

Home Inspection Report



123 Forth Place
Anytown, USA 12345

Prepared for: Sample

Prepared by: Caveat Emptor Home Inspectors
14 Sterling Place
Glen Rock, New Jersey 07452

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Forth Place
City Anytown State New Jersey Zip 12345
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State New Jersey Zip
Phone
Fax

Inspection Company

Inspector Name Michael T. Mulholland
Company Name Caveat Emptor Home Inspectors
Address 14 Sterling Place
City Glen Rock State New Jersey Zip 07452
Phone (201)689-4998
Fax
E-Mail mulhollandmtm@aol.com
File Number 60313

Conditions

Others Present Buyer's Agent and Buyer, Seller's Agent Property Occupied Yes
Estimated Age 1920's Entrance Faces South
Inspection Date 06/04/2013
Start Time 3:30 End Time 5:45
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 80 F
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Multiple Listing Service

General Information (Continued)

Water Source City How Verified Multiple Listing Service
Additions/Modifications Hot water heater., Boiler
Permits Obtained Unknown How Verified Buyer to verify

Lots and Grounds

Marginal Driveway: Asphalt Heavy cracks in surface, Uneven settling



Lots and Grounds (Continued)

Defective Walks: Concrete Cracked, Trip hazard



Marginal Steps/Stoops: Brick Railings loose, safety hazard., Bricks need pointing.



Lots and Grounds (Continued)

Steps/Stoops: (continued)



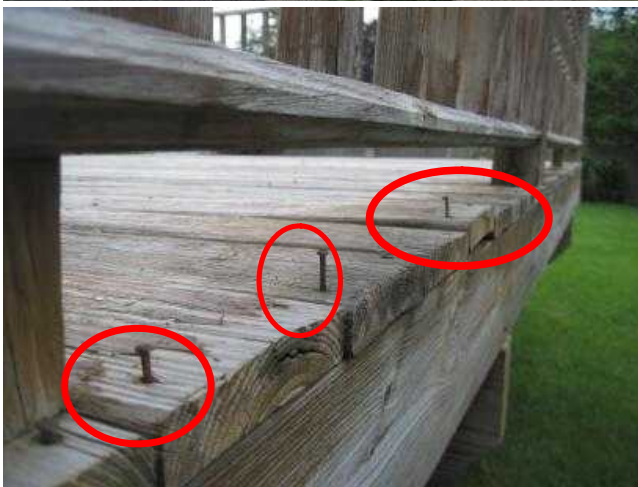
Marginal

Deck: Stained wood Not lag bolted to house, Railing support loose., Baluster openings too wide



Lots and Grounds (Continued)

Deck: (continued)



Lots and Grounds (Continued)

Deck: (continued)



Acceptable	Grading: Minor slope
Not Present	Swale:
Marginal	Vegetation: Ivy, Vines Ivy/vines growing on structure, removal is suggested.
Not Present	Window Wells:
Not Present	Exterior Surface Drain:
Not Inspected	Fences:

Exterior

This is a visual inspection limited in scope by (but not restricted to) the following conditions.

>A representative sample of exterior components was inspected rather than every occurrence of components.

>The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

>Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, sea walls, break-walls, docks, erosion control, and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Entire Exterior Surface

Acceptable	Type: Vinyl siding
Acceptable	Trim: Aluminum
Acceptable	Fascia: Aluminum
Acceptable	Soffits: Aluminum
Not Present	Door Bell:
Acceptable	Entry Doors: Metal, Wood
Acceptable	Windows: Wood double hung
Acceptable	Storm Windows: Aluminum framed standard glass
Acceptable	Window Screens: Metal
Marginal	Basement Windows: Aluminum slider
Acceptable	Exterior Lighting: Surface mounted lamps front and rear
Acceptable	Exterior Electric Outlets: 110 VAC
Acceptable	Hose Bibs: Rotary
Acceptable	Gas Meter: Basement
Acceptable	Main Gas Valve: Located at gas meter

Roof

Entire Roof Surface

Method of Inspection: Ground level with binoculars	
Acceptable	Unable to Inspect: 20% Height of roof
Acceptable	Material: Asphalt shingle Signs of curling or cupping
Type: Gable	
Approximate Age: apprx 10 to 15 yrs old	
Acceptable	Flashing: Aluminum
Acceptable	Valleys: Asphalt shingle
Acceptable	Plumbing Vents: Cast Iron
Acceptable	Electrical Mast: Surface mount
Marginal	Gutters: Aluminum Gutters loose, spikes or straps missing, Leaking, Need cleaning
Acceptable	Downspouts: Aluminum
Acceptable	Leader/Extension: Under ground system not inspected.

