

Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842

Inspection No: 1212-555
Dwelling: 555 Happiness Lane, Bliss, NJ 55555

Client: Harry Homebuyer
Inspector: Michael Kenny

This Summary Report is designed to assist the reader as an overview of the full report. For your convenience, the below listed comments, or summary of conditions, could indicate which concerns (in the inspector's opinion) if any, might be indicative of priority resolution. Not all the items listed in the inspection report are listed in the summary pages, so we strongly recommend you read the entire report for overall clarification. This summary does not represent our findings as a whole, nor should this summary infer which resolutions are made and/or by whom. Your real estate agent or attorney is the qualified professionals for advice on these matters. Solid Foundation cannot be held liable for any omissions from the home inspection report that has been listed in this summary report.

General Information

010. General Comments Recommendations. This home is either a condominium or townhouse and, as such, the exterior/common area items are normally the responsibility of the Condominium Homeowners Association. Suggest the client review the Association Bylaws to determine the scope of homeowner responsibility regarding these items prior to closing.

Grounds Condition

21. Grade Clearance at Walls **Marginal Condition. The soil was noted piled over the siding cover at front side of the home. This is not recommended as the soil hold moisture and can lead to moisture damage to siding, wood sheathing and/or wood framing in this area. This condition also makes the home vulnerable to wood destroying pest infestation (termites, carpenter ants). It is recommended to remove grade to expose at least 2" of foundation, if possible, to prevent moisture damage and to allow visual inspection for possible infestation.**

Exterior Siding & Gutters

31. Exterior Trim **Defective. Moisture damage was noted to wood trim at front window trim. Suggest repairs/replacement of wood trim as needed by qualified contractor prior to close to prevent further damage to home.**

Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842

32. Windows & Doors **Marginal Condition.** Several of the screens on the windows and/or doors were missing at the time of the inspection. If concerned, suggest contacting the present owners for information regarding the screens or contacting a qualified window contractor to review for installation of screens as needed prior to close.
34. Electric/Outlets **Hazardous.** Loose light fixture was noted at front entry side of home. Suggest contacting a qualified electrician to review and repair/replace light fixture as needed for safety.

Porches, Steps & Decks

47. Railings **Hazardous.** Horizontal railings were noted leaving open gaps. This can be a concern for small children as they could slip between rails and fall to ground. Client should consider installing vertical guardrails spaced 4" apart for safety enhancement. Suggest contacting a qualified contractor to review and install guardrails as needed for safety enhancement.

Basement/Crawlspace

85. Walls **Recommendations.** Dark staining, mold and/or mildew were noted on walls or framing in basement. This condition indicates inadequate ventilation or moisture control in the basement. Mold, fungus can eventually cause damage to the wood framing and create an unhealthy environment. Steps should be taken to prevent further fungus growth. Installation of a dehumidifier is always suggested for basements whether walls are covered with finished walls or not. Some people are sensitive to some types of mold. Cleaning of all mold and fungus would also be recommended as a safety enhancement to remove any mold spores from circulating throughout home. Suggest contacting qualified mold abatement contractor for their review and cleaning as necessary for a safe healthy environment.

Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842

82. Bearing Structures & Supports **Defective. The soil has been removed from the footings for the center main beam block supports for the installation of the well pressure tank and pump. One block support may have been removed at the center of the main beam. The missing soil seriously compromises the block supports. Removal and possible relocation of the well pump and pressure tank may be needed to correct this condition. Suggest review by qualified structural engineer and/or repairs as necessary prior to close by qualified contractor to prevent structural damage to home.**
91. Electrical Fixtures Recommendations. Very few outlets have been installed in the finished basement walls that may indicate no construction permits have been obtained for this finished wall installation.
92. Basement Comments Recommendations. Finished walls have been installed in basement. Due to installation techniques observed, permits do not appear to have been obtained for this installation. Most townships require permits to be sure construction is installed in a proper and safe manner. Suggest contacting the local construction code officials for review of installation to determine extent of work needed to obtain the necessary permits as needed prior to close. Have work performed and completed for final permit.
- A strong smell of urine was observed at time of inspection. Removal of this smell may be very difficult that may require removal of carpets, removal of wallboard, expensive cleaning process and sealing of concrete surface with specialized sealant paint. Suggest contacting a qualified cleaning contractor for their review and recommendations prior to close.
- Pet excrement and/or debris were noted in basement furnace area. This debris can be unhealthy and clean-up of debris is recommended for health safety. Suggest cleaning as necessary prior to close for health safety.

**Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842**

Electrical Service

118. Smoke Detectors Recommendations. Smoke detectors are not checked since the local fire department is responsible for checking the detector operation and location prior to close. The fire officials will issue a smoke detector certificate to bring to the closing table.

A New Jersey state law requires the installation of carbon monoxide detectors to be installed for safety enhancement. These installations of these detectors will be verified by the local fire officials when they check for smoke detectors for issuance of the smoke detector certificate. For any questions regarding the installation or location of the carbon monoxide detectors should be directed to the local fire officials prior to close.

Heating/Cooling Systems

128. Ducts, Convectors & Radiators **Marginal Condition. Blower compartment and motor has a large amount of dust and debris. Due to the amount of dust noted on filter and blower compartment, client should consider having ducts cleaned for health safety.**

129. Filter **Defective. No filter was present in forced air system. This condition can cause dust and debris to pack the grill louvers of the evaporator for the air conditioner. No view to this side of the evaporator was available without dismantling ducts. Installing a filter is recommended to prevent future damage to unit and for proper filtration of circulating air. Suggest review by qualified heating/cooling contractor for installation of filter as needed and cleaning and/or repairs to heating/cooling systems as needed for proper operation of heating/cooling systems.**

**Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842**

132. Cooling System Operation **Defective. Temperature differential across the evaporator was low. A typical temperature difference would be 15-20 degrees. A temperature difference of 5 degrees was noted at the time of the inspection. Refrigerant lines were not cold when unit was running. Both of these conditions indicate a problem with the air conditioner. Repairs can range from a simple refrigerant charge or could possibly require replacement of air conditioner. Due to age of unit, replacement will most likely be required. Suggest review and repairs/replacement as needed by a qualified air conditioning contractor prior to close.**

Laundry Room

199. Washer Hook-ups **Marginal Condition. Washer hose is rusted/corroded; replacement is suggested. Suggest replacement of hoses in the near future as a preventative measure against hose rupture and consequential moisture damage to home.**

200. Dryer Components **Defective. Dryer has a broken handle and does not heat up during test operation. Suggest contacting a qualified appliance contractor for review and repairs/replacement of dryer as needed prior to close.**

Kitchen

160. Floor **Defective. Several cracked loose tiles were noted; possible sub-floor damage behind tiles. Cracking of tile may be from sub-floor movement at edges of plywood. Dissimilar tile color/type tiles have been installed. Suggest review and repairs/replacement of tile floor as necessary by qualified flooring contractor prior to close.**

173. Countertop & Cabinets **Recommendations. Cuts/scrapes were noted in countertop. If concerned, suggest repairs/replacement of countertop as needed by qualified cabinet contractor prior to close.**

**Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842**

First Floor Half-Bathroom

185. Heating/Cooling Recommendations. No heat/cooling source was provided. If concerned, suggest contacting a qualified heating/cooling contractor for review for installation of heat/cooling source as needed.
189. Toilet/Bidet **Defective. The water control valve is leaking inside the tank; replacement is needed. Suggest repairs/replacement of water control valve as needed by qualified plumber to prevent leaks outside of tank and consequential moisture damage to home prior to close.**

