



LIBERTY RIDGE

PROPERTY INSPECTIONS, LLC

Haddonfield, New Jersey

Liberty Ridge Property Inspections, LLC

Thomas R. Calder

InterNACHI Certified Professional Inspector (CPI)

NJ Home Inspector Lic. 24GI00123456

Phone: (856) 555-0142

Email: reports@libertyridgeinspections.example
libertyridgeinspections.example

Home Inspection Report

Client: Daniel and Marisa Whitfield

Client Email: d.whitfield@example.com

Client Phone: (856) 555-0118

Property: 214 Ridgeline Court, Cherry Hill, NJ 08003

Date: 2026-09-22

Type of Inspection: Buyer's pre-purchase inspection

Roof

Roof coverings

Status: Defect

Severity: Moderate

Material Defect

Notes: Three-tab asphalt shingles with granule loss that is moderate and general across the south and west slopes. Several tabs on the west slope are lifted and one is missing at the third course above the gutter. Based on the wear pattern and the age reported by the seller, the covering is in the last few years of its service life.

Recommendation: Have the lifted and missing tabs repaired now to keep water out. Budget for full replacement within approximately two to five years, and obtain quotes before closing so the cost is known.



Flashings

Status: Defect

Severity: Moderate

Material Defect

Notes: The chimney counter-flashing is surface-sealed with roofing cement rather than let into a reglet in the masonry, and the sealant has cracked and separated along the upslope side. Staining on the attic sheathing directly below this flashing confirms active entry.

Recommendation: Have a qualified roofer install proper step and counter-flashing let into the mortar joint. Roofing cement is a temporary measure and has already failed here.



Penetrations

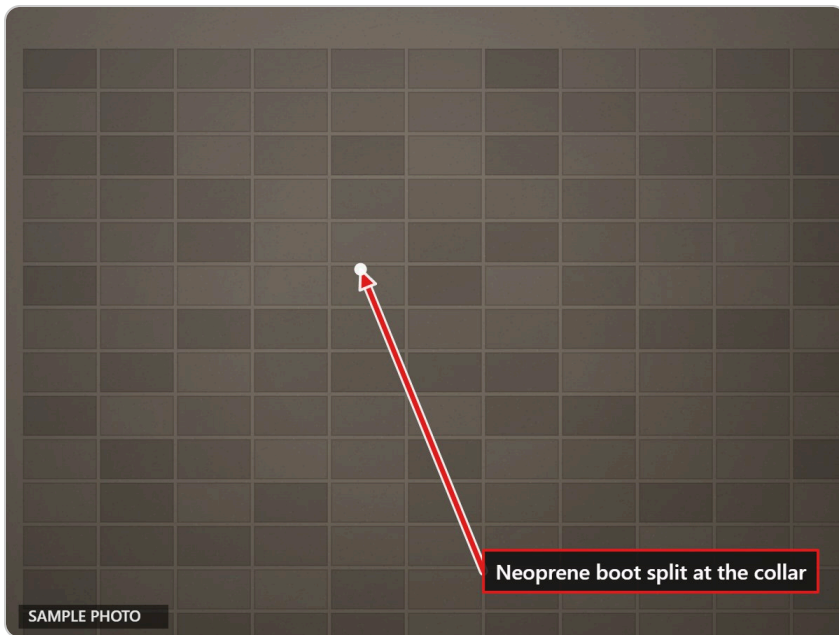
Status: Defect

Severity: Minor

Notes: The neoprene boot on the rear plumbing vent stack is cracked and split at the collar. These boots typically fail well before the shingles around them do.

Recommendation: Replace the vent boot. Inexpensive, and it prevents a leak that

would otherwise appear in a second-floor ceiling.



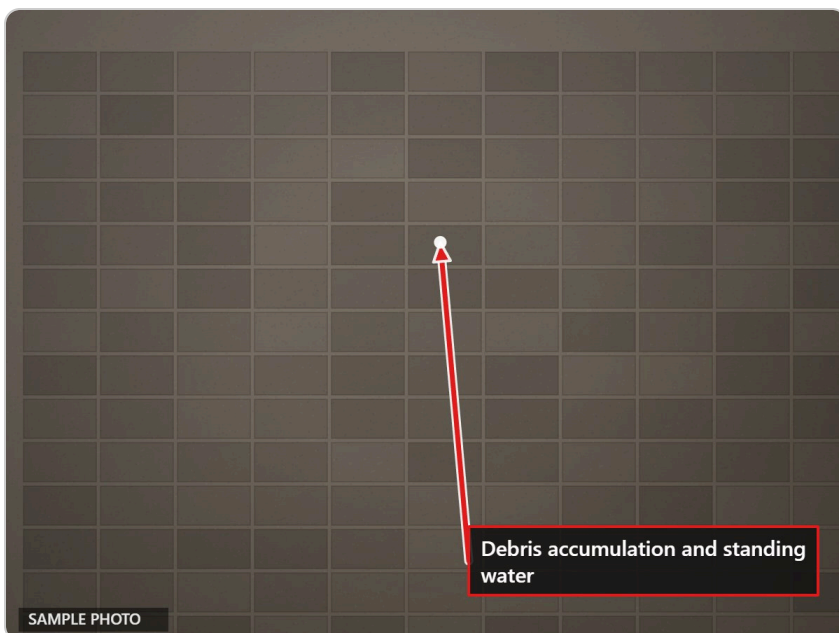
Gutters

Status: Defect

Severity: Minor

Notes: Gutters are loaded with leaf debris and granule sediment along the rear and left runs, and standing water was present in the rear run. Two hangers on the left run are pulled loose.

Recommendation: Clean the gutters and refasten the loose hangers. Establish a twice-yearly cleaning schedule given the mature trees on the property.



Downspouts

Status: Defect

Severity: Moderate

Material Defect

Notes: Two downspouts discharge directly at the foundation with no extension or splash block. The left elevation downspout discharges into the area of negative grade described under Exterior.

Recommendation: Extend all downspouts a minimum of four to six feet from the foundation. This is the least expensive step available to address the basement moisture observed.



Skylights

Status: Np

Notes: No skylights are installed on this structure.

Chimney exterior

Status: Defect

Severity: Minor

Notes: The chimney crown is cracked and the top two courses of brick show mortar erosion. No displacement of the stack was observed.

Recommendation: Have the crown patched or recast and the eroded joints repointed by a qualified mason at the same visit as the flashing repair.

Exterior

Exterior Walls (Siding / Stucco / Cladding)

Status: Ok

Notes: Vinyl siding with housewrap beneath. Siding is securely fastened and the courses are straight. No buckling, melting or impact damage was observed on any elevation.

Exterior Trim (Fascia / Soffit / Window & Door Trim)

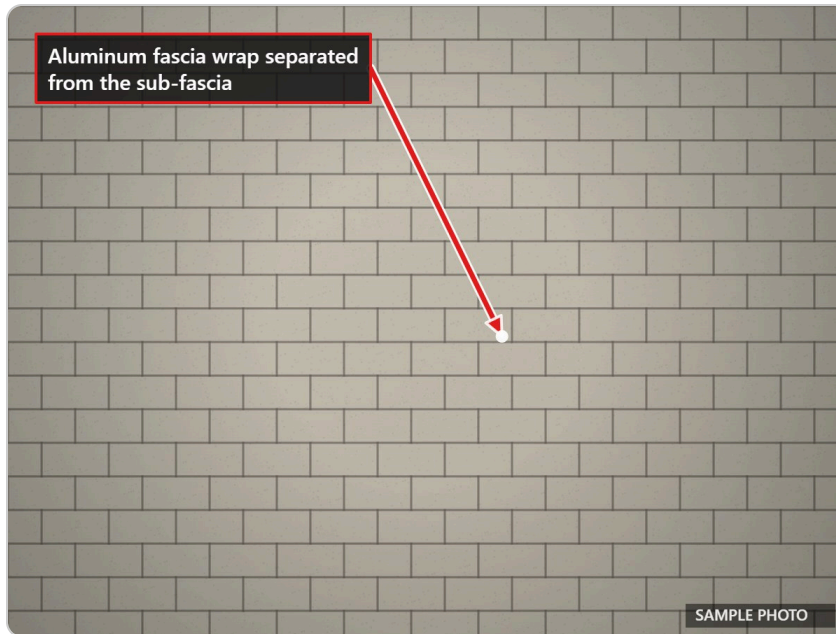
Status: Defect

Severity: Moderate

Material Defect

Notes: The aluminum-wrapped fascia above the rear deck is separated from the sub-fascia over an approximate six foot run, and the wrap has pulled away far enough to admit water and nesting activity. Staining on the sub-fascia behind the wrap indicates this has been open for more than one season.