East Chimney

Acceptable	Chimney: Brick Unable to view interior of chimney due to height, Vines growing on chimney. Remove.
Acceptable	Flue/Flue Cap: Metal Recommend adding rain/snow cap
Acceptable	Chimney Flashing: Copper, Tar covered

Garage/Carport

Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

>Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

>Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Rear Garage

Type of Structure: Detached Car Spaces: 1



Acceptable
Acceptable
Acceptable

Garage Doors: Insulated aluminum
Door Operation: Manual
Exterior Surface: Vinyl siding Wood siding in contact with soil. Promotes termites.

Garage/Carport (Continued)

Acceptable Roof: Asphalt shingle



Marginal
Acceptable
Defective

Roof Structure: 2x6 Rafter Trim boards rotted.
Ceiling: Exposed framing
Walls: Exposed framing Termite damage



Garage/Carport (Continued)

Walls: (continued)



Marginal
Defective

Floor/Foundation: Poured concrete Floor settled
Electrical: 110 VAC outlets and lighting circuits
Buried outlet on exterior. Fire Hazard !



Not Present
Not Present
Acceptable

Smoke Detector:
Heating:
Windows: Aluminum double hung

Garage/Carport (Continued)

Acceptable Gutters: Aluminum
 Acceptable Downspouts: Aluminum
 Acceptable Leader/Extensions:

Electrical

Limitations of Electrical Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

>Electrical components concealed behind finished surfaces are not inspected.

>Only a representative sampling of outlets and light fixtures were tested.

>Furniture and/or storage may restrict access to some electrical components which may not be inspected.

>The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

SMOKE DETECTORS

> If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment, as well as in the hall way ceiling outside sleeping rooms.

>Carbon Monoxide Detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage.

These devices should be placed and maintained in accordance with the manufacturers directions.

Smoke detectors installed in the house should be checked every 2 - 3 weeks to insure that they function.

Service Size Amps: 100 Volts: 110-240 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Aluminum Wiring: Service only

Acceptable Conductor Type: Armored cable

Acceptable Ground: Plumbing ground only

Not Present Smoke Detectors: None present

Basement Electric Panel

Electrical (Continued)

Acceptable Manufacturer: Square D Missing screws



Maximum Capacity: 100 Amps

Acceptable Main Breaker Size: 100 Amps

Acceptable Breakers: Copper

Not Present Fuses:

Not Present AFCI:

Acceptable GFCI: At GFCI receptacles only

Is the panel bonded? Yes

Structure

Limitations of Structural Inspection

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

>Structural components concealed behind finished surfaces could not be inspected.

>Only a representative sampling of visible structural components were inspected.

>Furniture and/or may restrict access to some structural components.

>Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection

Acceptable Structure Type: Wood frame

Acceptable Foundation: Block

Acceptable Differential Movement: No movement or displacement noted

Not Inspected Beams:

Acceptable Bearing Walls: Frame

Acceptable Joists/Trusses: 2x10

Acceptable Piers/Posts: Steel posts

Acceptable Floor/Slab: Poured slab

Structure (Continued)

Defective Stairs/Handrails: Wood stairs with wood handrails No ballisters.(Safety), Railings to low., Handrails missing (Safety)



Structure (Continued)

Stairs/Handrails: (continued)



Not Inspected Subfloor:

Attic

Limitations of Insulation / Ventilation Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

>Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

>Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

>An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

>Any estimates of insulation R values or depths are rough average values.

