

# *Solid Foundation Home Inspections of NJ, LLC*

## Property Inspection Report



2305 Tall Street, Anytown, NJ 12345  
Inspection prepared for: Johnny Homebuer & Wendy Homebuyer  
Real Estate Agent: Jane Realtor - Best Realty Company - Basking Ridge

Date of Inspection: 12/24/2016  
Inspection# 21612-5555

Inspector: Michael Kenny, ACI  
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## **Inspection Exclusions**

This inspection was performed in accordance with and exceeds the minimum Standards of Practice set forth by the Home Inspection Advisory Committee promulgated, under the authority of the Home Inspection Professional Licensing Act N.J.S.A. 45:8-61.

### **Exclusions**

This inspection was performed according to the Inspection agreement. Items and conditions which are not within the scope of the inspection shall include, but are not limited to, the following: swimming pools and spas; private sewer systems and wells; solar heating systems, and heating system accessories. Pest infestation is excluded although an inspection may have been scheduled through us. No inspection is made for hazardous materials. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report. A complete list of standards is listed in the New Jersey Standards (a copy of which is available from us upon request) and, if concerned, should have been reviewed by you prior to accepting our services as explained in the inspection agreement.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation in a timely fashion.

The New Jersey Standards of Practice does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional. It should also be noted that this home inspection is NOT a code inspection as codes do change from time to time, place to place making it impossible to keep up with all the different requirements in each township. The purpose of this inspection is not to bring any home up to the present day code regulation but to identify defects and conditions that could lead to consequential damage if not maintained.

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this inspection. Judging the sufficiency of water flow in plumbing or the cooling efficiency of the air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND /OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE, OF THIS REPORT.** Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window or awnings may not always be reported. **AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.**

### **DEFINITION OF TERMS**

**FUNCTIONAL** - Performing its function and its condition is appropriate for its age and use.

**DEFECTIVE** - Not performing its function or its condition is not appropriate for its age or use. Replacement, extensive or expensive repairs will be required to make **FUNCTIONAL**.

**REPAIRS NEEDED** - Performing some or all of its functions, but not as intended or designed, and/or its condition is not appropriate for its age and use. Appearance and/or age may indicate that limited remaining life is expected. Unit may require repair/ maintenance or due to age; replacement may be needed in the near future to become fully **FUNCTIONAL**.

**HAZARDOUS** - A potential or current safety hazard. Correction of condition is strongly recommended. Further review by the qualified professional for repairs/replacement is needed prior to close for safety.

**RECOMMENDATIONS** - Recommendations are used to inform the client of items that would not be within the scope of the inspection for additional review or are mere suggestions that client may consider with future use of home.

**COMMENTS** - A condition requiring further explanation. Does not necessarily represent an improper condition or need for repair but may be just some recommendations or preventative maintenance.

**NV** - Not visible/not inspected.

**N/A** - Not applicable/not inspected.

## Summary Report

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.

Inspection Conditions		
Page 15 Item: 3	Estimated Age	<p><b>• Recommendations. Due to the age of this home, the probability of the presence of lead based paint is possible. However due to the amount of renovations done in this home, exposed lead based paint is unlikely but may still be present under top coat of paint. In addition, any other areas that have not been renovated (i.e.: unfinished basements, garages, etc.) may have exposed lead based paint. Lead based paint dust can be hazardous if ingested or absorbed through openings in the body (i.e.: eyes, mouth, cuts). Lead paint dust is mainly a concern for infants and toddlers from putting hands in mouth ingesting the dust on their hands. However, it should be noted that lead paint is not a hazard unless in a deteriorated condition (i.e.: peeling, chalking). If client has any questions regarding lead paint, he/she can call our office to speak to an inspector or contact a qualified lead paint abatement contractor for review and recommendations prior to close.</b></p>
Grounds		
Page 16 Item: 1	Grading/Slope	<p><b>• Defective. Settled areas were noted next to the foundation at several different locations around the homes foundation. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. This condition will cause water to drain in this area leading to moisture seepage through foundation wall. Recommend contacting a qualified landscape contractor to backfill all low lying areas to create the proper slope away from the house to allow for effective drainage.</b></p>
Page 16 Item: 4	Downspouts Conditions	<p><b>• Repairs Needed. Some or all of the downspouts drain close to or directly next to the homes and the garage foundation walls. If not corrected, this will allow water to drain towards foundation possibly causing consequential moisture damage. If basement is present, this will allow moisture to seep into basement walls. Suggest having qualified gutter contractor add extension pipes to downspouts where needed prior to close for proper roof water drainage away from homes and garage foundation walls.</b></p>

