family, Split Level.
1.8 <i>Stories:</i>	2
1.9 <i>Space Below Grade:</i>	Crawl space.

### Climatic Conditions:

1.10 <i>Weather:</i>	Partly Cloudy.
1.11 <i>Soil Conditions:</i>	Very wet.
1.12 <i>Outside Temperature (F):</i>	40-50.

### Utility Services:

1.13 <i>Water Source:</i>	Public.
1.14 <i>Sewage Disposal:</i>	Public.
1.15 <i>Utilities Status:</i>	All utilities on.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his 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 his 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

### Site:

- 2.1 Bushes and Shrubs Condition:** Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



### Paving Condition:

- 2.2 Driveway Paving Material:** Asphalt.
- 2.3 Driveway Condition:** Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.
- 2.4 Walkways and Stoop Materials:** Concrete.
- 2.5 Walkway Condition:** Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.
- 2.6 Entryway Stoop:** The entryway stoop is in functional condition. The left railing is loose.

### Patio:

- 2.7 Patio Slab Materials:** Concrete.
- 2.8 Slab Condition:** The slab needs repair in order to prevent further deterioration.
- 2.9 Patio Lighted:** Yes.

### Utility Services:

- 2.10 Water Source:** City.
- 2.11 Water Meter Location:** Crawlspace.
- 2.12 Electric Service:** Overhead.
- 2.13 Fuel Source:** Natural gas is provided by a regulated service company or utility.
- 2.14 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 tank sweep can be conducted by a separate company to verify if there is a buried tank on the property.
- 2.15 Sewage Disposal System:** Sewers.

**Gas Services:**

2.16 Gas-fired Equipment Installed:	Furnace. Water heater. Range - oven.
2.17 Location of Meter:	Rear side of the house.
2.18 Type of Gas Supply:	Natural Gas.
2.19 Gas Line Primary Piping Material:	Black Iron Pipe.
2.20 Secondary Supply Piping:	Black Iron Pipe.
2.21 Gas Odors Noted:	No.

## ROOF & ATTIC

**Roofing:**

3.1 Type Roof:	Gable.
3.2 Roof Covering Materials:	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
3.3 Cover Layers:	The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When re-roofing again, it will be necessary to remove the first two layers.
3.4 Underlayment Noted:	Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
3.5 Condition of Roof Covering Material:	<b>The roof covering material shows evidence of deterioration or leakage to the degree that action is required to determine the extent of repairs needed.</b> Estimates from licensed professionals are needed. The nails are rusting through to the point that the shingles are loose and coming off. The area of concern is below the chimney.



3.6 Condition of sub-roof from above	The sub-roof appear to be in satisfactory condition.
3.7 Estimated Life Expectancy of Roof:	The roof covering material appears to have a remaining life expectancy of up to 5 years, assuming proper maintenance is completed as needed. The life expectancy given 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.
3.8 Slope:	Medium slope is considered to be between 4 in 12 and 6 in 12.
3.9 Flashing:	Some portion of the roof flashing needs immediate repair. Have a licensed roofer give an estimate for repairs. The step flashing around the chimney is deteriorated or damaged. Repairs or replacement is needed to prevent water from leaking in.



- 3.10 Means of Roof Inspection:
- 3.11 Ridges:
- 3.12 Roof Gutter System:

The roof covering was inspected by walking on the roof.  
 The ridge covering material appears to be in satisfactory condition.  
 The gutters appeared to be in serviceable condition at the time of the inspection.

**Attic & Ventilation:**

- 3.13 Attic Access Location:
- 3.14 Attic Accessibility:
- 3.15 Method of Inspection:
- 3.16 Attic Cavity Type:
- 3.17 Roof Framing:
- 3.18 Roof Decking:
- 3.19 Evidence of Leaks on Interior of Attic:

Bedroom closet wall. Hallway ceiling.  
 Ceiling scuttle hole.  
 The attic cavity was inspected by entering the area.  
 Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.  
 A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.  
 The roof decking material is 1/2" plywood sheeting.  
**There is evidence of a current leak noted on the underside of the roof decking or rafters.** From the chimney area.



- 3.20 Ventilation Hi/Low:
- 3.21 Insulation Noted:
- 3.22 Attic ventilation fan:

Gable end vents are installed. The vent screens are dirty. Cleaning the vents is recommended to allow better air flow through the attic.  
 The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. There is an average of at least 6" of insulation installed.  
 Attic ventilation was provided by a thermostatically-controlled attic fan mounted in the attic which vented air to the home exterior.

