



# Home Inspection Report



**Prepared for:** [REDACTED]

**Inspection Date:** [REDACTED]

**Prepared By:** Zoey Tham, NJ #24GI00217600

PE Home Inspection, LLC • [www.pehomeinspection.com](http://www.pehomeinspection.com) • 609-203-0265 • pehomeinspection@gmail.com

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[REDACTED]

Dear [REDACTED]

RE: Home Inspection for [REDACTED]

Thank you very much for choosing us to perform your home inspection. Our inspection and the attached report comply with the requirements of the Standards of Practice of our national association. This report is the exclusive property of PE Home Inspection LLC and our client whose name appears herewith its use by any unauthorized parties is strictly prohibited.

A home inspection is intended to assist in the evaluation of the overall condition of the property. The report is not intended to be a “checklist” of items that needed to be repaired and maintenance. It is designed to identify material defects or deficiencies that would have an adverse impact on the value of the property, or that involve a safety risk to the people in the property.

This report documents the conditions of property on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report as an additional service.

Again, thank you for choosing us to perform your home inspection.

Sincerely,

Zoey Tham, P.E.  
PE Home Inspection, LLC  
NJ License Number:  
Phone: 609-203-0265  
Email: pehomeinspection@gmail.com



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## 1. General Information

### Client & Site Information

Client's Full Name: [REDACTED]

People Present: Client and seller agent were present at the time of inspection

Inspection Time: 5:30pm-7:30pm

Building Type: Single Family

Occupancy: Vacant

### Climatic Conditions

Weather Condition: Rainy & Partially Cloudy, about 80 Degree F

Ground Condition: Wet

Rain in last three days: Yes





## 2. Disclaimer

This document is a home inspection report designed to assist a buyer, seller, or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. Scope is based on industry standards of practice and state requirements of home inspectors, which may be different from the scope and definitions allowed by model real estate contracts for purchases and addendums.

The inspector conducts an evaluation of the home and permanently installed, readily accessible systems and components. All components that are not inspected should be fully evaluated and tested as needed by a qualified specialist prior to closing.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems, or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items that belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects the observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction.

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information, which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection.

The inspection may address issues which refer to a particular code, but the inspector does not conduct a code compliance inspection or code safety inspection and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.



### 3. Structural

#### Descriptions

Lowest level configuration: Basement

Foundation material: Concrete

Method used to inspect under-floor crawlspace: No access to crawlspace. Not Applicable

Method used to inspect attic: No access to attic. Not Applicable.

Visible floor/ceiling structure: Wood joists

Visible wall construction: Wood framed

Roof framing: Wood joists

#### Inspection items

Foundation: Inspected where it is visible

Floor/ceiling framing: Inspected where it is visible

Wall construction: Inspected where it is visible

Roof framing: Not visible

#### Observations & Comments

Observation #3.1: Water damage and mold were observed at multiple locations along the interior side of the foundation wall.

Implication: Possible water damage in the foundation walls

Comments: Recommends hiring a contractor to locally remove the interior finish to expose the foundation wall and hiring a structural engineer to further investigate the source of the water infiltration and the condition of the existing foundation wall. Repair the damaged waterproofing and foundation walls as required. See observation 11.3 for more information.



## 4. Exterior

### Descriptions

Wall Coverings: Wood siding

### Inspection items

Wall coverings, flashings, and trim: Inspected

Exterior door: Inspected

Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings: Inspected

Eaves, Soffits, and fascias where accessible from the ground level: Inspected

Vegetation, grading, surface drainage: Inspected

Retaining walls: Not applicable

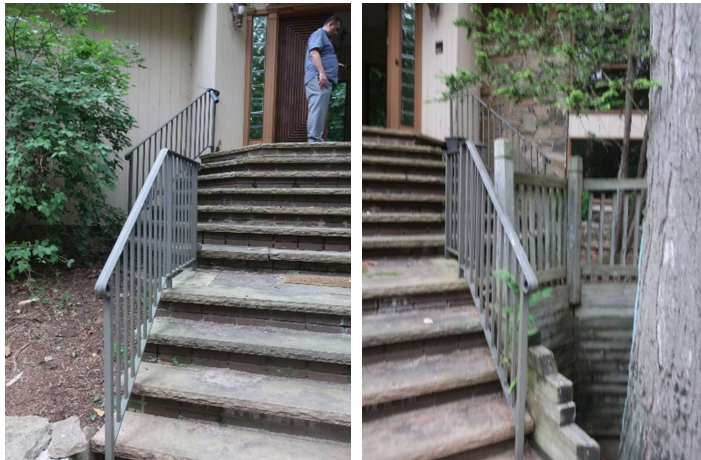
Adjacent and entryway walkways, patios, and driveways: Inspected

### Observations & Comments

Observation #4.1: The handrails along the stair in front of the main entrance were loose.

Implication: Possible falling hazard.

Comment: Recommends hiring a contractor to secure or replace the handrails.

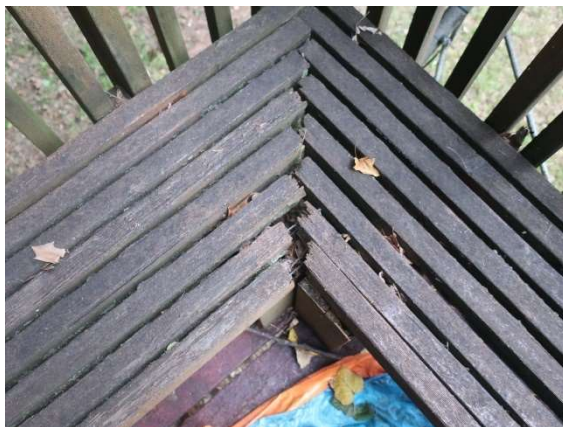




Observation #4.2: Significantly deteriorated wood planks and damaged wood braces, wood posts and wood handrail were observed in the large deck at the right side of the building. Some of the wood members appeared to be damaged by wood destroying insect.

Implication: Safety hazard. Possible collapse on deck planks or deck structure.

Comment: Recommends hiring a contractor to repair/replace all the damaged wood elements in the deck.



Observation #4.3: One of the wood joists in the large deck at the right side of the building were improperly supported on a wood post with a masonry shim.