Page 17 Item: 6	Fence Condition	<ul style="list-style-type: none"> <li>• <b>Hazardous.</b> Extensive damage was observed to fence around pool in yard. This condition can be a safety concern for young children in the neighborhood as children can wander into yard and drown in pool. Recommend contacting a qualified fence contractor to replace fence around pool with gates approved by township as necessary prior to close for safety.</li> </ul>
Page 18 Item: 9	Driveway Condition	<ul style="list-style-type: none"> <li>• <b>Repairs Needed.</b> Two large puddles of water were observed at front of garage vehicle door. These two puddles will be slippery in winter freezing conditions. It appears water is draining towards the garage. An asphalt hump has been installed at front of garage floor to prevent water from draining into garage. This hump can make entry into the garage difficult and can prevent high vehicle (SUV, truck, etc.) from entering garage. A drain should be installed in front of garage to prevent water from collecting in front of garage. Recommend removal of the asphalt hump and have underground drain installed at front of garage by qualified asphalt driveway contractor as necessary prior to close for easy access into garage and to prevent water from draining into garage.</li> </ul>
Page 19 Item: 11	Site Comments	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> An underground pool is installed in the rear yard of this home. Pool has not been used for several years and in poor shape. As stated in the inspection agreement, inspection of pools is not within the scope of this type of inspection. If client is concerned, recommend contacting a qualified pool contractor to review pool condition and equipment operation for his/her recommendations prior to close.</li> <li>• <b>Recommendations.</b> A detached gazebo is installed on the property of this home. Structure was reviewed and some minor rodent damage was observed inside gazebo under roof. This damage does not affect structure at this time. If client is concerned, recommend having gazebo reviewed by qualified building contractor for his/her recommendations prior to close.</li> </ul>
<b>Porch/Patio/Decks</b>		
Page 21 Item: 1	Porch Condition	<ul style="list-style-type: none"> <li>• <b>Repairs Needed.</b> The concrete stucco covering over the blocks on the side of the front and side porches are swollen, cracked, loose and/or missing. If not repaired, this condition will lead to damage to blocks on porch. Client should be aware that damage may be present to the cinderblocks behind the concrete stucco covering not visible until concrete stucco has been removed. Recommend having porch repaired as necessary by qualified mason prior to close to prevent further damage to porch.</li> </ul>

Page 22 Item: 5	Stairs & Railings Condition	<ul style="list-style-type: none"> <li>• <b>Hazardous. Built in seats are installed on deck. The seats can be a possible safety concern as children can climb seats like a ladder and fall to ground causing injury. Though not required for resale of home, client should consider either removal of seats or installing railings 36" high at back side of seats to prevent children from jumping off deck. Recommend removal of seats or installation of railings above seats 36" high with vertical guardrails spaced 4" apart as necessary for safety enhancement.</b></li> </ul>
<b>Exterior Siding &amp; Trim</b>		
Page 23 Item: 1	Exterior Siding Condition	<ul style="list-style-type: none"> <li>• <b>Repairs Needed. Several open holes in vinyl siding were observed at rear side of home most likely from removed deck cover. This condition will lead to water seepage and damage to sheathing behind siding. Recommend contacting a qualified siding contractor to repair or replace siding as necessary prior to close to prevent further damage to siding or home.</b></li> </ul>
Page 23 Item: 4	Doors	<ul style="list-style-type: none"> <li>• <b>Repairs Needed. Wide open gap was noted at rear entry door in closed position. This open gap will create drafty conditions at door. Installing weather stripping at this area may help with stopping drafts through gap. Recommend contacting a qualified door or handyman contractor to install weather stripping around door as necessary prior to close to prevent drafty conditions through door and energy cost savings.</b></li> </ul>
<b>Roofs, Flashing &amp; Chimneys</b>		
Page 25 Item: 1	Roof Age & Design Comments	<ul style="list-style-type: none"> <li>• <b>Recommendations. This roofing materials appear to be between 20 - 25 years old. These types of roofing materials normally last between 20 - 25 years; not much future life should be anticipated. Budget for replacement in the near future.</b></li> <li>• <b>Recommendations. For your information, two or more layers of roofing shingles are installed on this home. Client should be aware that removal of all layers of roof materials will be required before a new layer could be installed adding to the cost of replacement of roof. If client is concerned, recommend contacting a qualified roofer for his/her recommendations prior to close.</b></li> </ul>