Entire Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 30% Insulation, Safety and footing

Acceptable Roof Framing: 2x8

Defective Sheathing: Dimensional wood Wood rot present



Marginal

Ventilation: Windows only Insufficient ventilation for size of structure, Recommend additional ventilation be installed

Attic (Continued)

Defective Insulation: Fiberglass, Vermiculite Insulation batts have fallen out of position-properly reinstall, Vermiculite insulation present. May contain asbestos. SAFETY !



Marginal Insulation Depth: 6" Insufficient insulation present
Not Present Vapor Barrier:
Not Present Attic Fan:

Attic (Continued)

Not Present House Fan:
 Acceptable Wiring/Lighting: 110 VAC
 Acceptable Moisture Penetration: Previous water penetration noted
 Acceptable Bathroom Fan Venting: Electric fan

Basement

Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

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>Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Entire Basement

Acceptable Unable to Inspect: 80% Finished basement, Fixed ceiling
 Acceptable Ceiling: Stapled fiber ceiling tile.
 Acceptable Walls: Paneling
 Defective Floor: Tile 9x9 tile ,possible asbestos



Basement (Continued)

Floor: (continued)



Not Present	Floor Drain:
Not Present	Doors:
Acceptable	Windows: Aluminum slider
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Not Present	Smoke Detector:
Acceptable	HVAC Source: Steam boiler
Not Present	Vapor Barrier:
Not Inspected	Insulation:
Acceptable	Ventilation: Windows
Not Present	Sump Pump:
Marginal	Moisture Location: In boiler room. Dampness noted.



Basement (Continued)

Moisture Location: (continued)



Marginal

Basement Stairs/Railings: Wood stairs with wood handrails No balusters. Safety!



Fireplace/Wood Stove

Limitations of Fireplace/ Wood Stove Inspections

It is important that a fireplace/ wood stove be cleaned on a routine basis to prevent the build up of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimney's are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection, it is common to be unable to detect the absence of a flue liner either because of stoppage at the fire box, a defective damper, or lack of access from the roof.

Living Room Fireplace

Fireplace/Wood Stove (Continued)

Acceptable Fireplace Construction: Brick Fireplace and components need cleaning and inspection prior to use, Have a qualified fireplace contractor inspect prior to use.



Type: Wood burning

Not Present Fireplace Insert:

Acceptable Smoke Chamber: Brick

Acceptable Flue: Tile

Acceptable Damper: Metal

Acceptable Hearth: Flush mounted

Heating System

Limitations of Heating Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

>The adequacy of heat supply or distribution balance is not inspected.

>The interior of flues or chimneys which are not readily accessible are not inspected.

>The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.

>Solar space heating equipment/systems are not inspected.

Basement Heating System

Acceptable Heating System Operation: Adequate Evidence of past water leakage at fitting.



Manufacturer: Peerless Boiler

Heating System (Continued)

Model Number: WBV -03-S Serial Number: 544948-2006 05

Type: Boiler system Capacity: 97000 BTUHR

Area Served: Whole building Approximate Age: 2006

Fuel Type: Oil

Acceptable Heat Exchanger: 1 Burner

Unable to Inspect: 90%

Acceptable Distribution: Steam

Acceptable Draft Control: Automatic

Acceptable Flue Pipe: Single wall

Acceptable Controls: Relief valve

Acceptable Devices: TPRV drain tube.

Acceptable Thermostats: Individual

Defective Fuel Tank: Oil tank Leaking, Recommend removal by qualified contractor



Heating System (Continued)

Fuel Tank: (continued)



Tank Location: Basement



Suspected Asbestos: Yes



Plumbing

Limitations of Insulation / Ventilation Inspection

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>Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

>An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

>Any estimates of insulation R values or depths are rough average values.

Acceptable
Defective

Service Line: Copper
Main Water Shutoff: Basement Broken shut off.
House side.



Acceptable
Marginal

Water Lines: Copper
Drain Pipes: Cast iron, Copper, PVC, ABS Pitting cast iron drain piping



Plumbing (Continued)

Drain Pipes: (continued)



Acceptable Service Caps: Accessible
Acceptable Vent Pipes: Cast iron
Acceptable Gas Service Lines: Black pipe.