Implication: Possible weakened structure

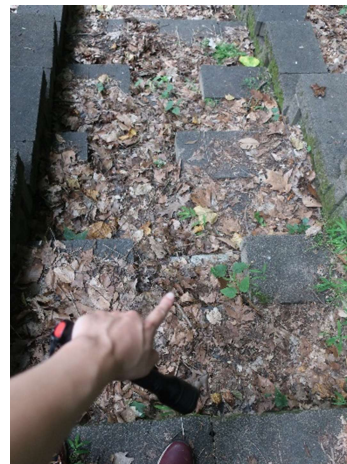
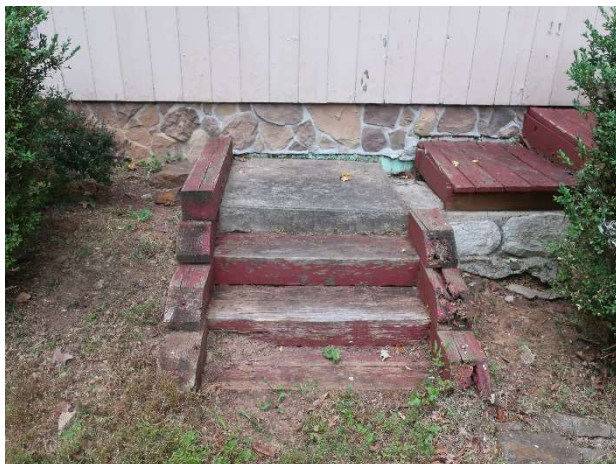
Comment: Recommends hiring a contractor to properly proper connection between the wood joist on the wood post.



Observation #4.4: The exterior stone and wood stairs were significantly deteriorated and not stable.

Implication: Possible falling and tripping hazard.

Comment: Recommends hiring a contractor to repair/replace the deteriorated stairs.





Observation #4.5: Deteriorated and damaged wood siding were observed in many locations. Some of the damages appeared have been caused by wood destroying insect.

Implication: Possible water infiltration into interior space and damage to the structural wood members.

Comment: Recommends hiring a contractor to replace the damaged siding.





Observation #4.6: In multiple locations, the stone siding in front of the foundation wall cracked/loose/missing and exposing the waterproofing/insulation/foundation behind. Some of the insulation was also observed to be missing.

Implication: Possible water infiltration into interior space and damage to the structural wood members.

Comment: Recommends hiring a contractor to replace the damaged siding.







Observation #4.7: Localized holes were observed at the bottom of the awning at the roofing level. Some of the wood plank cover appeared to have damaged by wood destroying insects.

Implication: Possible access for unwanted insect/pests/animal.

Comment: Recommends hiring a contractor to seal the holes.





Observation #4.8: A few tiles on the balcony were damaged.

Implication: Possible tripping hazard.

Comment: Recommends hiring a contractor to replace the damaged tiles.



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Observation #4.9: The mortar joints between the stone step panels and the brick masonry of the main entrance stair appeared to be deteriorated.

Implication: Possible weaken stair and falling hazard.

Comment: Recommends hiring a contractor to repair the mortar joints.





Observation #4.10: Paint peeling and green algae were observed on the wood sidings at multiple locations.

Implication: Excessive moisture.

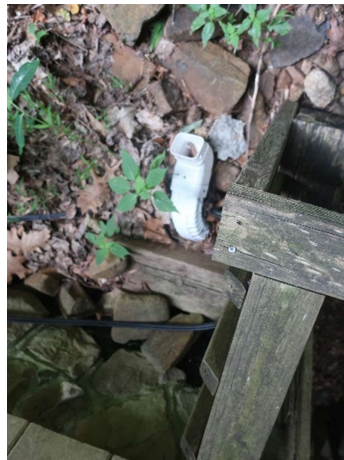
Comment: Recommends hiring a contractor to clean the algae and repaint the wood sidings.



Observation #4.11: Some of the gutter downspouts were loose or too draining too close to the building.

Implication: Possible water damage to foundation and siding.

Comment: Recommends hiring a contractor to repair the loose downspouts and extend the downspouts away from the building



## 5. Roofing

### Descriptions

Method used to inspect the roofing: Visual observation standing on ground and drone application

Roofing Material: Asphalt Shingles

### Inspection items

Roofing materials: Inspected

Roof drainage systems: Inspected

Flashing: Inspected

Skylights: Inspected

Chimneys: Inspected

Roof penetrations: Inspected



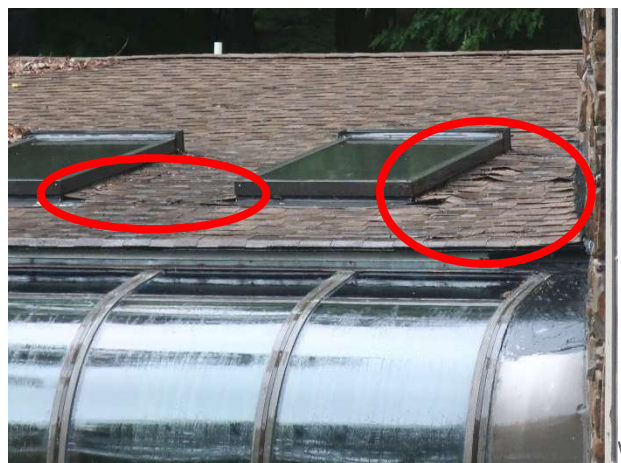


### Observations & Comments

Observation #5.1: Portion of the existing roofing appears to be deteriorated. Fishmouthed shingles were observed around the skylight and at the edge of the roof.

Implication: Possible water infiltration below the shingles and into the house

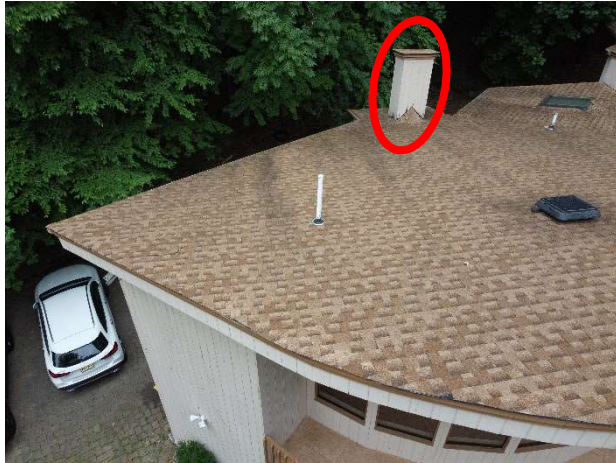
Comments: Recommends hiring a licensed roofer to further evaluate and repair/replace the roofing as required.