Page 25 Item: 2	Roof Condition	<p>• <b>Repairs Needed.</b> Roof shingles are weathered and beginning to curl up on edges indicating shingles are at the end of its useful life. Some worn and defective batches of shingles were observed on rear roof. Several roof cement repairs were observed at crickets behind chimneys and along one valley on roof. Repairs of this nature generally indicates previous leakage conditions in these areas from poor or improper installation. Room cement repairs are considered temporary needing periodic repairs. Evidence of leakage was observed by wet sheathing in attic at front side of fireplace chimney. Recommend contacting the present homeowners for information regarding the need for repairs and a qualified roofer to review patched area of roof for his/her recommendations and repairs as necessary prior to close to prevent further leakage and damage to home. Client should be aware that, due to conditions and age of roof, replacement will most likely be necessary within the next five years.</p>
Page 27 Item: 3	Flashing	<p>• <b>Defective.</b> Cracks/openings were noted at the plumbing vent pipes collars leaving wide open holes for leakage. It is always recommended to replace all vent collars when one is replaced as all collars are at the end of their serviceable life. This condition is a water leakage concern. Recommend contacting a qualified roofer or siding contractor to replace plumbing vent collars as necessary prior to close to prevent moisture damage to home.</p> <p>• <b>Repairs Needed.</b> Evidence of leakage was observed in attic by moisture stains and wet plywood sheathing. Inspector is not able to determine if leakage is coming from chimney flashing and/or chimney structure. Recommend contacting a qualified roofer and/or chimney contractor for repairs as necessary prior to close to prevent further moisture leakage and damage to home.</p>
Page 28 Item: 4	Chimney	<p>• <b>Repairs Needed.</b> Both chimneys have been painted completely on the exterior sides. Painting masonry materials is not recommended as it prevents bricks from drying out leading to damage to bricks. Several cracked, damaged and spalled bricks were noted on chimney. Client should be aware that once the outside surface of brick is gone, the brick will erode away at an accelerated rate leading to water leakage into chimney and home. Due to conditions observed on fireplace chimneys, rebuilding of chimney may be necessary for proper repair. Recommend contacting a qualified chimney contractor to repair damaged chimneys as necessary prior to close to prevent further damage to chimney and water leakage into home.</p>

Page 28 Item: 7	Gutters	<ul style="list-style-type: none"> <li>• <b>Defective. Leakage at seams of gutters were observed at several different locations around the home. This condition will cause water to drain next to the homes foundation. Recommend contacting a qualified gutter contractor to seal gutters where leaking prior to close for proper water drainage away from homes foundation walls.</b></li> <li>• <b>Repairs Needed. Gutters are filled with debris. This condition will allow gutters to overflow and cause water to drain next to the homes foundation. Recommend having gutters cleaned as necessary periodically by gutter cleaning contractor for proper roof water drainage away from homes foundation.</b></li> </ul>
<b>Garage</b>		
Page 30 Item: 3	Roof Condition	<ul style="list-style-type: none"> <li>• <b>Recommendations. Roof appears to have been installed at same time as home; see house roof section for details.</b></li> </ul>
Page 30 Item: 4	Gutters & Downspouts Condition	<ul style="list-style-type: none"> <li>• <b>Recommendations. Gutters are connected with the house gutters. See house gutters section for details.</b></li> </ul>
Page 30 Item: 6	Stairs	<ul style="list-style-type: none"> <li>• <b>Hazardous. Bricks have been installed on the garage floor around the perimeter of the stairwell. It appears bricks have been installed as either a way to prevent water from draining down stairs or as a method to prevent people from falling into stairwell. However, this brick installation creates significant tripping hazard. Removal of bricks is recommended for safety. Recommend contacting a qualified building or handyman contractor to remove layer of bricks around perimeter of stairwell as necessary prior to close for safety.</b></li> </ul>
Page 31 Item: 7	Handrails & Guardrails	<ul style="list-style-type: none"> <li>• <b>Hazardous. The handrail at stairwell in garage is missing. This conditions are possible tripping safety concerns. Recommend contacting a qualified building or railing contractor to install handrail as necessary prior to close for safety.</b></li> </ul>
Page 31 Item: 8	Floor Condition	<ul style="list-style-type: none"> <li>• <b>Recommendations. Patching repairs noted to the front half of the garage floor. It appears damage to floor in this area has been covered over with cement to cover the damage. Inspector is not able to determine the quality of this repair. If client is concerned, recommend contacting the present homeowners for information regarding the need for repair in this area or contact a qualified mason contractor to review patched section of garage floor for his/her recommendations prior to close.</b></li> </ul>
Page 32 Item: 9	Fire Walls	<ul style="list-style-type: none"> <li>• <b>Hazardous. Wide opening was observed on the garage ceiling for access to attic. Since sheetrock is not installed at house framing in attic, this ceiling serves as a firewall. In addition, another wide open hole was observed on ceiling in garage. These open holes are fire safety concerns. Recommend installing sheetrock at access opening to attic space in garage and open hole in firewall ceiling by qualified building contractor prior to close for fire safety of home.</b></li> </ul>