## STRUCTURAL

**Structural:**

- 4.1 Type of Construction:
- 4.2 Exterior Siding Materials:
- 4.3 Siding Condition:
- 4.4 Trim Condition:
- 4.5 Soffit/Eaves:

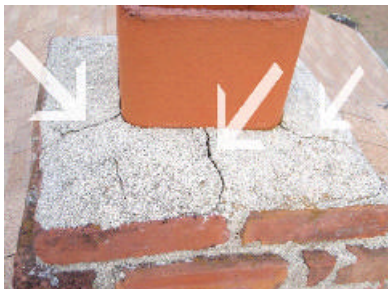
Frame.  
 Brick. Vinyl Siding.  
 Loose siding noted above the rear AC unit and under the front bay window.  
 Satisfactory - The trim is intact and satisfactory. The trim is metal wrapped.  
 Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

- 4.6 Fascia & Rake Boards: Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.
- 4.7 Condition of Painted Surfaces: Satisfactory - The finish or exposed painted surfaces are satisfactory.
- 4.8 Outside Entry Doors: The rear door was not tested. We were unable to find the key to unlock. Be sure to change all the exterior locks before moving in.
- 4.9 Windows Type: Double Hung. Casement. Horizontal Sliding.
- 4.10 Window Condition: The window framing and glass are in a satisfactory condition. Several screens were missing at the time of the inspection. Screens are there to keep the bugs and birds out of the house when the windows are open.
- 4.11 Storm Windows: Satisfactory - There are storm windows installed, and they appear to be functional.
- 4.12 Structural Caulking: Several spots around the structure were noted that need to be caulked. Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.
- 4.13 Framing Type: Platform framing was the chosen style of framing.
- 4.14 Exposed Floor/Ceiling Framing Location: Crawlspace, Attic Floor.
- 4.15 Floor Framing Members Size. The floor/ceiling is framed with 16-inch centers.
- 4.16 Exposed Floor/Ceiling Framing Condition: Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory 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.
- 4.17 Wall Covering Material: The wall covering material is sheetrock. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.
- 4.18 Ceiling Covering Material: The predominant ceiling covering material is sheetrock. Minor cracks in the ceilings, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling. A tiled ceiling was noted in the lower level.
- 4.19 Evidence of possible mold noted: Yes. There appears to be possible mold or fungus noted on the insulation on the foundation walls. Further testing is recommended and needed to determine the type. Testing for airborne mold is an option that Victory Home Inspections LLC can conduct.



### Chimney:

- 4.20 Flue Condition From Roof: Satisfactory - The chimney flue, as viewed from the roof, appears to be in satisfactory condition.
- 4.21 Exterior Stack Material: The exterior chimney stack is made of mortar and brick.
- 4.22 Exterior Stack Condition: The exterior stack needs some attention. The inspector recommends sealing the cracks to prevent water from entering the chimney.
- 4.23 Flue Lined: Yes - The chimney flue appears to be lined with tile. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.
- 4.24 Chimney Cap or Crown: The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended. The cap is cracked. Seal the cracks with outdoor caulking to.



4.25 Rain Hat:

No - There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

4.26 Flashing:

**The installed flashing is not correctly installed.** Repair or replacement is needed to prevent water entry into the attic or living area. Kick-out flashing is not correctly installed.

## BATHROOMS

### Master Bathroom:

5.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are satisfactory.

5.2 Basin and Drain Fixture:

The stopper missing.

5.3 Faucet and Supply Lines:

Faucets and supply lines appear satisfactory.

5.4 Toilet Condition

**The toilet in the 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.

5.5 Tub:

Steel Tub Needs Repair - The bathtub is a steel material, and it appears to have some rust or chip in the finish. There is no evidence of its leaking at this time. I know of no permanent repair, and replacement will be needed.

5.6 Tub Mixing Valve &amp; Stopper:

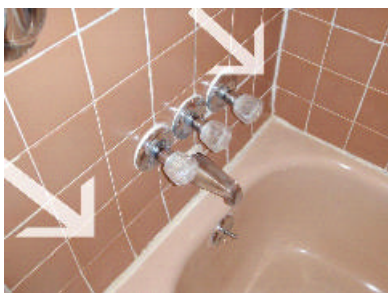
The tub mixing valve and the tub unit are in satisfactory condition.