Recommendation: Have a qualified carpenter reseal and refasten the fascia wrap, and replace any sub-fascia that has become soft. Correct before the next wet season.



Windows

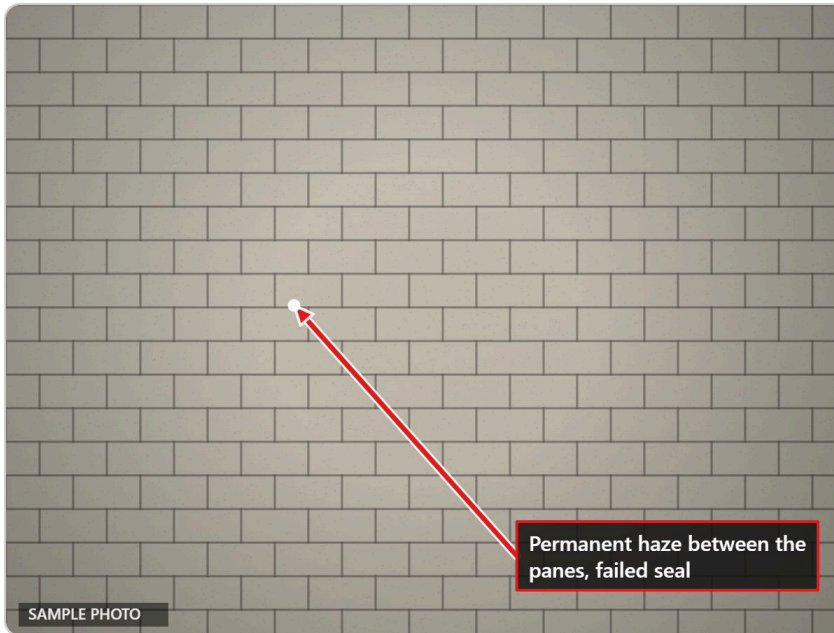
Status: Defect

Severity: Minor

Notes: The insulated glass unit at the front second-floor window shows a permanent haze and mineral deposit between the panes. The seal has failed. The window still operates and latches.

Recommendation: Plan to replace the failed insulated glass unit. A glass shop can

replace the sealed unit without replacing the whole window.



Doors

Status: Defect

Severity: Minor

Notes: The rear sliding door drags at the sill and the lower weatherstrip is compressed and torn. Daylight is visible at the lower corner of the closed door.

Recommendation: Have the roller assembly adjusted or replaced and the weatherstrip renewed by a qualified door technician.

Driveway / Walkways

Status: Defect

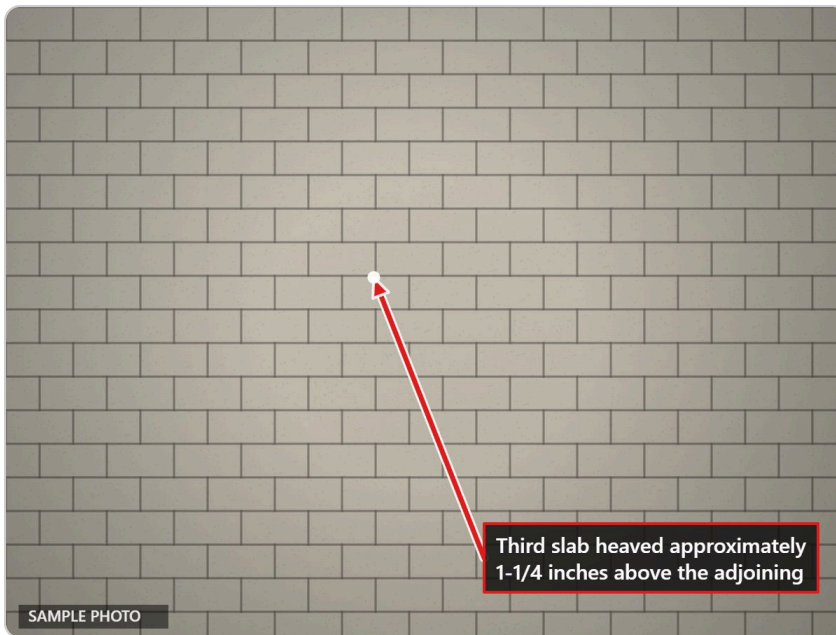
Severity: Moderate

Material Defect

Notes: The third concrete slab in the front walk has heaved approximately one and one quarter inches above the adjoining slab, creating a raised edge across the full width of the walk. This is a trip hazard on the primary approach to the front door.

Recommendation: Have the slab ground down, mudjacked or replaced by a qualified concrete contractor. Until it is corrected, mark the edge so it is visible after

dark.



Grading / Drainage

Status: Defect

Severity: Moderate

Material Defect

Notes: Grade along the left elevation is flat to slightly negative for approximately eighteen feet and directs surface water toward the foundation wall rather than away from it. Efflorescence on the interior of the basement wall on this elevation is consistent with this condition.

Recommendation: Regrade to fall a minimum of six inches over the first ten feet away from the foundation. Correcting the grade and the downspout discharge will address the basement moisture at its source.



Deck / Patio

Status: Safety

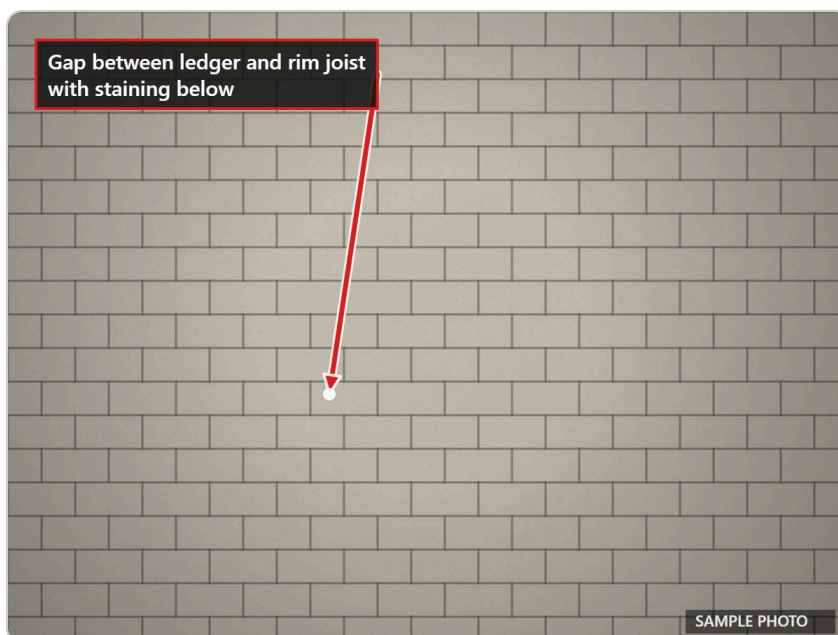
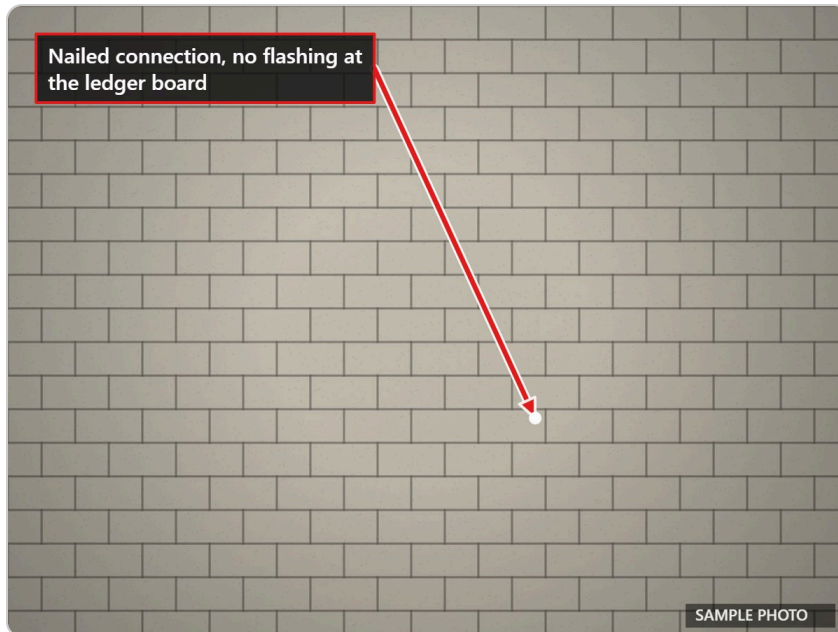
Severity: Major