Page 33 Item: 10	Fire Door	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> The fire door is not equipped with auto-closure hinges to close door automatically when released. Though not required, client should consider installing a device to close door automatically for safety enhancement. If client is concerned, it is recommended to contact a qualified building contractor to install self-closer device as necessary prior to close for safety enhancement.</li> </ul>
Page 33 Item: 11	Wiring/Fixtures/Receptacles Condition	<ul style="list-style-type: none"> <li>• <b>Hazardous.</b> Ground Fault Circuit Interrupter (GFCI) protected outlets are not installed in the garage typical of a home of this age. Depending on township regulations, the installation of GFCI receptacles may or may not be required for resale of home. If GFCI receptacles are not required for resale of home, client should consider the installation of GFCI protected receptacles for safety. If client wishes to have GFCI receptacles installed, it is recommended to contact a qualified electrician for installation of GFCI receptacles in garage as necessary prior to close for safety.</li> </ul>
Page 34 Item: 14	Vehicle Door Opener Condition	<ul style="list-style-type: none"> <li>• <b>Repairs Needed.</b> The push button for the door opener is hanging loosely on the wall. This condition can easily cause push button to fall from wall leading to damage to push button. Recommend contacting a qualified handyman to secure push button to wall as necessary prior to close to prevent damage to door opener push button.</li> </ul>
Page 34 Item: 15	Service Doors & Windows	<ul style="list-style-type: none"> <li>• <b>Defective.</b> The bottom side of the service door is moisture damaged with the bottom side of the door missing. Door could be repaired but replacement of service door is recommended for quality repair. This condition will allow mice/vermin to enter storage area and garage. Recommend contacting a qualified building or door contractor to repair or replace door as necessary prior to close to prevent mice/vermin from entering garage.</li> <li>• <b>Repairs Needed.</b> Peeling paint with missing window glass putty was noted on window in garage. Repairs are necessary to prevent further damage to window. Recommend contacting a qualified window or building contractor for repairs to window as necessary prior to close to prevent further damage to window.</li> </ul>
Attic		
Page 36 Item: 1	Access	<ul style="list-style-type: none"> <li>• <b>Defective.</b> The attic access door to attic space is missing leaving wide open gap. This condition will allow air from home to enter attic space that could lead to ice damming conditions in winter and mold conditions on roof sheathing. Recommend contacting a qualified handyman contractor to install attic access door as necessary prior to close to prevent ice damming and mold conditions in attic space.</li> </ul>