Basement Water Heater

Acceptable Water Heater Operation: Adequate
Manufacturer: A.O. Smith
Model Number: 9211906000 Serial Number: 1029A001759
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 2010 Area Served: Whole building
Acceptable Flue Pipe: Single wall
Acceptable TPRV and Drain Tube: Copper

Bathroom

2nd floor main Bathroom

Not Present Closet:
Acceptable Ceiling: Paint
Acceptable Walls: Paint



Marginal Floor: Tile Floor shows evidence of previous water penetration/stains

Bathroom (Continued)

- Acceptable Doors: Solid wood
- Acceptable Windows: Wood double hung
- Acceptable Electrical: 110 VAC outlets and lighting circuits
- Acceptable Counter/Cabinet: Composite and wood
- Acceptable Sink/Basin: One piece sink/counter top
- Marginal Faucets/Traps: Delta fixtures with a PVC trap Slow draining noted-further review/repair
- Acceptable Tub/Surround: Porcelain tub and ceramic tile surround Replace caulking



- Acceptable Toilets: American Standard
 - Acceptable HVAC Source: Steam radiator.
 - Acceptable Ventilation: Electric ventilation fan and window
-
- Basement Half Bathroom

- Not Present Closet:
- Acceptable Ceiling: Paint
- Acceptable Walls: Paint
- Acceptable Floor: Vinyl floor covering
- Acceptable Doors: Solid wood
- Not Present Windows:



- Defective Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed
- Acceptable Counter/Cabinet: Composite and wood
- Acceptable Sink/Basin: One piece sink/counter top

Bathroom (Continued)

Marginal Faucets/Traps: Delta fixtures with a metal trap
 Fixture loose.



Acceptable Toilets: American Standard
 Acceptable HVAC Source: Steam radiator.
 Defective Ventilation: No ventilation

Kitchen

Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

>Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

>Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

1st Floor Kitchen

Acceptable Cooking Appliances: Kenmore
 Acceptable Ventilator: Kitchenaid
 Not Present Disposal:
 Acceptable Dishwasher: Kenmore
 Air Gap Present? Yes
 Not Present Trash Compactor:
 Acceptable Refrigerator: Kitchenaid
 Acceptable Sink: Stainless Steel

Kitchen (Continued)

Defective Electrical: 110 VAC outlets and lighting circuits ,
Attach loose outlet.



Acceptable Plumbing/Fixtures: Chrome
 Acceptable Counter Tops: Laminate
 Acceptable Cabinets: Laminate and composite materials
 Not Present Pantry:
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Vinyl floor covering
 Acceptable Doors: Steel entry, Solid wood
 Acceptable Windows: Wood double hung
 Acceptable HVAC Source: Steam radiator.

Bedroom

2nd Flr front Bedroom

Acceptable Closet: Single
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Hardwood
 Acceptable Doors: Solid wood
 Acceptable Windows: Wood double hung
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Steam radiator.
 Not Present Smoke Detector:

2nd Floor Front Corner Bedroom

Acceptable Closet: Single
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Carpet
 Acceptable Doors: Solid wood
 Acceptable Windows: Wood double hung
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Steam radiator.
 Not Present Smoke Detector:

Bedroom (Continued)

2nd Flr rear Bedroom

Acceptable Closet: Single
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Hardwood
 Acceptable Doors: Solid wood
 Acceptable Windows: Wood double hung
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Steam radiator.
 Not Present Smoke Detector:

Living Space

Limitations of Interior inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

>Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

>Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Dining Room Living Space

Not Present Closet:
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Hardwood
 Acceptable Windows: Wood double hung
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Steam radiator.
 Not Present Smoke Detector:

Living Room Living Space

Not Present Closet:
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Hardwood
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Steam radiator.
 Not Present Smoke Detector:

Front porch Living Space

Not Present Closet:
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Hardwood
 Acceptable Windows: Wood double hung
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Steam radiator.

Living Space (Continued)

Not Present Smoke Detector:

Foyer Living Space

Acceptable Closet: Single

Acceptable Ceiling: Paint

Acceptable Walls: Paint

Acceptable Floor: Hardwood

Acceptable Doors: Wood entry.