Material Defect

Notes: The rear deck ledger is fastened to the house with nails rather than through-bolts or approved structural screws, and no flashing was observed at the ledger.

Nailed ledger connections are the most common cause of deck collapse, and the absence of flashing allows water into the rim joist behind the ledger.

Recommendation: This is a life-safety item. Have a qualified contractor retrofit an approved ledger connection and install proper flashing before the deck is loaded with people. Limit use of the deck until the repair is made.



Porches / Balconies / Carports

Status: Ok

Notes: Front porch slab, columns and railing are secure and in serviceable condition. Railing height and baluster spacing are consistent with current practice.

Foundation / Structure

Foundation type (slab / pier & beam / basement)

Status: Ok

Notes: Poured concrete foundation walls enclosing a full, partially finished basement. Walls were visible in the unfinished mechanical area and behind storage on the left elevation.

Visible cracks / displacement

Status: Defect

Severity: Minor

Notes: A vertical crack approximately one sixteenth of an inch wide runs from the top of the left foundation wall down about four feet. No lateral displacement, shearing or step cracking was observed. This pattern is typical of concrete shrinkage rather than movement.

Recommendation: Monitor. Seal the crack to keep water out, and if it widens beyond one eighth of an inch or begins to offset, have it evaluated by a structural engineer.



Moisture / standing water (observed)

Status: Defect

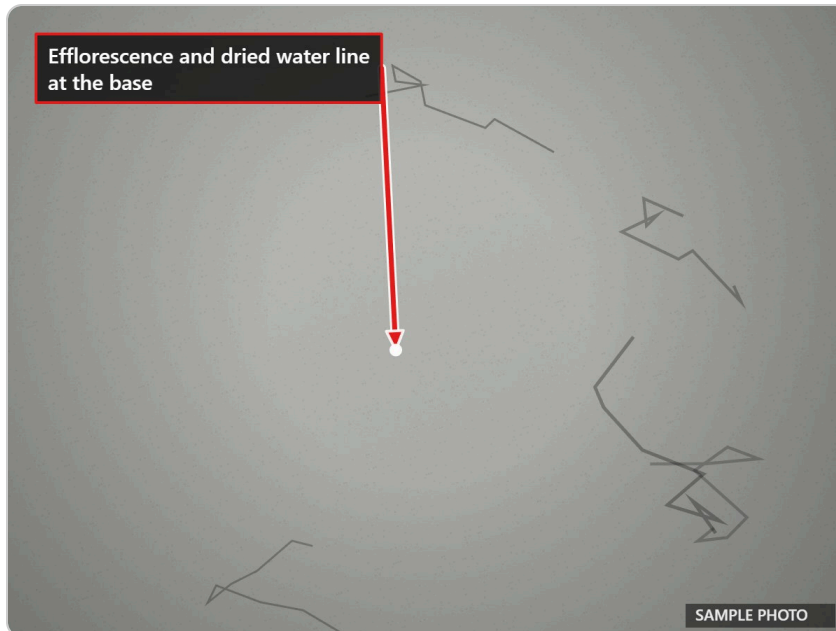
Severity: Moderate

Material Defect

Notes: Efflorescence and a dried water line were observed along the base of the left foundation wall over approximately twelve feet. No standing water was present at the

time of the inspection. The pattern matches the negative grade and downspout discharge noted on this elevation.

Recommendation: Correct the exterior grading and downspout discharge first, then re-observe through one wet season before considering interior waterproofing. Most basements of this type are cured from outside at a fraction of the cost.



Settlement indicators (doors, windows, drywall)

Status: Ok

Notes: Doors and windows operate without binding. Drywall corners are tight and no diagonal cracking was observed at openings. Floors read level to observation.

Piers / beams / joists (observed)

Status: Ok

Notes: Steel main beam on adjustable columns with dimensional lumber joists. No sagging, rot, notching or insect damage was observed in the accessible areas.

General condition

Status: Ok

Notes: The structure is performing as intended. The items recorded in this section are moisture management and maintenance rather than structural performance.

Attic / Insulation / Ventilation

Access

Status: Ok

Notes: Attic entered and traversed on the framing to the extent that it was safe to do so. Observation was made from the walkable areas.

Insulation

Status: Defect

Severity: Minor

Notes: Approximately six inches of loose fill fiberglass, measuring roughly R-19, against a current recommendation of R-49 for this climate zone. Coverage is uneven and the insulation is displaced away from the eaves in several bays.

Recommendation: Add insulation to bring the attic to approximately R-49 and install baffles at the eaves so the added depth does not block soffit ventilation. This is the highest return energy improvement available on this house.



Moisture staining (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: Dark staining approximately two feet by three feet on the underside of the roof sheathing directly below the chimney flashing, with a moisture meter reading elevated relative to surrounding sheathing. This confirms the flashing defect recorded under Roof is actively admitting water.

Recommendation: Correct the chimney flashing, then re-inspect the sheathing. The staining itself does not require replacement of the sheathing unless the wood has

become soft.



Exhaust terminations (observed)

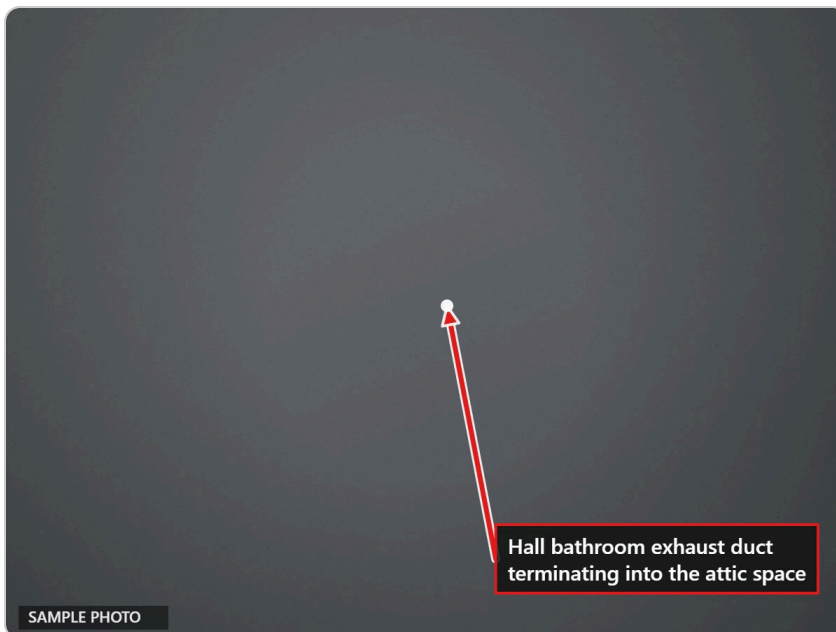
Status: Defect

Severity: Moderate

Material Defect

Notes: The hall bathroom exhaust fan discharges into the attic space rather than to the exterior. The duct simply ends above the insulation. Discharging humid air into an attic in this climate produces condensation on the sheathing and eventually mold.