Page 36 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• <b>Hazardous.</b> Open junction box were observed in garage attic space leaving "live" wire splices exposed. In addition, one wire coming from this box has been cut and wire is live. This condition is an electrical short circuit safety concern. Recommend contacting a qualified electrician for repairs as needed prior to close for safety.</li> </ul>
Page 37 Item: 7	Insulation Condition	<ul style="list-style-type: none"> <li>• <b>Repairs Needed.</b> The thickness of insulation in some areas of attic are between about 2" to 4" of thickness typical of a home of this age resulting in poor insulating capacity. In addition, some areas of missing insulation was noted on vertical walls. Inspection was limited to one small area behind front knee wall in bedroom area. Client should be aware that the same insulation installations should be expected at other knee walls in third floor bedroom. Expect higher energy loss and heating &amp; cooling energy expense. Installing additional insulation is recommended for improved insulating of home and heating/cooling energy efficiency. Though not required for resale of home, it is recommended to contact a qualified insulation contractor to install insulation where missing and upgrade the thickness of insulation as needed for improved insulating of home and fuel energy savings.</li> </ul>
<b>Basement/Crawlspace</b>		
Page 40 Item: 13	Moisture Seepage Evidence	<ul style="list-style-type: none"> <li>• <b>Defective.</b> Wet seepage conditions were observed on floor of crawlspace at several different locations. Two sump pits and pumps are installed in this crawlspace but this condition indicates the water drainage system is not adequate to control the water seepage up from floor. It is recommended to contact a qualified water drainage system contractor to review crawlspace water drainage system for improvements or upgrade to water drainage system as necessary prior to close to prevent further water leakage into crawlspace.</li> </ul>

Page 41 Item: 14	Sump Pit/Pump	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> Two sump pits and two sump pumps are installed in the basement for control of water seepage into basement. Both pumps were tested and found to be operable at time of inspection. However, inspector cannot determine if pump(s) are adequate for the amount of water entering pit. Suggest monitoring pumps during rainy condition to be sure pump(s) is/are adequate for heavy rainy conditions. If client is concerned, it is recommended to contact a qualified water proofing contracto to review drainage system for his/her recommendations prior to close.</li> <li>• <b>Defective.</b> The concrete floor in crawlspace was opened up and sump pumps installed in holes under floor. Client should be aware that this installation is not a professional drainage system and crawlspace most likely have problems with water seepage during heavy rainy conditions. Active wet floor at several different locations was observed in this crawlspace indicating this system is inadequate. t is recommended to contact a qualified water proofing specialist to review basement for installation of a professional water drainage system prior to close for adequate water control in crawlspace.</li> </ul>
Page 42 Item: 16	Fixtures/Receptacles Condition	<ul style="list-style-type: none"> <li>• <b>Hazardous.</b> Open junction box with exposed wire splices was noted in basement. This condition is electrical short circuit and fire safety concern. All junction boxes must be covered for safety. Recommend repairs as necessary by qualified electrician prior to close for safety.</li> </ul>
Page 42 Item: 17	Plumbing	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> See plumbing drain pipes section for details.</li> </ul>
Page 42 Item: 18	Crawlspace Conditions	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> Refer to Moisture Seepage Evidence section for details.</li> </ul>
<b>Heating System(s)</b>		
Page 43 Item: 6	TPR Valve & Pipe Conditions	<ul style="list-style-type: none"> <li>• <b>Hazardous.</b> Missing Temperature Pressure Relief (TPR) valve extension pipe was noted on this boiler as required for safety. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve extension pipe must terminate from 2 to 6" above the floor for safety. Recommend having qualified plumber install extension pipe to terminate from 2" to 6" of floor prior to close for safety.</li> </ul>
<b>Cooling System</b>		