Second Floor Front Bedroom Bathroom

- 181.2. Floor **Defective. Several cracked tiles were noted; possible sub-floor damage behind tiles. Cracking of tile may be from sub-floor movement at edges of plywood or moisture damage from water leakage under tile. Cause of damage cannot be determined until floor tiles are removed and sub-floor exposed. Missing grout was noted between tiles on floor. This condition can allow water to seep under tiles causing consequential moisture damage to sub-floor. Suggest review and repairs as necessary by qualified flooring contractor prior to close.**
- 183.2. Doors & Windows **Defective. Door does not latch shut to shower room. If concerned, it is recommended to contact a qualified door contractor to review and repair door as needed prior to close.**
- 187.2. Sink/Vanity **Defective. Cracked sink was noted at drain area. Suggest replacement of sink as needed by qualified plumber prior to close to prevent moisture damage to cabinet.**
- 188.2. Faucet/Drains **Defective. Corrosion and leakage was noted on piping supplying the cold and hot water faucet for sink. Suggest review and repairs as needed by qualified plumber as needed prior to close.**

**Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842**

192.2. Bathroom
Comments

Recommendations. Bathroom is in process of being renovated. Most townships require permits for building, electrical or plumbing renovations in homes to determine if renovations are adequate, safe and comply with the local code regulations for that township. Suggest contacting the local township code officials for their requirements prior to close.

Second Floor Rear Bedroom Bathroom

181.3. Floor

Marginal Condition. Loose tiles were noted; possible sub-floor damage behind tile. Loose tiles may be from inadequate adhesive application, moisture seepage and/or sub-floor movement at edges of plywood or moisture damage from water leakage under tile. Cause of damage cannot be determined until floor tiles are removed and sub-floor exposed. Suggest review and repairs as necessary by qualified flooring contractor prior to close.

188.3. Faucet/Drains

Marginal Condition. Corrosion and leakage was noted on piping supplying the water faucet for sink. Suggest review and repairs as needed by qualified plumber as needed prior to close.

190.3. Bathtub and/or Shower

Recommendations. Repairs to tiles in process; sliding door appears to have been removed. If concerned, it is recommended to have door replaced prior to close. It is also recommended to have tile repairs completed and client verify completion of tile repair prior to close.

Bedrooms

201. Floors

Marginal Condition. Squeaky floors were noted in the bedrooms of this home. This condition is commonly caused by inadequate securing of sub-flooring to floor joists. If concerned, suggest contacting a qualified flooring contractor to review and repair as needed prior to close.

Stained carpets were noted throughout the home. If concerned, have carpet reviewed by carpet cleaner for recommendations for cleaning and/or replacement of carpets as necessary prior to close.

**Solid Foundation Home Inspections
PO Box 8027
Bridgewater, NJ 08807
Phone (866)400-0054 Fax (908)707-8842**

204. Windows **Defective. Several windows locks are missing/damaged and several windows are painted shut. Suggest review and repairs as needed by qualified window contractor prior to close.**
205. Electrical **Hazardous. Several cracked, damaged outlets were noted in bedrooms and tension resistance was missing on several outlets. Replacement of outlets will be needed for safety. Suggest review and replacement of damaged outlets as needed by qualified electrician prior to close for safety.**

Living Rooms & Hallways

220. Doors **Defective. Front entry and rear sliding door screens are damaged. If concerned, it is recommended to contact a qualified door contractor to review and repair/replacement of screens as needed prior to close.**
224. Windows **Defective. Lock/hardware missing or broken at living-room. Suggest review and repairs as needed by qualified window contractor prior to close.**

Fireplaces & Flues

232. Flue **Marginal Condition. Creosote coating was noted in living room fireplace flue. Creosote can cause chimney fires that are dangerous and hard to put out once started. The creosote also limits the inspection of the flue liner for damage. Suggest contacting a qualified chimney contractor to review chimney fireplace and flue for cleaning as needed prior to close. Chimney contractor should review condition of flue liner after cleaning for any repairs needed at that time.**