Recommendation: Have the duct extended and terminated through a roof or gable vent with a backdraft damper.



Ventilation

Status: Defect

Severity: Minor

Notes: Ridge venting is present, but soffit intake is blocked by insulation in several bays along the rear eave. Ventilation requires both intake and exhaust, and blocked intake makes the ridge vent largely ineffective.

Recommendation: Install baffles to restore the soffit intake path when the insulation is upgraded.

Framing (observed)

Status: Ok

Notes: Conventional rafter and ceiling joist framing. No sagging, cut or notched members, fire damage or insect damage was observed in the visible areas.

Electrical

Main panel

Status: Ok

Notes: 200 amp Square D QO load center with a 200 amp main breaker. Dead front was removed and the interior examined. Conductors are neatly dressed, terminations are tight and the panel is correctly labeled.

Visible defects

Status: Defect

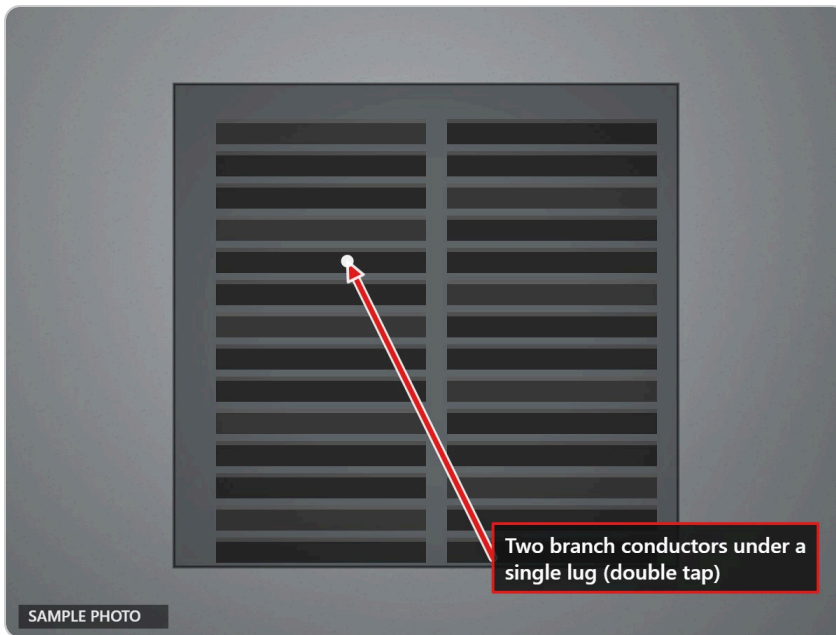
Severity: Moderate

Material Defect

Notes: Two breakers are double-tapped, each carrying two branch circuit conductors under a single lug rated for one. Double tapping is a loose-connection and overheating risk and is among the most common defects found in a panel of this age.

Recommendation: Have a licensed electrician separate the double-tapped conductors onto their own breakers or install approved tandem breakers where the

panel permits.



Grounding / Bonding (observed)

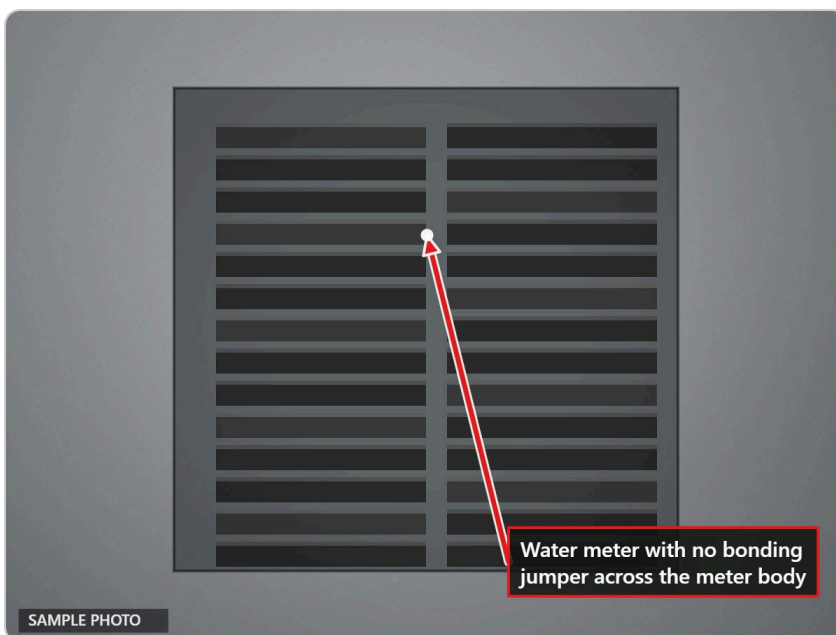
Status: Defect

Severity: Moderate

Material Defect

Notes: The bonding jumper at the water meter is missing, leaving the two sides of the metallic water piping unbonded across the meter. A jumper is required so that the piping remains a continuous grounded path when the meter is removed for service.

Recommendation: Have a licensed electrician install an approved bonding jumper across the water meter.



GFCI / AFCI (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: GFCI protection is present and tested functional at the kitchen counter receptacles and at both exterior receptacles. The powder room receptacle and the basement receptacles are not GFCI protected and did not trip when tested.

Recommendation: Have a licensed electrician extend GFCI protection to the powder room and the basement receptacles.



Branch wiring (observed)

Status: Ok

Notes: Copper branch circuit conductors in non-metallic sheathed cable. Where visible in the basement and attic the cable is properly supported and protected. No knob and tube and no open splices were observed.

Aluminum branch wiring (if present)

Status: Np

Notes: No aluminum branch circuit wiring was observed at the panel or at the accessible devices.

Federal Pacific / Zinsco / Challenger panel (if present)

Status: Np

Notes: The equipment is not one of the panel lines associated with known breaker failure.

Service entry (observed)

Status: Ok

Notes: Overhead service drop with weatherhead, drip loop and service mast intact. Clearances over the driveway and the roof appear adequate.

Subpanels

Status: Np

Notes: No subpanels were observed.

Plumbing

Supply piping (observed)

Status: Ok

Notes: Copper supply piping throughout the accessible areas, with dielectric unions at the water heater. Supports are adequate and no corrosion was observed at the joints examined.

Polybutylene supply piping (if present)

Status: Np

Notes: No polybutylene supply piping was observed.

Water heater

Status: Defect

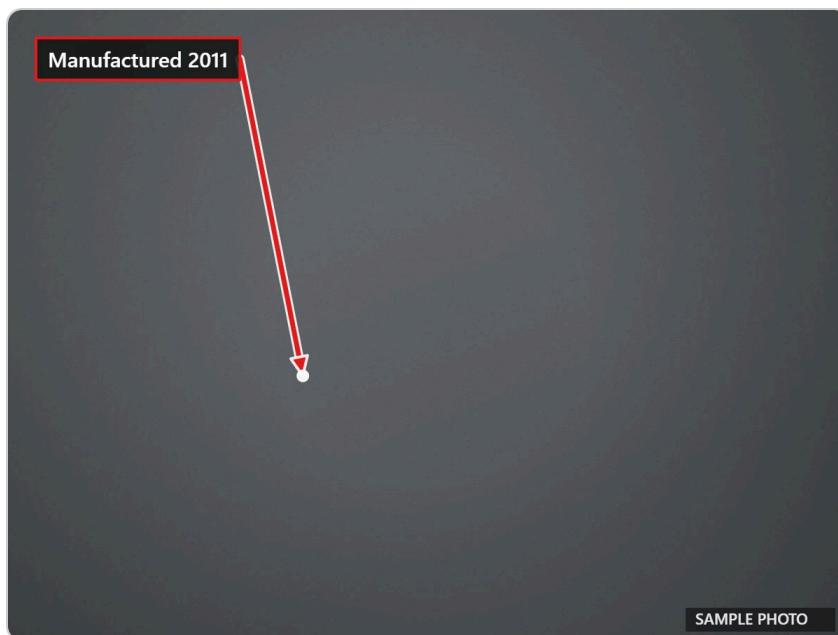
Severity: Moderate

Material Defect

Notes: Forty gallon natural gas water heater, manufactured 2011 by the data plate, putting it at approximately fifteen years of age against a typical service life of ten to twelve. The tank is operating and no leakage was observed, but it is past the point where replacement should be planned rather than awaited.