Page 46 Item: 3	Cooling System Condition	<p>• <b>Repairs Needed.</b> Wide open hole was noted at the refrigerant line for air handler in attic. These conditions will lead to inefficient cooling and will also cause the refrigerant lines to sweat and drip onto floor under the air handler leading to moisture dripping in pan. Evidence of past dripping condition was noted by rust in pan below refrigerant line. Simply blocking open hole with plumbers putty will correct this condition. Recommend having air conditioning contractor or handyman block open hole as necessary for efficient cooling and condensate dripping in pan.</p> <p>• <b>Repairs Needed.</b> The insulation on the refrigerant lines at the air handler area is deteriorated or missing leaving refrigerant line bare. This condition will cause the refrigerant line to sweat and drip onto floor under air handler leading to moisture damage to floor. Recommend having insulation installed properly on refrigerant line as necessary prior to close to prevent moisture damage to floor under air handler.</p>
Page 47 Item: 4	Cooling System Operation	<p>• <b>Recommendations.</b> Air conditioner could not be checked for operation due to low outside temperature. The outside temperature was 37 degrees Fahrenheit at the time of the inspection. Air conditioner manufacturers do not recommend operating units when temperature is below 60 degrees as it could damage some internal components of the air conditioner. Suggest having air conditioners checked for operation by qualified air conditioning contractor when the weather is warmer. If weather is not warm enough for testing before closing, arrangements may be made to have money put in escrow until units are checked for operation. Contact your lawyer or real estate agent for their recommendations prior to close.</p>
Page 47 Item: 5	Thermostats	<p>• <b>Recommendations.</b> Thermostat could not be tested due to low outside temperatures preventing running air conditioning compressor. Thermostat for air conditioner appears to run in heat or cool position. It is recommended to have thermostat tested when outside temperature is warm enough to test air conditioning system for any repairs if necessary prior to close.</p>
Page 47 Item: 6	Ducts Condition	<p>• <b>Defective.</b> Improper installation of return air duct register. Two large holes are present below flange of return air duct and ceiling register grill. These wide open holes will allow the hot attic air to be sucked into the return duct of air conditioner greatly affect the cooling of home and air circulation throughout home. In addition, during the heating season, the heating air in home will vent into attic space making heating of home very inefficient and wasteful. Both open holes will need to be blocked off to isolate return air flow into air handler. Recommend contacting a qualified HVAC contractor for repairs as necessary prior to close for adequate air flow and efficient cooling of home.</p>

Page 48 Item: 7	Filters	<p>• <b>Defective. Missing filter was noted in forced air system located in attic for second floor air conditioning system. A filter is necessary to keep evaporator coil of air conditioning system clean of dust debris. A missing filter will lead to clogged evaporator coil and restriction of air flow through coil. It will also lead to mold growth on evaporator coil and unhealthy air circulation throughout home. Inspector is not able to determine how long filter was missing and also not able to inspect evaporator coil for condition due to inaccessibility. Recommend contacting a qualified HVAC contractor to review condition of evaporator coil for cleaning as necessary for healthy air circulation throughout home. It is also recommended to have filter installed by qualified HVAC contractor to keep forced air system clean and healthy air circulation throughout home.</b></p>
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**Electrical Service**

Page 49 Item: 1	Main Service Conditions	<p>• <b>Repairs Needed. The main service lines from telephone pole to home are rubbing the tree branches. This condition will cause damage to overhead service lines leading to electrical disruption to home. Recommend contacting the local electric utility company to review main service lines for damage and replacement, if necessary, and cover main service lines with plastic cover where wires are rubbing the tree trunk as necessary prior to close to prevent damage to service lines and electrical disruption to home.</b></p>
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Page 50 Item: 7	Smoke Detectors	<p>• <b>Recommendations. Smoke detectors are not checked since the local fire department is responsible for checking the detector operation and location prior to close. In addition, a New Jersey state law requires the installation of carbon monoxide detectors within 10' of any bedroom and fire extinguisher to be installed in kitchens for safety enhancement. These installations of all smoke/CO detectors and fire extinguishers will be verified by the local fire officials when they check for smoke detectors for issuance of the smoke detector certificate. For your information, smoke detectors should be replaced every 10 years and carbon monoxide detectors should be replaced every 5 years. Batteries for these units should be replaced annually.</b></p>
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**Plumbing**