5.7 Shower/Shower Head and Mixing Valves:

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

5.8 Tub &amp; Shower Walls:

**There is deterioration to the walls that calls for immediate action.** There are loose tiles. I recommend removing the loose tiles to expose any possible damage and make repairs if necessary. The inspector is not responsible for any hidden damage. The extent of the damage is undetermined. Invasive inspection is recommended. Services of a professional licensed contractor are needed to make necessary repairs.



5.9 Tub/Shower Drain:

**The tub/shower does not drain adequately.** The services of a licensed qualified plumber or drain cleaning service company are needed.

5.10 Caulking/Water Contact Areas:

The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage.

5.11 Entry Door:

The entry door to this bathroom needs some adjustment or repair to function appropriately. The doorknob assembly needs to be replaced.

5.12 Walls:

The walls in this bathroom are satisfactory.

5.13 Windows:

The windows and associated hardware in the bathroom are all satisfactory.

5.14 Ceiling:

The ceiling in this bathroom is satisfactory.

- 5.15 *Floor:* The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
- 5.16 *Ventilation Fans:* None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

**Bathroom #2:**

- 5.17 *Vanity Cabinet:* The vanity cabinet and top in this bathroom are satisfactory.
- 5.18 *Basin and Drain Fixture:* The basin and drainage fixture appears to be satisfactory.
- 5.19 *Faucet and Supply Lines:* Faucets and supply lines appear satisfactory.
- 5.20 *Toilet Condition* The toilet in the bathroom appears to be functional.
- 5.21 *Entry Door:* The entry door to the bathroom is as I expected, and it is functional.
- 5.22 *Walls:* The walls in this bathroom are satisfactory.
- 5.23 *Windows:* The windows and associated hardware in the bathroom are all satisfactory.
- 5.24 *Ceiling:* The ceiling in this bathroom is satisfactory.
- 5.25 *Floor:* The flooring in this bathroom is satisfactory. The floor covering material is vinyl.
- 5.26 *Ventilation Fans:* None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

## OTHER LIVING SPACES

**Front Entry & Main Hallway:**

- 6.1 *Front Entry Door:* Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.
- 6.2 *Screen/Storm Door:* Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.
- 6.3 *Entry Floor:* Satisfactory - The entry floor material is in satisfactory condition.
- 6.4 *Main Hallway:* Satisfactory - The main hallway walls and floor are in satisfactory condition.
- 6.5 *Guest Closet:* Satisfactory - The guest closet is functional and of average size.
- 6.6 *Main Staircase:* Satisfactory - The main staircase is appropriately installed. There is a handrail installed.
- 6.7 *Upper Level Hallway:* Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

## KITCHEN

**Kitchen:**

- 7.1 *Location:* Main level of house.
- 7.2 *Floor:* Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is vinyl.
- 7.3 *Countertops:* The countertops in the kitchen are satisfactory.
- 7.4 *Cabinets, Drawers, and Doors:* The cabinets, doors, and drawers are satisfactory in both appearance and function.
- 7.5 *Faucet and Supply Lines:* Faucet condition: Faucet(s) appears to be in operable condition with no leaks noted.
- 7.6 *Sink and Drain Lines:* The sink and drainage lines appear to be operable.
- 7.7 *Dishwasher:* The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
- 7.8 *Range Hood:* The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

- 7.9 *Range/Oven Fuel Source:* Gas - There is a gas line installed for a range/oven.
- 7.10 *Range/Oven:* Built-in - There is a built-in range top and oven. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested.
- 7.11 *Water For Refrigerator:* There is a water line for the refrigerator.

## LAUNDRY

### Laundry:

- 8.1 *Location:* 1st floor.
- 8.2 *Entry Door:* The entry door to the laundry room is operable.
- 8.3 *Linen Closet:* The closet is functional and of average size.
- 8.4 *Walls:* **Attention Needed** - The walls in the kitchen show a condition that needs some attention. There is evidence of an unrepaired stain apparently caused by a prior moisture leak.



- 8.5 *Ceilings:* The ceiling is satisfactory.
- 8.6 *Floor:* The floor coverings are in satisfactory condition. The floor covering material is vinyl.
- 8.7 *Windows:* There is at least one window and associated hardware in the laundry room that operates satisfactorily.
- 8.8 *Washer & Dryer:* Not Present.
- 8.9 *Washer Hookup:* Yes.
- 8.10 *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.
- 8.11 *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.
- 8.12 *Dryer Ventilation:* A dryer vent connection was installed in the laundry room. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.
- 8.13 *Area Ventilation:* Satisfactory- The area ventilation seems adequate.