Recommendation: Budget for replacement. A tank of this age can fail without warning and the unit sits on a finished basement floor, so a leak would do more than

wet a slab. Consider a pan and drain when it is replaced.



TPR valve & discharge piping

Status: Safety

Severity: Major

Material Defect

Notes: The temperature and pressure relief discharge pipe terminates approximately twenty eight inches above the floor rather than within six inches of it, and it is reduced from three quarter inch to half inch at the last fitting. A discharge at this height would scald anyone standing at the appliance, and the reduction restricts the relief the valve is designed to provide.

Recommendation: This is a safety item. Have a licensed plumber run a full three quarter inch discharge, unreduced, terminating within six inches of the floor.



Drain / Waste / Vent (observed)

Status: Defect

Severity: Minor

Notes: PVC drain, waste and vent piping in the accessible areas. The kitchen sink trap arm is a corrugated flexible connector rather than rigid pipe. Corrugated traps hold waste and are the usual cause of a kitchen line that will not stay clear.

Recommendation: Have the corrugated trap arm replaced with rigid pipe and a proper P-trap.

Cast iron drain lines (if present)

Status: Np

Notes: No cast iron drain lines were observed in the accessible areas.

Gas piping / shutoffs (observed)

Status: Ok

Notes: Black iron gas piping with accessible shutoff valves at the furnace, the water heater and the range. No corrosion or unsupported runs were observed.

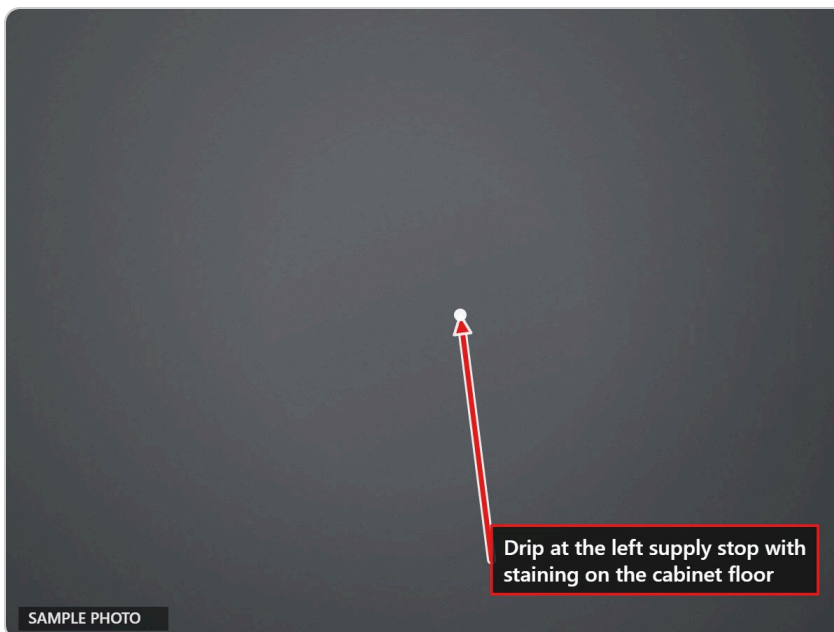
Visible leaks

Status: Defect

Severity: Minor

Notes: A slow drip was observed at the left supply stop under the primary bathroom vanity, with mineral staining on the cabinet floor below it. The cabinet base is stained but firm.

Recommendation: Have the supply stop repacked or replaced by a qualified plumber and the cabinet floor dried and monitored.



Water pressure / flow (observed)

Status: Ok

Notes: Functional flow was maintained with two fixtures and a shower running at the same time. No hammer or significant pressure drop was observed.

Shutoff valves (observed)

Status: Ok

Notes: Main water shutoff is present, accessible and labeled at the service entry.

Heating

Heating equipment

Status: Ok

Notes: Carrier natural gas forced air furnace, manufactured 2016 by the data plate, approximately ten years old against a typical service life of fifteen to twenty. The unit started on a call for heat and ran through a full cycle with no irregular sound or smell.

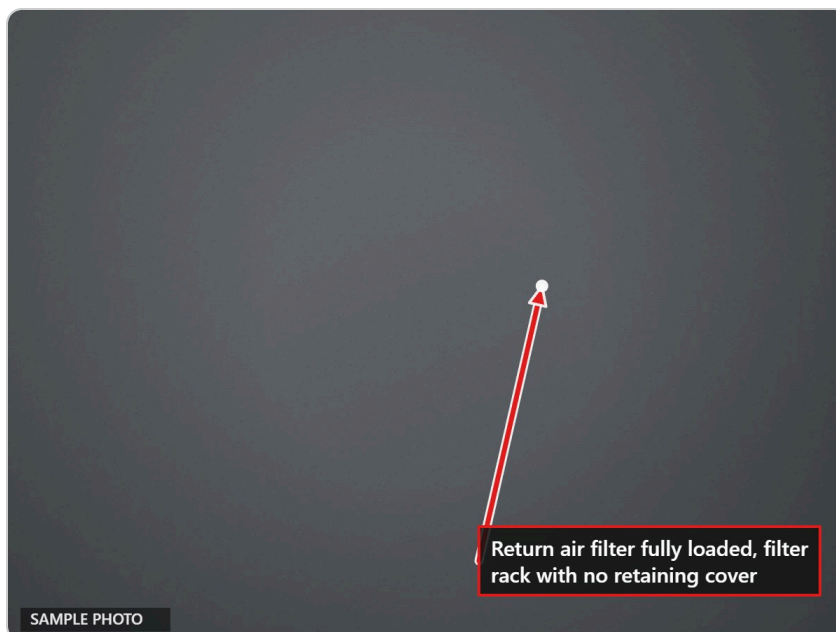
Filters (observed)

Status: Defect

Severity: Minor

Notes: The return air filter is loaded to the point that light does not pass through it, and the filter rack has no retaining cover, so unfiltered air bypasses the filter at the sides.

Recommendation: Replace the filter and fit a proper filter cover. Establish a ninety day replacement interval. A loaded filter is the most common cause of a furnace that short cycles or overheats.



Flue / Venting (observed)

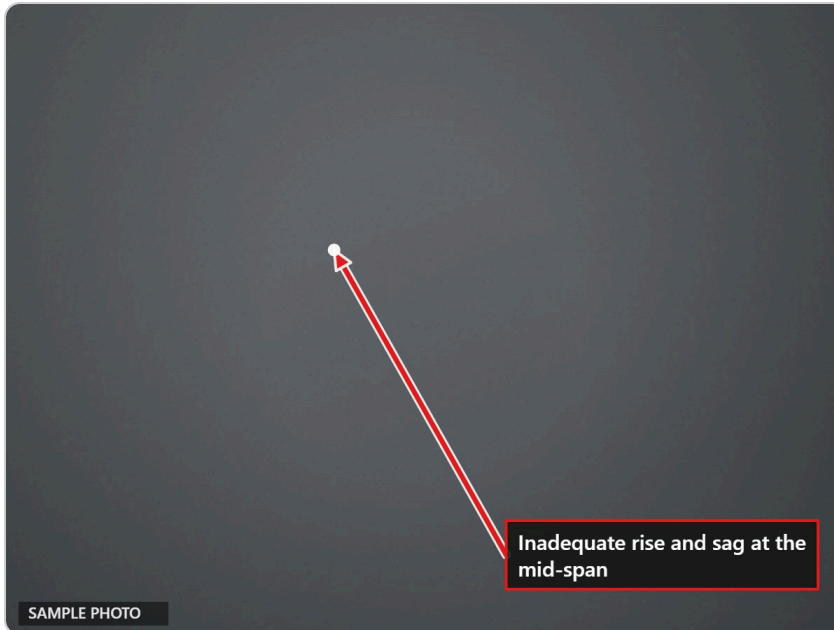
Status: Defect

Severity: Moderate

Material Defect

Notes: The single wall connector from the water heater to the common vent has less than the required quarter inch per foot rise over its run and sags at the mid-span. Inadequate rise on a natural draft appliance can spill combustion products into the room.