Page 51 Item: 1	Main Water Source Conditions	<p>• <b>Recommendations.</b> Property has private water supply supplied by an on-site well pump. Due to the inaccessible nature of this system only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection. If a detailed review of this system or water quality testing is desired, a qualified well contractor should be consulted for their recommendations prior to closing.</p> <p>• <b>Recommendations.</b> An above ground well pump is installed in this home. This type of pump indicates the well water is less than 35' deep. The well water of this depth is vulnerable to ground water bacteria contamination. Testing the water is not within the scope of this inspection. It is recommended to contact a qualified well water testing lab to sample the water for the presence of water contamination for health safety.</p>
Page 52 Item: 6	Waste Drain Pipes Conditions	<p>• <b>Defective.</b> Leakage was observed at several locations on galvanized drain pipes located in crawlspace behind lower level bathroom. In addition, the clean out cap located at the floor area is not installed properly with openings from corrosion of pipe. This condition is causing waste water to leak into crawlspace. Replacement of these drain pipes in this area is necessary for proper repairs. Due to location of pipe into concrete slab, replacement of this section of pipes can be very costly. It is recommended to contact a qualified plumber for repairs as necessary prior to close to prevent further waste water leakage into crawlspace.</p> <p>• <b>Recommendations.</b> Galvanized drain lines are installed for some of the drain lines for waste drainage. For your information, galvanized lines clog over time on the inside from impurities in the water attaching to the walls of the lines. If drain lines show restriction by slow or no drainage, replacement of lines will most likely be needed. No evidence of restriction was noted during the home inspection. If concerned, it is recommended to contact a qualified plumber for review conditions of galvanized drain lines for his/her recommendations prior to close.</p>
Page 53 Item: 8	Clean-outs Conditions	<p>• <b>Hazardous.</b> One clean-out cap on waste drain pipe is loose and open in crawlspace with leakage in this area. This condition is a safety concern as waste water can back into basement during sewer backup and sewer gases can seep into crawlspace leading to possible explosive atmosphere. It is recommended to contact a qualified plumber to install clean-out cap securely in place as necessary prior to close to prevent waste water and sewer gases from backing into crawlspace.</p>

Laundry Room

Page 56 Item: 8	Laundry Dryer Condition	<p>• <b>Defective. Flexible duct hose is installed in wall where laundry dryer will be installed. However, inspector is not able to determine where dryer duct hose terminates. It appears the dryer use to terminate in the garage but wall was covered over with sheetrock. Client should be aware that flexible duct hose cannot be installed in wall cavities as this type of duct can easily be cut or torn and ribbed sections of hose will collect dust leading to possible fire. This condition will require installation of duct pipe from laundry room to exterior of home prior to use of laundry dryer. Recommend contacting a qualified handyman or plumbing contractor install laundry dryer exhaust duct pipe as necessary prior to use of laundry dryer for safe exhaust of laundry exhaust gases.</b></p>
<b>Kitchen</b>		
Page 59 Item: 10	Dishwasher	<p>• <b>Repairs Needed. Dishwasher installation is loose and not secured in place. This loose installation could damage dishwasher and/or plumbing lines. Recommend contacting a qualified handyman or building contractor to secure dishwasher to cabinet as necessary prior to close to prevent damage to dishwasher or plumbing pipes.</b></p>
Page 60 Item: 15	Plumbing	<p>• <b>Repairs Needed. Non-approved ribbed drain pipe is installed under the kitchen sink indicating non-professional repairs. This type of drain pipe can cause chronic drainage problems and bad odors from debris build-up. All drain pipes must be smooth surfaced for reliable and odor free drainage. Recommend replacement of ribbed section of drain pipe as necessary by qualified plumber prior to close for reliable odor free drainage of sink.</b></p>
Page 60 Item: 16	Microwave Oven and/or Microhood Conditions	<p>• <b>Repairs Needed. Loose cabinet trim piece was observed around the microwave oven. With trim piece installed, the microwave over door hits the trim piece that will cause trim piece to move eventually leading to damage to trim piece and/or microwave oven door. Adjustment of shelf tracks, microwave oven and/or trim piece is necessary for proper repair. Recommend contacting a qualified appliance and/or cabinet contractor for repairs as necessary prior to close to prevent damage to microwave oven door and/or trim piece.</b></p>
<b>Bathrooms</b>		
Page 62 Item: 1	Doors/Windows Condition	<p>• <b>Repairs Needed. The bathroom entry door for upper level hallway bathroom does not latch shut. Simple adjustment of latch plate on door frame will correct this condition. Recommend contacting a qualified building contractor for repairs as necessary prior to close for privacy.</b></p>
Page 63 Item: 9	Plumbing	<p>• <b>Repairs Needed. The tub faucet moves significantly when pulling knob for shower position. This condition is caused by poor workmanship from improper securing pipe in wall. This condition could lead to damage to faucet and/or piping in wall. Recommend contacting a qualified plumbing contractor to secure piping in wall as necessary prior to close to prevent damage to faucet and/or pipe in wall.</b></p>