Observation #5.2: Flashing around one of the chimneys appears to be missing. The bottom of the wood shingle cover around this chimney was deteriorated. The flashing behind another chimney appeared to be not properly installed.

Implication: Possible water infiltration below the shingles and into the house

Comments: Recommends hiring a licensed roofer to further evaluate and repair/replace the chimney flashing as required.





Observation #5.3: Excessive debris was observed on the roof. Vegetation was growing on top of some portion of the roof.

Implication: Possible roofing damage from falling of tree brunch. The saturated leaves on the roof would become compost. The compost from the leave in addition with the excessive moisture from the poor roof drainage would allow vegetation to grow.

Comments: Vegetation can damage the roofing and could cause water infiltration. Recommends cleaning the debris and remove the vegetation on top of the roof and hiring a licensed roofer to further evaluate the roof for required repair/replacement





## 6. Plumbing

### Descriptions

Interior (visible) water supply pipe material: Copper

Interior (visible) drain, waste, vent piping material: Poly Vinyl Chloride (PVC) and Steel

Water heating system: Water storage tank

Water heating system power source: Gas

Location of main water shut-off valve: Basement

Location of gas shut-off valve: Rear side of the building



### Inspection items

Interior water supply and distribution systems including fixtures and faucets: Inspected

Interior drain, waste, and vent systems including fixtures: Inspected

Water heating equipment and hot water supply systems: Inspected

Vent systems, flues, and chimneys: Inspected

Fuel storage and fuel distribution systems: Not applicable

Sewage ejectors, sump pumps, and related piping: Inspected

Limitation: Not all the drain, waste, vent pipes and flues were readily visible, much of the pipes are inside the walls

### Observations & Comments

Observation #6.1: The kitchen sink faucet was broken and the seal around the sink was appeared to be severely deteriorated.

Implication: Possible water leakage into the sink

Comment: Recommends faucet replacement and replace/reseal the sink into place.



Observation #6.2: Visible patina stain along copper piping, loose copper pipe and broken escutcheon plate

Implication: Indicate excessive moisture or water leakage

Comment: Recommends hiring a plumber for further evaluation and repair.



Observation #6.3: The water pressure in most of the bathroom sink was low

Implication: Possible water piping system clogged by debris such as dirt, debris, mineral deposits, and corrosion.

Comment: Recommends hiring a plumber for further evaluation and repair.



Observation #6.4: There was no hot water supply on all the hot water faucets.

Implication: The gas water heater system may be faulty.

Comment: Recommends hiring a plumber for further evaluation and repair and HVAC to inspect the gas water heater.



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Observation #6.5: Visible patina stain along copper piping under bathroom sink

Implication: Indicate excessive moisture or water leakage

Comment: Recommends hiring a plumber for further evaluation and repair.







Observation #6.6: Master bedroom bathroom tub was not functioning. The water supply valves were shut off.

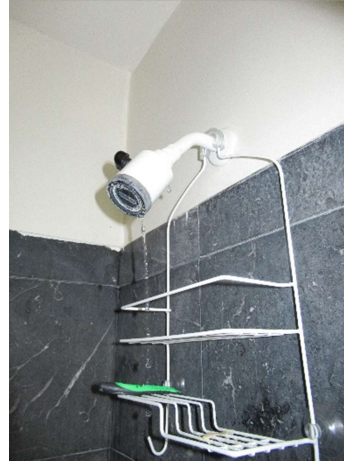
Comment: Recommends consulting the seller agent regarding the operational of the bathtub.



Observation #6.7: The diverter in the basement bathroom shower does not fully divert water flow.

Implication: Possible clogged shower head and broken rubber stopper in the diverter

Comment: Recommends hiring a plumber for further evaluation and repair.



Observation #6.8: The handle for toilet was not properly working

Implication: Possible faulty flushing mechanism or flush link not properly connected

Comment: Recommends hiring a plumber for further evaluation and repair.



Observation #6.9: The sump pump in the basement was observed to be inoperable

Implication: Possible risk of flooding hazards in the basement.

Comment: Recommends hiring a handyman to repair or replace the sump pump.



Observation #6.10: Flexible p-trap drainage piping was observed under the sink.

Implication: Possible pipe clog up in the flexible part of the pipe which may slow down the water flow through the flexible p-trap

Comment: Recommends hiring a plumber for further evaluation and repair as required.





Observation #6.11: Most of the sinks appeared to be dirty and missing sink drain cover. Most of the toilets were observed to be dirty.

Comment: Recommends regular cleaning and maintenance.



Observation #6.12: One of the washer machine valves was missing a connecting pipe

Implication: Possible missing hot or cold-water feed.

Comment: Recommends hiring a plumber for further evaluation and repair as required.





Observation #6.13: Visible patina stain along copper piping

Implication: Indicate excessive moisture or water leakage

Comment: Recommends hiring a plumber for further evaluation and repair.



Observation #6.14: Visible water leaks in the drainage piping system in the basement

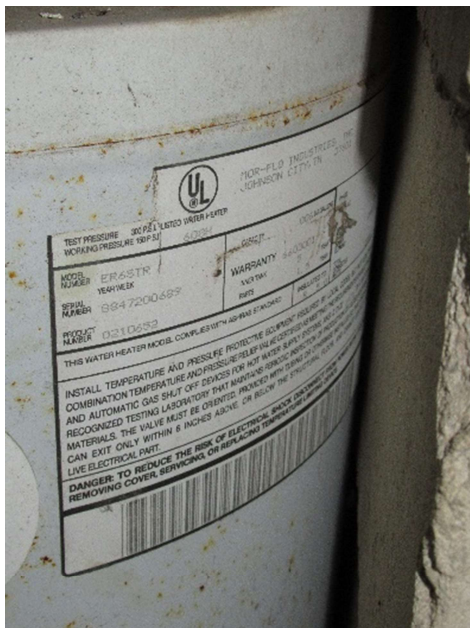
Implication: Possible water damage to interior home space

Comment: Recommends hiring a plumber for further evaluation and repair.