## PLUMBING SYSTEM

### Plumbing:

- 9.1 *Water Source:* City/Municipal.
- 9.2 *Plumbing Service Piping Size to Structure:* 3/4" water service line from the meter to the main cutoff.
- 9.3 *Public Service Piping Material:* The main service line to the structure is copper.

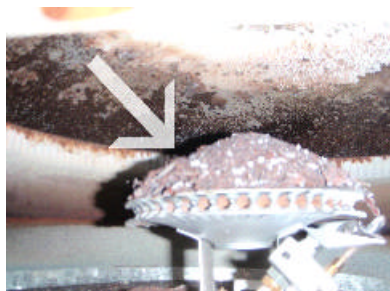
- 9.4 *Main Water Line Cutoff Location:* Crawlspace.
- 9.5 *Interior Supply Piping Size:* The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.
- 9.6 *Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.
- 9.7 *Water Pressure:* Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.
- 9.8 *Exterior Hose Bibs Functional:* The exterior hose bib(s) appeared to function normally. The hose bibs installed are not a frostproof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibs, and shut off the water when freezing temperatures are anticipated.
- 9.9 *Functional Supply:* By testing multiple fixtures at one time, functional flow of the water supply was verified.
- 9.10 *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. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.
- 9.11 *Waste Line Materials* The waste line material is cast iron.
- 9.12 *Waste Piping Condition:* The inspection is only limited to the readily visible plumbing components. Victory Home Inspections is not responsible for the condition of the piping that is in the ground behind the interior foundation walls. An earnest effort to test the water and sewer pipes is made during the inspection by running the water for several minutes to test for proper flow and drainage. If you are concerned about the condition of the piping in the ground, you should hire a plumber to do a more in depth inspection with cameras and other tools. The visible plumbing waste piping appears functional.
- 9.13 *Vent Piping Material* The vent material, as it passes through the roof, is copper.
- 9.14 *Vent Piping Condition:* The visible plumbing vent piping appears functional.
- 9.15 *Supply/Waste Piping Supports:* Of the existing support straps and hangers, at least one loose or broken support exists and needs to be repaired or replaced. Sagging was noted in the waste piping. This will eventually lead to clogging of the pipe. Eliminating the sag to prevent blockage is recommended. The waste pipe from the kitchen sink in the crawlspace.



- 9.16 *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.
- 9.17 *Objectionable Odors Noted:* No.

## **Water Heater:**

- 9.18 *Location:* Utility Room:
- 9.19 *Age* The water heater is 14 years old. The water heater appeared to be past its design life and may need replacement soon.
- 9.20 *Tank Capacity:* A 40 gallon water heater is installed.
- 9.21 *Fuel Source for Water Heater:* The water heater is gas-fired.
- 9.22 *Exposed Water Heater Condition:* It shows some age, but it appears sound.
- 9.23 *Firebox Condition* There is rust on the underside of the tank.



- 9.24 Drip Leg Installed for Natural Gas-Fired Unit:** Yes - There is a drip leg installed on the incoming gas line to the water heater.
- 9.25 Gas Valve:** There is a gas valve cutoff installed adjacent to the hot water tank.
- 9.26 Flue/Exhaust Pipe Condition:** The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.
- 9.27 Water Piping Condition:** The incoming and output piping is installed correctly.
- 9.28 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.
- 9.29 Temperature Controls:** The thermostat and temperature controls appear to function normally.
- 9.30 Drain Valve:** Yes - There is a drain valve installed on the lower side of the water heater.
- 9.31 Temperature & Pressure Relief Valve:** The temperature and pressure relief valve is of the correct rating for the water heater.
- 9.32 Safety Overflow Pipe:** The overflow pipe is correctly installed.

## ELECTRICAL SYSTEMS

### Primary Power Source

- 10.1 Service Voltage:** The incoming electrical service to this structure is 120/240 volts.
- 10.2 Service/Entrance/Meter:** There is some portion of the masthead, support, meter housing, or cable entrance to the structure that **REQUIRES THE IMMEDIATE ATTENTION** of a qualified licensed electrician. The cable is deteriorated and needs to be replaced. Contact a licensed electrician for repairs.