Recommendation: Have a qualified heating contractor re-pitch and support the vent connector to a minimum quarter inch per foot rise and verify draft at both appliances.



Distribution system

Status: Defect

Severity: Minor

Notes: Two supply branch takeoffs at the main trunk have separated tape at the joints and are leaking conditioned air into the basement. Duct leakage in an unconditioned space is a direct energy loss.

Recommendation: Have the joints resealed with mastic rather than tape. Mastic is the only sealant that lasts on a duct joint.

Thermostat

Status: Ok

Notes: Programmable thermostat operates both heating and cooling and calls were satisfied at the equipment.

Cooling

Cooling equipment

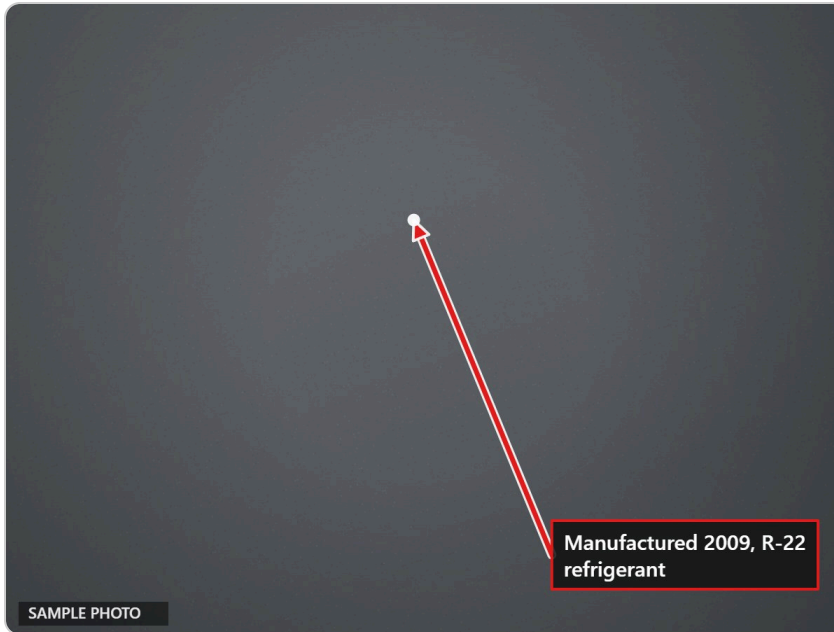
Status: Defect

Severity: Moderate

Material Defect

Notes: Carrier condensing unit, manufactured 2009 by the data plate, approximately seventeen years old and charged with R-22 refrigerant by the data plate. R-22 is no longer produced, so a refrigerant leak on this unit becomes a replacement rather than a repair. The unit cooled on demand at the time of the inspection.

Recommendation: Budget for replacement of the condenser and matched coil. Obtain quotes before closing. There is no fault in the unit today beyond its age and its refrigerant.



Temperature response (observed)

Status: Ok

Notes: Measured a nineteen degree Fahrenheit split between return and supply air after fifteen minutes of run time, which is within the normal range of fourteen to twenty two degrees.

Condensate handling (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: The primary condensate line discharges to a floor drain as intended, but no secondary drain and no float safety switch are fitted. A blocked primary line would overflow the drain pan onto the finished basement ceiling below.

Recommendation: Have a qualified heating contractor fit a float safety switch on

the drain pan. This is an inexpensive part that prevents a ceiling replacement.



Garage

Garage Door

Status: Ok

Notes: Sectional steel door operates smoothly on its track. Springs, cables and rollers are intact and the door seals to the floor.

Auto-reverse safety

Status: Safety

Severity: Major

Material Defect

Notes: The photo-eye safety sensors are mounted approximately fourteen inches above the floor rather than the maximum of six inches, and the door failed to reverse when the beam was broken at ankle height. The pressure reversal did function when the door met an obstruction.

Recommendation: This is a life-safety item, particularly with children or pets in the home. Have the sensors lowered to no more than six inches above the floor and the

reversal verified by a qualified garage door technician.



Fire separation (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: The drywall at the garage ceiling is penetrated at two locations around wiring and the openings are unsealed, and the door from the garage into the house is a hollow-core panel door with no self-closing device. Both defeat the garage fire separation.

Recommendation: Seal the ceiling penetrations with an approved fire-rated material and replace the house door with a solid-core or labeled fire door fitted with a self-closing hinge.



Outlets / GFCI (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: Neither garage receptacle is GFCI protected. GFCI protection is required in garages, and its absence is a shock hazard, particularly with the utility sink present.

Recommendation: Have a licensed electrician provide GFCI protection to the garage receptacles.

Floor

Status: Ok

Notes: Concrete slab shows normal shrinkage cracking with no displacement. Slope toward the door is adequate for drainage.

Laundry

Dryer vent (observed)

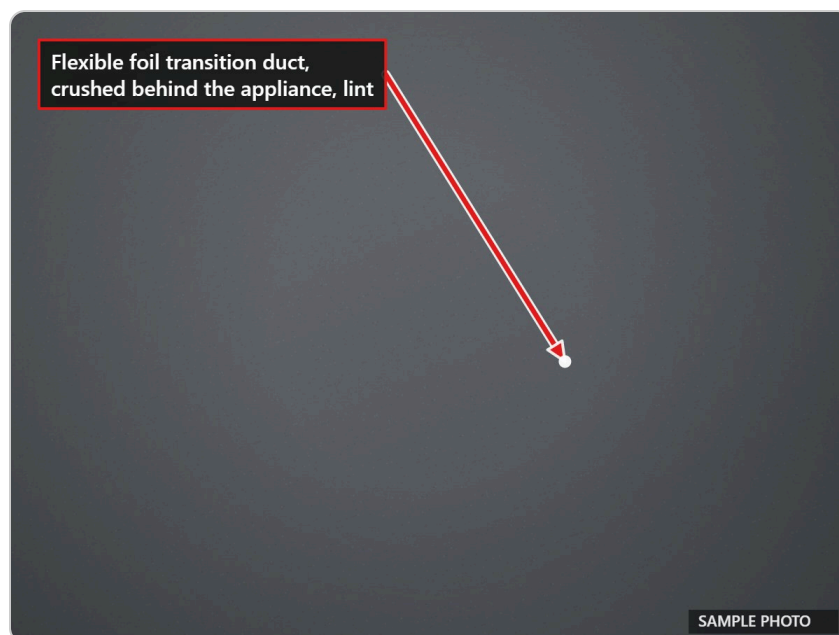
Status: Defect

Severity: Moderate

Material Defect

Notes: The dryer is vented with flexible foil transition duct, and the run is crushed behind the appliance. Foil duct and crushed runs are the leading cause of dryer fires, and lint was visible at the joint.

Recommendation: Replace the transition duct with rigid or semi-rigid metal duct and clear the run. Have the full duct cleaned.



Washer connections

Status: Defect

Severity: Minor

Notes: The washer is connected with rubber supply hoses showing surface cracking at the bends. Rubber hoses are the most common cause of water damage claims on a laundry.

Recommendation: Replace with braided stainless steel hoses. Inexpensive and it removes a common failure.

Outlets / GFCI (observed)

Status: Ok

Notes: Laundry receptacle is GFCI protected and tested correctly.

Living Room

Walls / Ceiling

Status: Ok

Notes: Drywall is sound with no cracking at the corners or openings and no staining.

Floors

Status: Ok

Notes: Hardwood flooring is sound and level underfoot, with finish wear consistent with age.

Windows

Status: Defect

Severity: Minor

Notes: The center sash of the front bay window is painted shut and would not open. Egress is available through the flanking sashes.

Recommendation: Free the sash so the window operates, or accept it as a fixed unit.

Outlets / Switches

Status: Ok

Notes: Representative receptacles tested correct for polarity and ground. Switches operate their fixtures.