Observation #6.15: The Bradford White water heater and Mor-flo water heater were manufacturer in 1999 and 1988 respectively. They are near the end of their service lives and the hot water supply on all faucets were faulty.

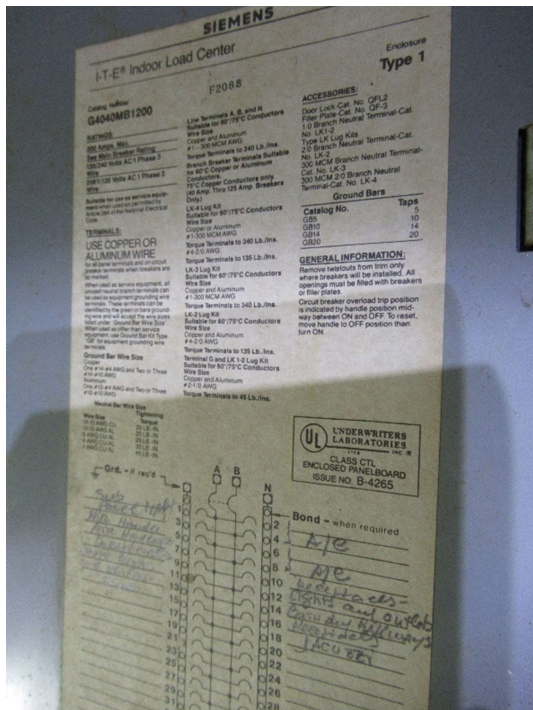
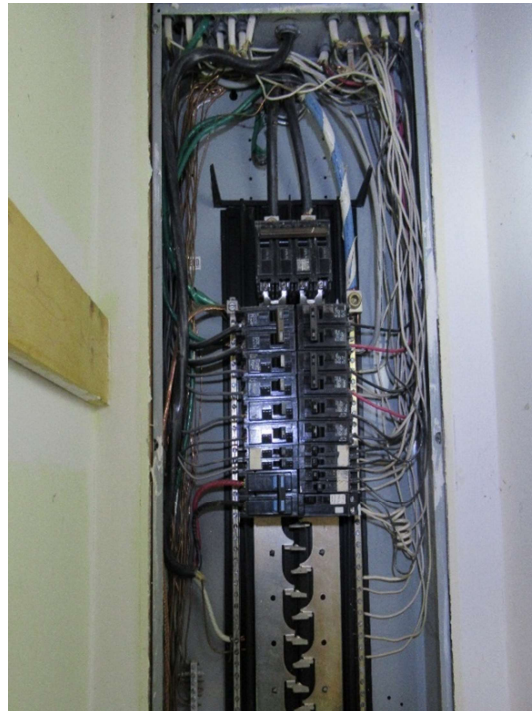
Comment: Recommends installing new water heater and hiring a plumber for further evaluation and repair.





## 7. Electrical

### Descriptions





Location of main disconnect: Basement

Location of subpanel: Basement garage

Service amperage: 200 Amps

Service entrance wire material: Copper

Service equipment and main disconnects: Breakers

Predominant branch circuit wiring method: Non-metallic sheathed cable

### **Inspection items**

Service drop: Inspected

Service entrance conductors, cables, and raceways: Inspected

Service equipment and main disconnects: Inspected

Service grounding: Inspected/ Not applicable

Interior components of service panel: Inspected

Interior components of subpanel: Not applicable

Conductors: Inspected

Overcurrent protection devices: Inspected

Installed lighting fixtures, switches, and receptacles (representative number): Inspected

Ground fault circuit interrupters: Inspected

Arc fault circuit interrupters: Not applicable

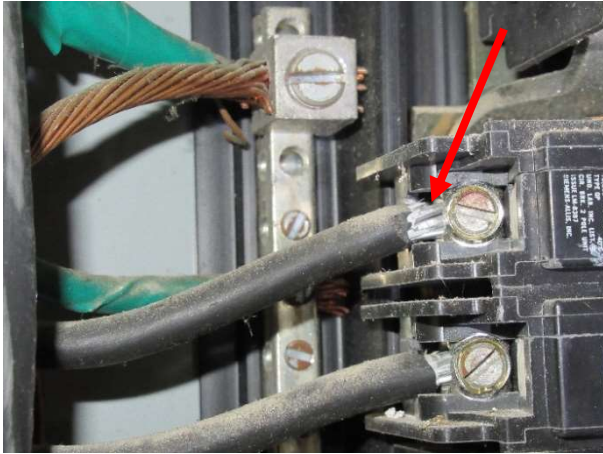
## Observations & Comments

### Main electrical panel

Observation #7.1: Aluminum wiring conductors at lug was observed without anti-oxidant paster

Implication: Possible aluminum conductors oxidization

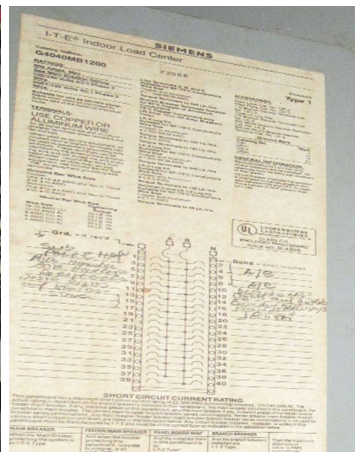
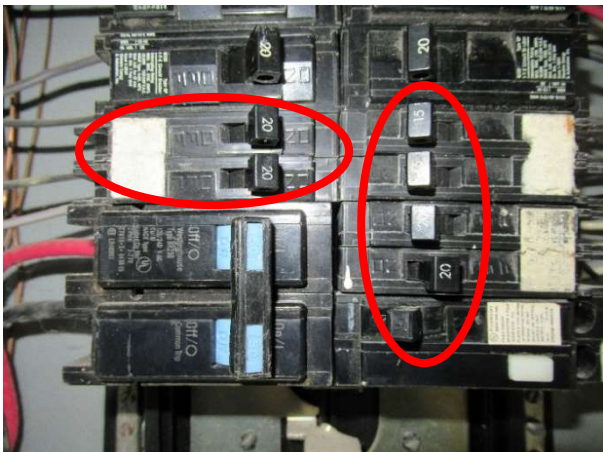
Comment: Recommends hiring an electrician to apply anti-oxidant paste at terminals



Observation #7.2: Tandem circuit breakers were installed in the electrical panel which was not allow per panelboard diagram.