### Main Power Panel & Circuitry

- 10.3 Main Power Distribution Panel #1 Location:** Located in the bathroom. This is a bad location. I recommend re-locating to a safer dryer location.
- 10.4 Main Power Panel Size:** 100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.
- 10.5 Service Cable to Panel Type:** Aluminum.
- 10.6 Is Panel Accessible:** The electrical panel is in a location that makes it readily accessible. The power panel is installed in a manner to allow safe and quick access for operation, repair, or inspection without having to climb over or remove obstacles. This is according to current safety standards.
- 10.7 Panel Condition:** The power panel, as a container for safely covering electrical circuitry and components,

	is functioning as intended, minimizing the risk of electrical shock.
<i>10.8 Main Panel Type:</i>	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.
<i>10.9 Breaker/Fuse to Wire Compatibility:</i>	The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
<i>10.10 Legend Available:</i>	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.
<i>10.11 Panel Cover Removed:</i>	Yes.
<i>10.12 Condition of Wiring in Panel:</i>	Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
<i>10.13 Feeder and Circuit Wiring Type:</i>	Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.
<i>10.14 Circuit Wiring Condition:</i>	The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
<i>10.15 Outlets</i>	Most electrical outlets in the home appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
<i>10.16 Ground Fault Protected Outlets:</i>	Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.
<i>10.17 Main Service Ground Verified:</i>	Yes - The main service ground wire was located by the inspector. Aluminum wire was noted.
<i>10.18 Wire Protection/Routing:</i>	Visible wiring appears to be installed in an acceptable manner.
<i>10.19 Smoke Detectors:</i>	Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because the township usually inspects and tests the detectors as part of the Certificate of Occupancy Inspection. It is important for you to test them on a regular basis, monthly at least.
<i>10.20 Doorbell :</i>	Yes - At least one exterior door has a working doorbell.
<i>10.21 Interior lighting</i>	The built in lights were in operable condition.
<i>10.22 Exterior Lighting:</i>	The exterior lighting appears functional. Also, this is a benefit for security. The inspector was unable to determine function of the exterior lighting due to automatic controls that were not overridden. There is a security light fixture on a pole on the property.

**Electrical Service:**

*10.23 Patio:* Yes, The outlet is weather protected.

**Electric Service Condition:**

*10.24 Utility Services:* The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

**Lighting:**

*10.25 Master bathroom:* Good - There is a ceiling light and a heat lamp installed in this room.

*10.26 Bathroom #2:* The ceiling light and fixture in this bathroom are in satisfactory condition.

*10.27 Laundry:* Satisfactory - Lighting in the laundry is adequate.

**Electrical Outlets:**

*10.28 Master bathroom:* There is no outlet installed in this bathroom.

*10.29 Bathroom #2:* There is no outlet installed in this bathroom.

*10.30 Kitchen:* A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*10.31 Laundry:* Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

**Light Switch:**

10.32 Master bathroom: The light switch is satisfactory.

10.33 Bathroom #2: The light switch is satisfactory.

**Ground Fault Interrupt Outlets:**

10.34 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.

## HEATING, VENTILATION & AIR CONDITIONING

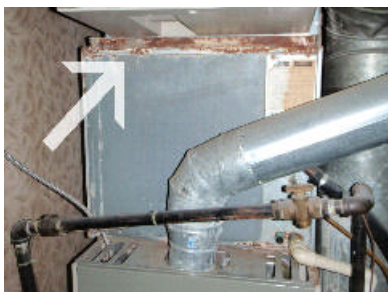
**Air Conditioning Unit No. 1:**

- 11.1 Model: Rheem, The typical service life for an AC unit is 12 - 15 years. **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. The AC unit is 19 years old.
- 11.2 Type: Refrigerator/Split System. Electricity-powered.
- 11.3 Unit/Condenser Location: Outside.
- 11.4 Blower / evaporator location Utility room.
- 11.5 Unit Tested: No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer. The scope of this inspection does not include the effectiveness or adequacy of the system.
- 11.6 Insulation Wrap on the Suction Line: Satisfactory.
- 11.7 Condenser Clear of Obstruction: Satisfactory.
- 11.8 Condenser Cabinet Level: Satisfactory.
- 11.9 Condensing Coil Condition: The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.
- 11.10 Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.
- 11.11 Condensate Line: The condensate line was not tested during the inspection. Monitor the area for any possible leakage when you turn on the unit in the spring.
- 11.12 Evidence of Maintenance: For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

**Heating Unit # 1:**

- 11.13 Heating System Location: Utility room.
- 11.14 Heating System Type: A forced air furnace is installed as the primary source of heat.
- 11.15 Model: Rheem.
- 11.16 Service life: The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. The unit is 22 years old.
- 11.17 Flue Type: The flue pipe is metal that enters a masonry flue.
- 11.18 Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.
- 11.19 Unit Tested: Yes.
- 11.20 Condition: There is rust noted on the heating system. The humidifier appears to be leaking into the

system.