Dining Room

Walls / Ceiling

Status: Ok

Notes: Walls and ceiling are in serviceable condition. No staining or cracking observed.

Floors

Status: Ok

Notes: Hardwood flooring continuous with the living room, sound and level.

Hallways / Stairs

Handrails

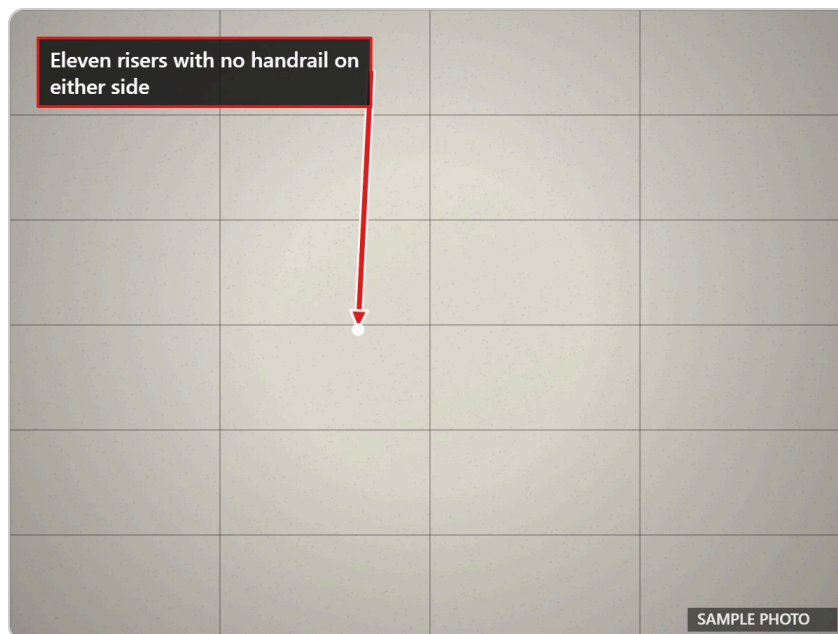
Status: Safety

Severity: Major

Material Defect

Notes: The basement stair has no handrail on either side over a run of eleven risers. A stair of four or more risers requires a graspable handrail.

Recommendation: Install a continuous graspable handrail at the proper height. This is a fall-injury item and the repair is straightforward.



Guards / Balusters

Status: Defect

Severity: Moderate

Material Defect

Notes: Baluster spacing at the upper hallway guard measures approximately six and one quarter inches, wider than the four inch maximum. This is a fall-through hazard for a small child.

Recommendation: Add intermediate balusters or fit a guard infill to reduce the

openings to less than four inches.



Lighting

Status: Defect

Severity: Minor

Notes: The basement stair is served by a single pull chain fixture at the bottom, with no switch at the top of the run.

Recommendation: Have a licensed electrician fit three-way switching at the top and bottom of the stair.

Interior

Smoke / CO alarms (observed)

Status: Safety

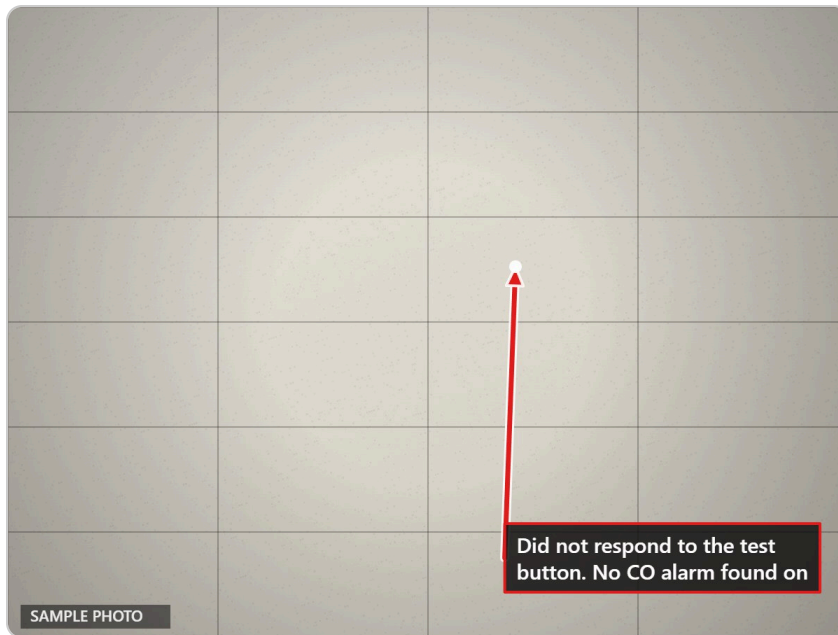
Severity: Major

Material Defect

Notes: One smoke alarm was found, in the upper hallway, and it did not respond to its test button. No carbon monoxide alarm was found anywhere in the house, and the home has gas-fired heating, a gas water heater and a gas range.

Recommendation: Install interconnected smoke alarms inside every bedroom and outside each sleeping area on every level, and carbon monoxide alarms on every level. New Jersey requires CO alarms in dwellings with fuel-burning appliances. This

is the most important item in this report.



Evidence of moisture / staining

Status: Defect

Severity: Moderate

Material Defect

Notes: Moisture-related observations are recorded at the basement left wall, the bedroom 2 ceiling and the attic sheathing below the chimney. All three trace to exterior water management rather than to plumbing.

Recommendation: Address the roof flashing, the gutters and downspouts and the grading. Those three corrections address all of the moisture findings in this report.

General condition

Status: Ok

Notes: The interior presents as well kept. Finishes, doors and windows are in condition consistent with the age of the home and the level of care evident elsewhere.

Walls / Ceilings

Status: Defect

Severity: Minor

Notes: Hairline cracking radiating from two corners of the attic hatch opening, consistent with normal seasonal movement of the ceiling framing. No displacement across the cracks and no staining.

Recommendation: Cosmetic. Fill and repaint when the hallway is next decorated.

Stairs

Status: Ok

Notes: Treads and risers are uniform and solid underfoot. Nosings are intact and the finish is not slick. Headroom is adequate over the full run.

Kitchen

Cabinets

Status: Ok

Notes: Cabinet boxes are sound, doors and drawers operate and hardware is secure. Finish wear is consistent with age and normal use.

Countertops

Status: Ok

Notes: Laminate countertop with no delamination at the seams or at the sink cutout.

Sink

Status: Defect

Severity: Minor

Notes: The sink rim caulk has failed along the rear edge and water is reaching the countertop substrate. The particle board at the rear left corner of the cutout is beginning to swell.

Recommendation: Remove the failed caulk, dry the substrate and re-seal the rim. Inexpensive now, a countertop replacement if it continues.

GFCI outlets

Status: Ok

Notes: Counter receptacles are GFCI protected and all tripped and reset correctly when tested.

Dishwasher

Status: Defect

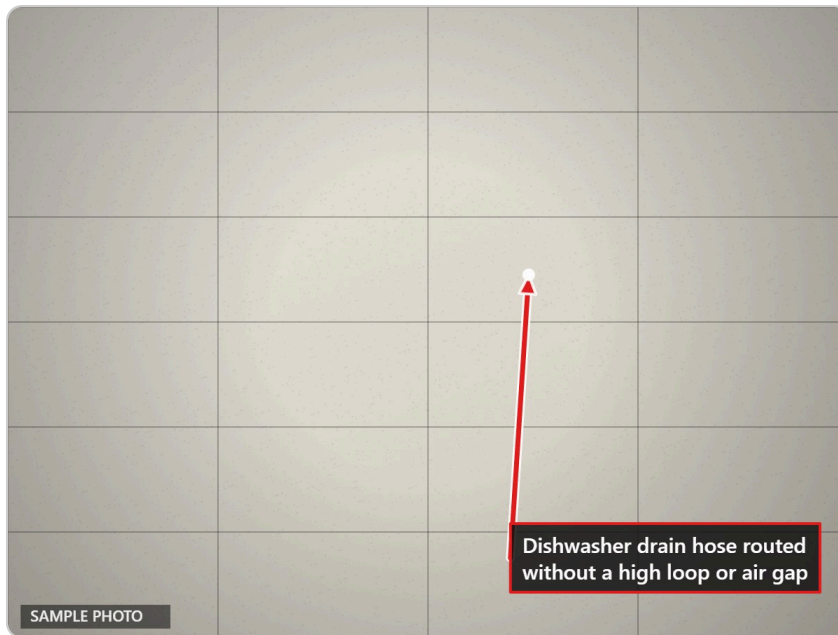
Severity: Moderate

Material Defect

Notes: The dishwasher drain hose is routed without a high loop and without an air gap. Without one, waste from the disposer can siphon back into the dishwasher.