Implication: Possible improper physical connection to the bus bar in the panelboard, the bus bars of the panelboard could have been damaged or altered to allow for the installation of tandem circuit breakers

Comment: Recommends hiring an electrician for further evaluation, repair and replacement

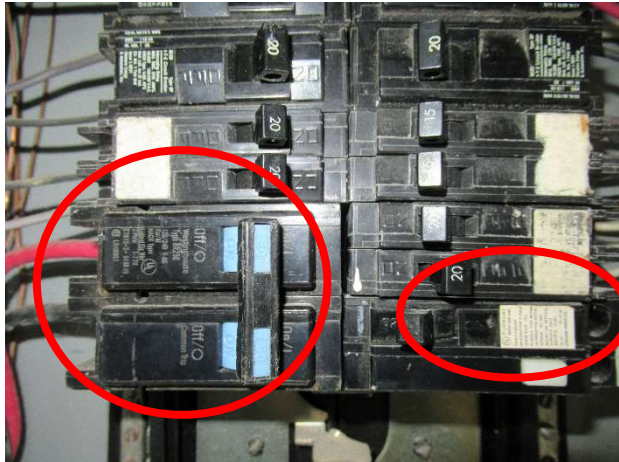




Observation #7.3: Some of the breakers installed do not match the electrical panel brand.

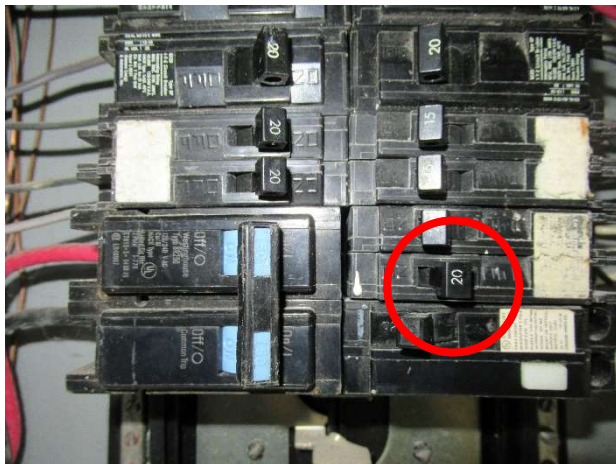
Implication: Possible safety hazard

Comment: A breaker from different manufacturer may not be used even if it seems to fit. Recommends hiring an electrician for further evaluation and replacement.



Observation #7.4: One of the breakers was tripped.

Comment: Recommends consulting seller about the tripper breaker.



### Subpanel

Observation #7.5: The cover for the subpanel was removed prior to home inspection. It was observed that the panel cover missing a breaker knockout.

Implication: Possible safety hazard

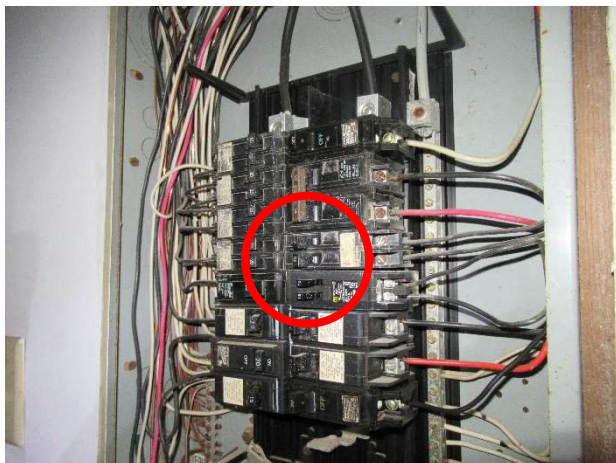
Comment: Recommends hiring electrician to seal these breaker blanks and securely screw up the electrical panel.



Observation #7.6: Tandem circuit breakers were installed in the electrical panel which was not allow per panelboard diagram.

Implication: Possible improper physical connection to the bus bar in the panelboard, the bus bars of the panelboard could have been damaged or altered to allow for the installation of tandem circuit breakers

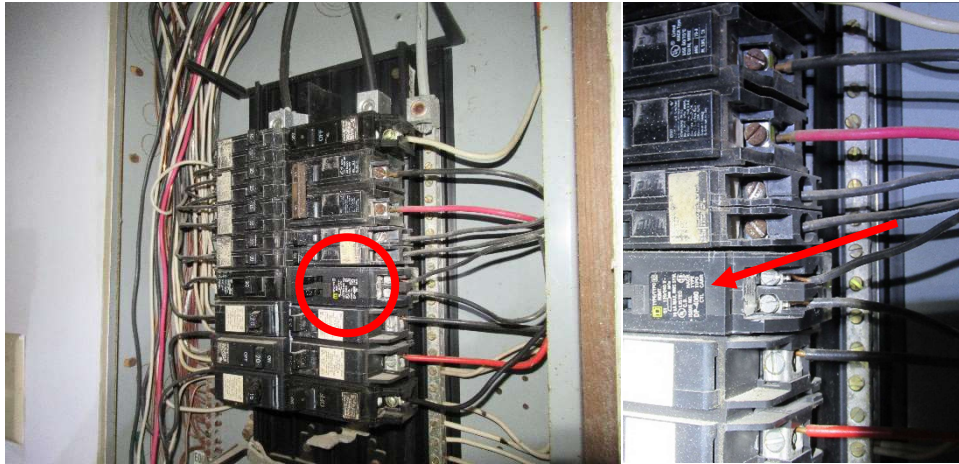
Comment: Recommends hiring an electrician for further evaluation, repair and replacement



Observation #7.7: Some of the breakers installed do not match the electrical panel brand.