**11.21 Heat Exchanger Inspected:** Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

**11.22 Heat Exchanger Inspected Via:** The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted. The heat exchanger was inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly of the furnace. This inspection covers only the readily visible portions of the heat exchanger.

**11.23 Carbon Monoxide Tested:** Yes. No measurable amounts of carbon monoxide were noted at the time of the test.

**11.24 Draft Hoods/Draw:** Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

**11.25 Gas-fired Appliance Flue/Vents:** Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

**11.26 Secondary Air Adequacy:** Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

**11.27 Blower Condition:** Satisfactory - The blower assembly appears to be performing as expected.

**11.28 Filter Type:** Conventional Filter.

**11.29 Filter Condition:** Replacement is recommended; the filter is not functioning as intended. The filter is not correctly installed. For proper functioning, all air must pass through the filter. This filter needs to be adjusted or secured.



**11.30 Ducts Condition:** The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. Satisfactory - The ductwork appears to be properly installed and supported. Cleaning the interior of the ducts is recommended.

**11.31 Does each habitable room have a heat source?** Yes.

**11.32 Adequate Returns or Undercut Doors:** Yes.

**11.33 Humidifier Installed:** **Action Necessary** - Not functional. The unit did not respond using normal homeowner controls. The unit is corroded and no longer is useable.

**11.34 Thermostat Condition:** Satisfactory - The thermostat worked properly when tested.

**11.35 Service** The heating system needs to be serviced by the local power company or a HVAC contractor. Annual maintenance is recommended so the system will operate properly and safely.

## FOUNDATION

### Foundation:

- 12.1 Type of Foundation:** Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.
- 12.2 Foundation Materials:** Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.
- 12.3 Visible Portions of Exterior Foundation Walls:** The exterior view of the foundation is limited to the portions visible above grade. Only about 10% to 25% of the foundation was visible. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.
- 12.4 Visible Foundation Wall Cracks Noted From Exterior:** Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.



- 12.5 Location of Wall Cracks and Description:** Vertical cracks were noted in at least one exterior wall. Rear wall by the patio.



- 12.6 Evidence of Recent Movement:** No - There is no evidence of any recent movement.
- 12.7 Perimeter Foundation Drainage Surface:** The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

### Crawlspace:

- 12.8 Crawlspace Entrance:** Satisfactory - The crawlspace entrance is adequately sized.
- 12.9 Location of Crawlspace Entrance:** There is an interior entry to the crawlspace.
- 12.10 Crawlspace Ceiling Exposed Percent:** Most of the ceiling is open allowing visibility of the ceiling/floor joists.
- 12.11 Percent Interior Foundation Wall Exposed:** The interior view of the foundation is limited to the visible portions of the walls. Only about 50% to 75%
- 12.12 Conditions Noted in Exterior Walls, Interior View:** Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
- 12.13 Sill Plates Percentage Visible:** Most all of the sill plates were visible.

12.14 Moisture on Exposed Crawlspace Walls/Floors Noted:	No - There were no elevated moisture levels noted on the exposed areas of the crawlspace walls.
12.15 Main Beam:	Satisfactory - The main beam installed appears to be in satisfactory condition. The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam.
12.16 Crawlspace Ventilation:	Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.
12.17 Crawlspace Inspected By:	The crawlspace was inspected by entering and crawling through.
12.18 Crawlspace Floor:	Soil.
12.19 Vapor Barrier Installed:	Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.
12.20 Pier Construction Materials:	There are hollow masonry piers installed in the crawlspace.
12.21 Condition of Piers:	Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.
12.22 Evidence of Insects or Animals in Crawlspace:	No - There was no evidence of animal or insect infestation noted.

## INTERIOR ROOMS

### Doors:

13.1 Master bedroom

Damage viewed, Door hardware needs some adjustment or repair for it to function appropriately. The door skin is punctured or broken. It is no longer performing as intended.



### Windows:

13.2 Interior Rooms: Satisfactory.

### Walls:

13.3 Interior Rooms: Satisfactory.

### Ceilings:

13.4 Interior Rooms: Satisfactory.

### Floors:

13.5 Interior Rooms: Satisfactory.

### Closets:

13.6 Interior Rooms: Satisfactory.

### Switches & Fixtures:

13.7 Interior Rooms: Satisfactory.

### Electrical Outlets:

13.8 Interior Rooms: Satisfactory.

### Ductwork / Distribution:

13.9 Interior Rooms: Satisfactory.