Recommendation: Have the drain hose secured in a high loop under the counter, or

an air gap fitted at the sink deck.



Range / Cooktop / Oven

Status: Defect

Severity: Moderate

Material Defect

Notes: The free-standing gas range is not fitted with an anti-tip bracket. A range without one can tip forward when an open oven door is loaded, which is why the bracket is supplied with every unit.

Recommendation: Install the anti-tip bracket. The part is inexpensive and the installation takes a few minutes.



Vent hood

Status: Defect

Severity: Minor

Notes: The range hood recirculates through a charcoal filter rather than venting to the exterior. This is a common arrangement and not a defect in itself, but the filter is heavily loaded and the fan moves very little air.

Recommendation: Replace the charcoal filter. Consider venting to the exterior if the kitchen is ever remodeled.

Food waste disposer

Status: Ok

Notes: Disposer operates, is free of leaks at the flange and hopper and is wired through a switch.

Floors

Status: Ok

Notes: Vinyl plank flooring is well adhered with no lifting at the seams or soft spots underfoot.

Walls/Ceiling

Status: Ok

Notes: Walls and ceiling are in serviceable condition with no staining or cracking observed.

Primary Bedroom

Smoke/CO alarms present (observed)

Status: Safety

Severity: Major

Material Defect

Notes: No smoke alarm is present inside the primary bedroom. Current practice calls for an alarm inside each sleeping room as well as outside the sleeping area on every level.

Recommendation: Install interconnected smoke alarms inside each bedroom and in the hallway outside them. This is inexpensive and it is the single most effective life-safety improvement available on any house.

Windows/Screens

Status: Defect

Severity: Minor

Notes: The rear primary bedroom window screen is torn across the lower third. The

window itself operates and latches.

Recommendation: Replace or re-screen the frame.

Walls/Ceiling

Status: Ok

Notes: Walls and ceiling are sound with no staining or cracking observed.

Outlets/Switches

Status: Ok

Notes: Representative receptacles tested correct for polarity and ground.

Bedroom 2

Smoke/CO alarms present (observed)

Status: Safety

Severity: Major

Material Defect

Notes: No smoke alarm is present inside bedroom 2.

Recommendation: Install an interconnected smoke alarm inside this bedroom.

Evidence of moisture/stains

Status: Defect

Severity: Moderate

Material Defect

Notes: A dried stain approximately eighteen inches across is present on the ceiling at the front wall. The stain read dry at the time of the inspection. Its position corresponds to the gutter run that holds standing water.

Recommendation: Correct the gutter condition, then monitor the ceiling through

one wet season before repainting. Repainting first only hides whether it is still active.



Windows/Screens

Status: Defect

Severity: Minor

Notes: The insulated glass unit is fogged, as recorded under Exterior. Recorded here as well because this is the room the buyer will be standing in.

Bedroom 3

Smoke/CO alarms present (observed)

Status: Safety

Severity: Major

Material Defect

Notes: No smoke alarm is present inside bedroom 3.

Recommendation: Install an interconnected smoke alarm inside this bedroom.

Walls/Ceiling

Status: Ok

Notes: Walls and ceiling are sound with no staining or cracking observed.

Primary Bathroom

Visible plumbing leaks

Status: Defect

Severity: Minor

Notes: Slow drip at the left supply stop, as recorded under Plumbing.

Recommendation: Have the supply stop repacked or replaced.

Tub/Shower

Status: Ok

Notes: Shower pan holds water, the valve operates through its range and the enclosure door seals.

Hall Bathroom

Exhaust fan

Status: Defect

Severity: Moderate

Material Defect

Notes: The exhaust fan runs but discharges into the attic, as recorded in the attic section. Airflow at the grille is weak.

Recommendation: Extend and terminate the duct to the exterior with a backdraft damper.

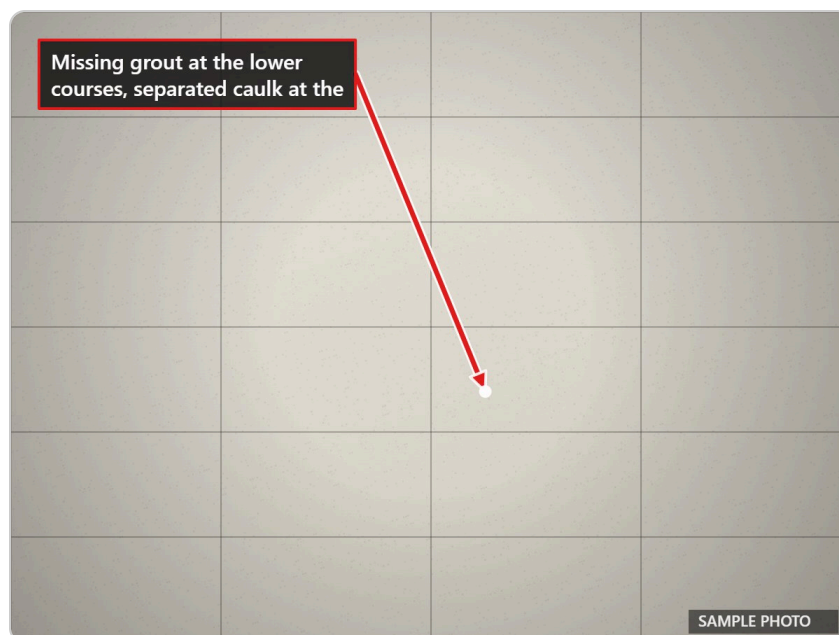
Caulking/Grout

Status: Defect

Severity: Minor

Notes: Grout is missing along the lower two courses of the tub surround at the control end, and the caulk joint at the tub deck has separated. This is the point where water enters a wall in almost every bathroom that has a problem.

Recommendation: Re-grout and re-caulk the surround. Correct before the next heavy use season.



Toilet

Status: Defect

Severity: Minor

Notes: The toilet rocks approximately a quarter inch at the base. The wax seal is likely intact but a rocking toilet will break one.

Recommendation: Have the toilet reset on a new wax ring and shimmed and bolted solid.

GFCI protection (observed)

Status: Ok

Notes: The receptacle is GFCI protected and tripped and reset correctly.

Powder Room

GFCI protection (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: The powder room receptacle is not GFCI protected and did not trip when tested. GFCI protection is required within six feet of a sink.

Recommendation: Have a licensed electrician provide GFCI protection to this receptacle.

Chimney / Fireplace

Firebox condition

Status: Defect

Severity: Minor

Notes: Firebox refractory panels show hairline cracking typical of use. No through-cracks or displaced brick were observed.

Recommendation: Monitor. Have the firebox evaluated during the chimney sweep recommended below.

Damper operation

Status: Defect

Severity: Minor

Notes: The damper is stiff and does not seat fully closed, which allows conditioned air up the flue year round.

Recommendation: Have the damper freed and adjusted, or fit a top-sealing damper at the crown.

Creosote / soot buildup (observed)

Status: Defect

Severity: Moderate

Material Defect

Notes: Visible creosote accumulation was observed in the lower flue from the firebox. The extent above that point could not be determined from the firebox and is outside the scope of a visual inspection.

Recommendation: Have the chimney swept and evaluated by a certified chimney sweep before the fireplace is used. A level two evaluation is customary at a change of ownership.



Hearth extension

Status: Ok

Notes: Hearth extension depth and width meet the customary requirement for the firebox opening.