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable HVAC Source: Steam radiator.

Not Present Smoke Detector:

Laundry Room/Area

Limitations of Laundry Room/ Area Inspections

Clothes washers and dryers can not be inspected properly with out a load of laundry, so these appliances are not tested other then to determine weather they are operating.

A washer/ dryer has an average life of 6 - 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often not included in a sales contract, or are included in "as is" condition.

Basement Laundry Room/Area

Not Present Closet:

Acceptable Ceiling: Paint

Acceptable Walls: Paint

Acceptable Floor: Vinyl floor covering

Acceptable Doors: Solid wood

Acceptable Windows: Aluminum slider

Acceptable Electrical: 110 VAC outlets and lighting circuits

Not Present Smoke Detector:

Not Present HVAC Source:

Acceptable Laundry Tub: Concrete

Laundry Room/Area (Continued)

Defective Laundry Tub Drain: ABS The trap is leaking



Acceptable Washer Hose Bib: Rotary
Acceptable Washer and Dryer Electrical: 110-120 VAC



Acceptable Dryer Vent: Metal flex
Acceptable Dryer Gas Line: Black pipe
Acceptable Washer Drain: Drains to laundry tub
Not Present Floor Drain:

Marginal Summary

This 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.

Lots and Grounds

1. Driveway: Asphalt Heavy cracks in surface, Uneven settling
2. Steps/Stoops: Brick Railings loose, safety hazard., Bricks need pointing.
3. Deck: Stained wood Not lag bolted to house, Railing support loose., Baluster openings too wide
4. Vegetation: Ivy, Vines Ivy/vines growing on structure, removal is suggested.

Exterior

5. Basement Windows: Aluminum slider

Roof

6. Gutters: Aluminum Gutters loose, spikes or straps missing, Leaking, Need cleaning

Garage/Carport

7. Rear Garage Roof Structure: 2x6 Rafter Trim boards rotted.
8. Rear Garage Floor/Foundation: Poured concrete Floor settled

Attic

9. Entire Attic Ventilation: Windows only Insufficient ventilation for size of structure, Recommend additional ventilation be installed
10. Entire Attic Insulation Depth: 6" Insufficient insulation present

Basement

11. Entire Basement Moisture Location: In boiler room. Dampness noted.
12. Entire Basement Basement Stairs/Railings: Wood stairs with wood handrails No balusters. Safety!

Plumbing

13. Drain Pipes: Cast iron, Copper, PVC, ABS Pitting cast iron drain piping

Bathroom

14. 2nd floor main Bathroom Floor: Tile Floor shows evidence of previous water penetration/stains
15. 2nd floor main Bathroom Faucets/Traps: Delta fixtures with a PVC trap Slow draining noted-further review/repair
16. Basement Half Bathroom Faucets/Traps: Delta fixtures with a metal trap Fixture loose.

Defective Summary

This 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.

Lots and Grounds

1. Walks: Concrete Cracked, Trip hazard

Garage/Carport

2. Rear Garage Walls: Exposed framing Termite damage
3. Rear Garage Electrical: 110 VAC outlets and lighting circuits Buried outlet on exterior. Fire Hazard !

Structure

4. Stairs/Handrails: Wood stairs with wood handrails No ballisters.(Safety), Railings to low., Handrails missing (Safety)

Attic

5. Entire Attic Sheathing: Dimensional wood Wood rot present
6. Entire Attic Insulation: Fiberglass, Vermiculite Insulation batts have fallen out of position-properly reinstall, Vermiculite insulation present. May contain asbestos. SAFETY !

Basement

7. Entire Basement Floor: Tile 9x9 tile ,possible asbestos

Heating System

8. Fuel Tank: Oil tank Leaking, Recommend removal by qualified contractor

Plumbing

9. Main Water Shutoff: Basement Broken shut off. House side.

Bathroom

10. Basement Half Bathroom Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed
11. Basement Half Bathroom Ventilation: No ventilation

Kitchen

12. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits , Attach loose outlet.

Laundry Room/Area

13. Basement Laundry Room/Area Laundry Tub Drain: ABS The trap is leaking