Implication: Possible safety hazard

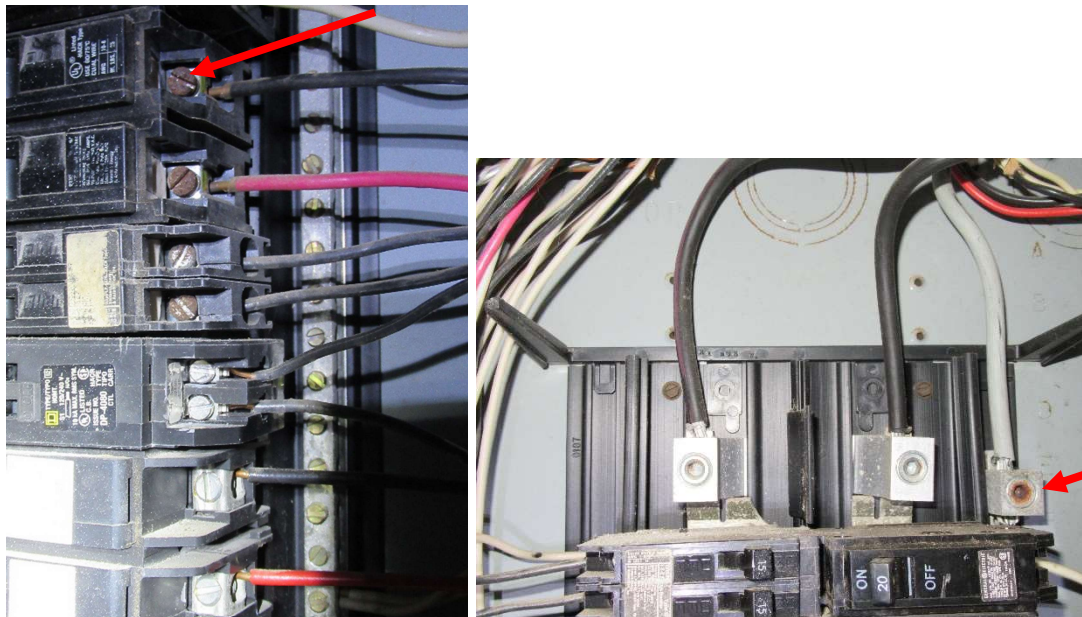
Comment: A breaker from different manufacturer may not be used even if it seems to fit. Recommends hiring an electrician for further evaluation and replacement.



Observation #7.8: Visible corrosion on the screw inside electrical panels

Implication: Indicate excessive moisture condition in the basement area

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.

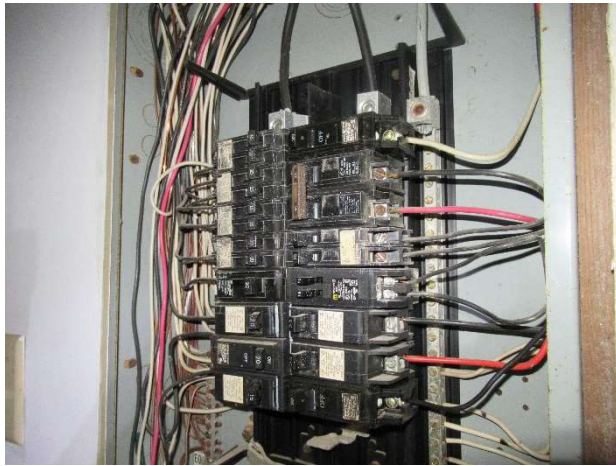




Observation #7.9: White wire was connected to a dual-pole circuit breaker

Implication: The conductors connecting dual-pole circuit breakers are “hot”, white wire is an incorrect color.

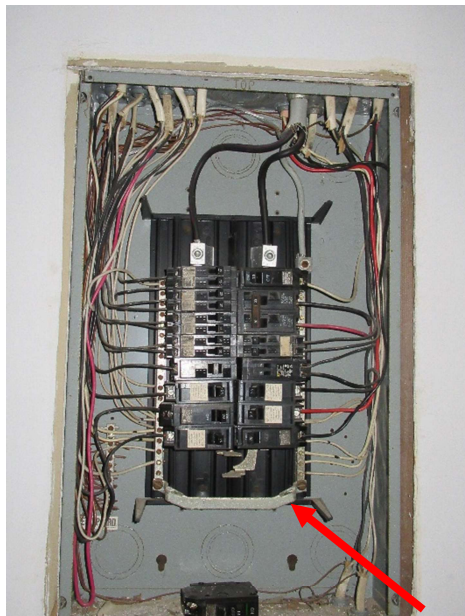
Comment: Recommends this white wire to be marked with colored tape or paint by an electrician.



Observation #7.10: The neutral bus bar and ground bus bar was connected in the subpanel.

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation and repair.



Observation #7.11: The electrical receptacle box was detached from the wall

Implication: Possible safety hazard

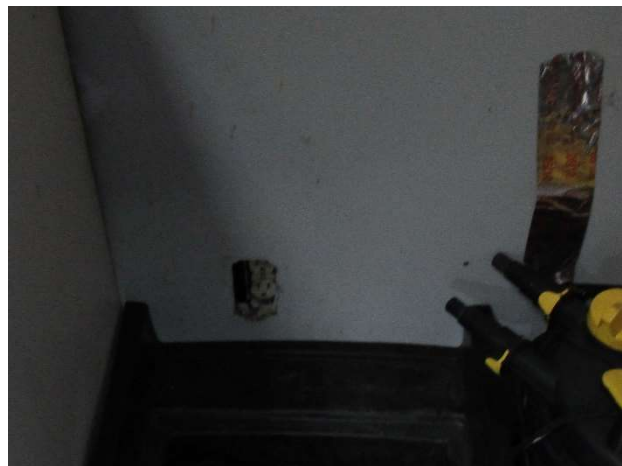
Comment: Recommends hiring an electrician for further evaluation, repair and replacement.



Observation #7.12: Multiple receptacle outlets were malfunction and missing cover plate

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.





Observation #7.13: Most of the GFCI outlets do not trip when tested.

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.





Observation #7.14: The electrical wiring box was uncover and over-filled.

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.



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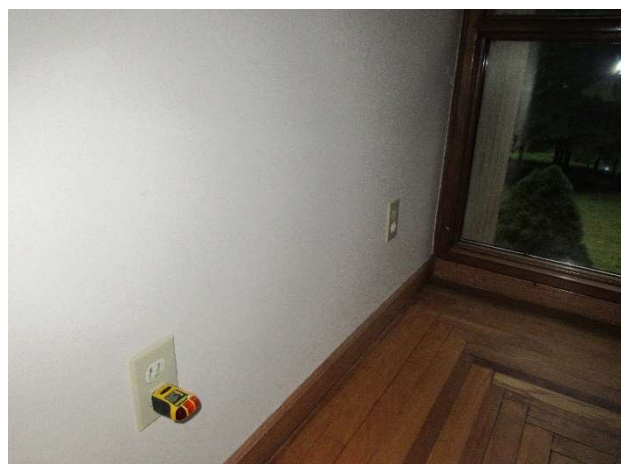
Observation #7.15: Alarm devices were installed. We could not verify if the device can detect both smoke and carbon monoxide.

Comments: Recommends consulting the seller for more information. Install adequate smoke and carbon monoxide alarm per National Fire Protection Association (NFPA).



Observation #7.16: Most of the electrical outlets were malfunction

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.



Observation #7.17: The electrical tester was not able to plug in all the way on some of the electrical outlets

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.





Observation #7.18: There were a few conductors terminated at walls without proper enclosure

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.



Observation #7.19: Some of the electrical switches were malfunction

Comment: Recommends hiring an electrician for further evaluation, repair and replacement.



## 8. Heating

### Descriptions

Heating energy source(s): Natural gas

Primary Heating system: Furnace

Distribution system: Central heating system

### Inspection items

Installed heating equipment: Inspected

Vent systems, flues, and chimneys: Inspected

Distribution systems: Inspected

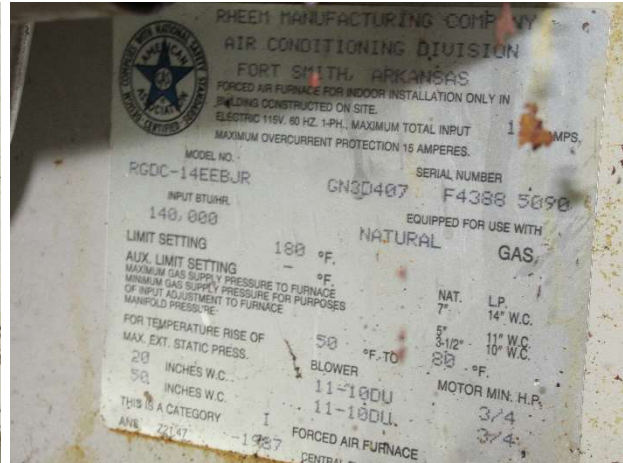
### Observations & Comments

#### Furnace #1

Observation #8.1: The furnace was malfunction and the ribbon burners appeared to be severely rusted. The furnace manufacture date is 1988 and it is near the end of the service life.

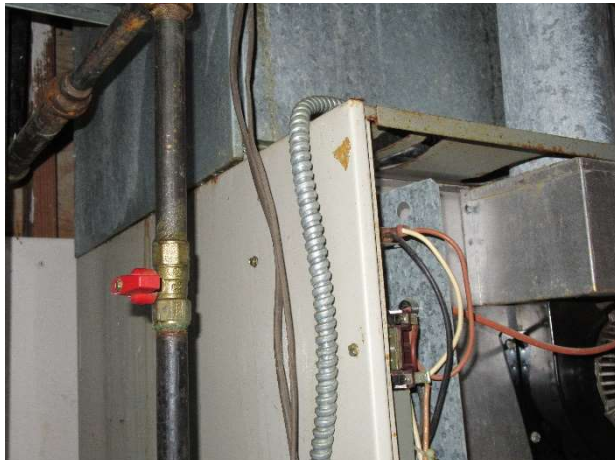
Comment: Recommends installing new furnace.





Observation #8.2: The gas valve was shut off prior to home inspection

Comment: Recommends consulting seller agent regarding gas valve shut off.

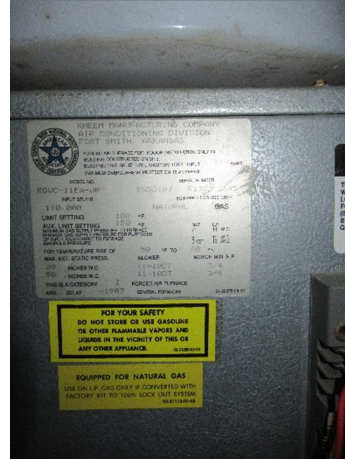




## Furnace #2

Observation #8.3: The furnace was malfunction during home inspection test run. The furnace manufacture date is 1989 and it is near the end of the service life.

Comment: Recommends installing new furnace.



Observation #8.4: There was an open vent outlet in the basement room near the furnace.

Implication: Possible exhaust air entering the home space

Comment: Recommends hiring an HVAC technician to verify vent outlet and install proper enclosure.



### Furnace #3

Observation #8.5: The furnace was malfunction and rusty. No flame was observed during test run. The furnace manufacture date is 1989 and it is near the end of the service life.

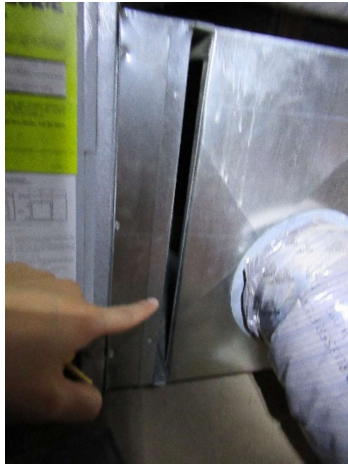
Comment: Recommends installing new furnace.



Observation #8.6: The furnace filter hole was missing an air filter.

Implication: The returned air was not filter properly and possible circulating unfiltered air in the house

Comment: Recommends installing air filters regularly. Recommends regular cleaning and maintenance for HVAC unit and duct work.





## 9. Air Conditioning

### Descriptions

Cooling energy source(s): Electricity

Cooling equipment type: Central Air

### Inspection items

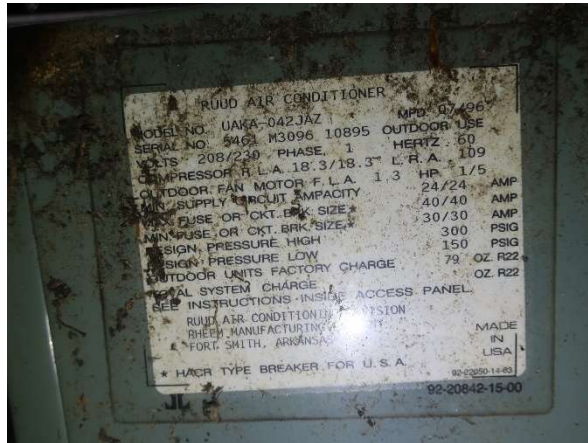
Central and permanently installed cooling equipment: Inspected

Distribution systems: Central

### Observations & Comments

Observation #9.1: All three air conditioner units were manufacture in 1996 and it is near the end of their service lives.

Comment: Recommends installing new air conditioner.



Observation #9.2: The insulation on outdoor air conditioner freon line was deteriorated with section loss.

Implication: Reduce efficiency of air conditioning system

Comment: Recommends repair or replacement of freon line insulation.



## 10. Interior

### Inspection items

Walls, ceilings, and floors: Inspected

Steps, stairways, and railings: Inspected

Countertops and cabinets (representative number): Inspected

Doors and windows (representative number): Inspected

Garage vehicle doors and garage vehicle door operators: Inspected

Installed ovens, ranges, surface cooking appliances: Inspected

### Observations & Comments

Observation #10.1: The dryer was inoperable

Comments: Recommends installing a new dryer.





Observation #10.2: Water stains were observed in the basement drop ceiling and garage ceiling at many locations. Mold was observed on some of the floor planks above the drop ceiling.

Implication: Possible previous water leakage from piping or floor above.

Comments: Recommends hiring a contractor to replace the drop ceiling with water stains and hiring a plumber to evaluate the piping above the ceiling for possible source of water leakage and perform the required repair.





Observation #10.3: Water stain and mold were observed at multiple locations along the interior face of the basement wall.

Implication: Health Issue. Excessive moisture condition in along the basement wall. Possible water infiltration from the exterior side of the wall. This could imply possible damage of the waterproofing at the exterior side of the foundation wall or even damage in the foundation walls.

Comments: Recommends hiring a contractor and a structural engineer to further investigate the source of the water infiltration and the condition of the existing foundation wall. Repair the damaged waterproofing and foundation walls as required. Remove and replace the damaged interior wall finishes and floor moldings.









Observation #10.4: The bottom of the masonry wall in the garage space appeared to have black mold stains.

Implication: Health Issue. Excessive moisture condition in along the bottom of the masonry wall. Possible water infiltration from the exterior side of the wall.

Comments: Recommends hiring a contractor and a structural engineer to further investigate the source of the water infiltration and the condition of the existing masonry wall. Install waterproofing and repair masonry walls as required.



Observation #10.5: Two of the garage doors were observed to be damaged. One of garage door opening machine was inoperable.

Comments: Recommends hiring a garage door technician to repair/replace the damaged garage doors and the inoperable opening machine.





Observation #10.6: One of the bay window frames appeared to have significant water damage.

Implication: Water infiltration. Possible damage to window and adjacent structural components.

Comments: Recommends hiring a window profession to the replace the window frame and the window as required.



Observation #10.7: The hardwood floor finish in a closet on the 1<sup>st</sup> floor appeared to have water damaged and is loose.

Implication: Water infiltration. Possible tripping hazard.

Comments: Recommends hiring a contractor to replace the damaged and loose floor finish and evaluate the floor structure below.



Observation #10.8: Some of the windows were inoperable or broken.

Comments: Recommends hiring window professional to further evaluate and replace the windows as required.



Observation #10.9: The door handle in a sliding door to the rear side of the house is loose or broken.

Comments: Recommends replacing the loose door handle.



Observation #10.10: Water damage was observed on the 1<sup>st</sup> and 2<sup>nd</sup> floor ceiling finishes in many locations.

Implication: Water infiltration. Possible deteriorated/damaged roofing or damage roof structural elements.

Comments: Recommends hiring a contractor to localize remove the damage ceiling finish to expose the roof structural element behind for further investigation. See roofing section for roofing related observations.









Observation #10.11: An opening was observed in the wall finish.

Comments: Recommends hiring a contractor to repair the opening.



## 11. Insulation and Ventilation

### Descriptions

Absence of insulation in unfinished spaces at conditioned surfaces: N/A

Limitation: All or part of the interior conditioned area is finished.

### Inspection items

Insulation and vapor retarders in unfinished spaces: Not applicable

Ventilation of attics: Not applicable

Ventilation of foundation areas: Not applicable

Kitchen, bathroom, laundry exhaust system: Inspected

Clothes dryer exhaust systems: Inspected

### Observations & Comments

Observation #11.1: The water heating vent pipe and furnace flues appeared to have corroded and deterioration.

Implications: Possible vent/draft problem

Comments: Recommends hiring a contractor to repair and replace the affected vent system. The gas water heater vent connector should vent above the gas furnace vent connector.

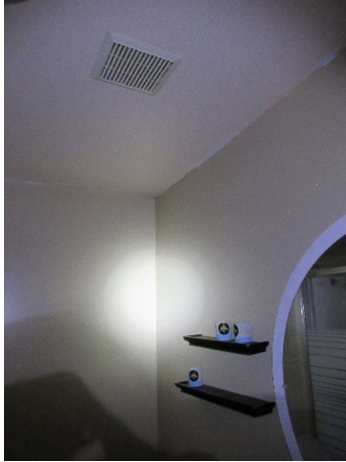




Observation #11.2: The bathroom exhaust vent

Implication: Possible poor air flow and improper air ventilation in the bathroom

Comments: Recommends cleaning bathroom vent regularly.



## 12. Fireplaces and fuel-burning appliances

### Descriptions

Fuel-burning fireplaces, stoves, and fireplace inserts: Inspected

Fuel-burning accessories installed in fireplaces: Inspected

Chimneys and vent systems: Inspected

### Observations & Comments

Observation #12.1: The fireplace hearth extension appeared to be inadequate. The hearth extension should extend at least 20 inches in front of the firebox opening that has an area of 6 or more square feet. The hearth extension for masonry fireplace should be made from concrete or solid masonry that is at least 2 inches thick.

Comments: Recommends hiring a qualified specialist for further evaluation and general contractor for repair work.



Observation #12.2: The interior of firebox was full of debris and ashes. The interior elements were appeared to be deteriorated.

Comments: Recommends hiring a qualified specialist for further evaluation and general contractor for repair work. Recommends regular cleaning of the firebox interior.



Observation #12.3: The cleanout located in rear yard appeared to be full of debris, leaves and ashes.

Comments: Recommends regular cleaning of the clean out.