Page 64 Item: 13	Tub/Shower Enclosure	<ul style="list-style-type: none"> <li>• <b>Repairs Needed.</b> The shower door in upper level bedroom bathroom will not close completely. The door should be adjusted to close or replaced to prevent leaking outside shower door and damage to door. Recommend having shower door repaired as necessary by qualified handyman or repair contractor prior to close to prevent water leakage outside of shower stall and damage to door.</li> </ul>
<b>Living Rooms &amp; Hallways</b>		
Page 67 Item: 1	Doors/Windows Condition	<ul style="list-style-type: none"> <li>• <b>Defective.</b> One casement window in living room is stuck at top side preventing window from opening. This condition is caused by sagging roof structure of bay window. Bay window roof would have to be lifted and secured in place to allow clearance enough for window to open. This condition could lead to damage to window glass from weight of roof on window frame. Recommend contacting a qualified window or building contractor for repairs or replacement of bay casement windows as necessary prior to close for proper operation of windows.</li> </ul>
Page 68 Item: 5	Stairways & Railings Conditions	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> Several loose step planks were noted at lower stairs. This condition does not affect safe use of stairs. If client is concerned, have a qualified stair contractor secure loose step planks on stairs as necessary prior to close.</li> </ul>
<b>Fireplaces &amp; Flues</b>		
Page 69 Item: 1	Fireplace Conditions	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> See following sections for details.</li> </ul>
Page 69 Item: 2	Hearth Conditions	<ul style="list-style-type: none"> <li>• <b>Repairs Needed.</b> Several damaged bricks and open cracks were observed at rear wall in fireplace hearth at lower level fireplace. This condition is fire safety concern. Recommend contacting a qualified fireplace contractor to review fireplace for repairs as necessary prior to close for safe use of fireplace.</li> </ul>
Page 69 Item: 4	Flue Conditions	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> Several significant safety issues was noted to the fireplaces in this home. A chimney specialist has reviewed all fireplaces. Refer to the chimney specialist for details.</li> </ul>
Page 70 Item: 6	Damper	<ul style="list-style-type: none"> <li>• <b>Defective.</b> Damper is rusted away with wide open hole at lower level fireplace This condition is a energy waster as heat loss will vent through chimney when fireplace is not in use. Replacement of damper is recommended for energy savings. Recommend contacting a qualified fireplace contractor to install damper as necessary prior to close for energy savings.</li> </ul>
Page 70 Item: 7	Comments	<ul style="list-style-type: none"> <li>• <b>Recommendations.</b> Client should be aware that this chimney review was a Level 1 type of inspection limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection. If further review is desired, client is advised to consult with a qualified chimney sweep or fireplace technician for a more thorough Level 2 inspection using video camera to review the interior chimney liners for his/her recommendations and repairs prior to close.</li> </ul>

# Inspection Conditions

## 1. Main Entry Faces

Materials: Northwest

## 2. Structure Type

Home Type: Single Family Home • Split Level Style

## 3. Estimated Age

Materials: Home is over 50+ years old

Observations:

• **Recommendations. Due to the age of this home, the probability of the presence of lead based paint is possible. However due to the amount of renovations done in this home, exposed lead based paint is unlikely but may still be present under top coat of paint. In addition, any other areas that have not been renovated (i.e.: unfinished basements, garages, etc.) may have exposed lead based paint. Lead based paint dust can be hazardous if ingested or absorbed through openings in the body (i.e.: eyes, mouth, cuts). Lead paint dust is mainly a concern for infants and toddlers from putting hands in mouth ingesting the dust on their hands. However, it should be noted that lead paint is not a hazard unless in a deteriorated condition (i.e.: peeling, chalking). If client has any questions regarding lead paint, he/she can call our office to speak to an inspector or contact a qualified lead paint abatement contractor for review and recommendations prior to close.**

## 4. Area Type

Materials: Suburban • Medium Density

## 5. Street Type

Materials: Paved road • Through street

## 6. Temperature

Materials: Raining

Observations:

• Temperature at time of inspection was 37 degrees Fahrenheit.

## 7. Occupancy

Occupancy: Vacant. Buyers are advised, with regard to vacant houses, to have all systems operational for careful review during the pre-closing walk-through. Systems, particularly plumbing and heating systems have been known to fail through lack of use.

## 8. Attendance

In Attendance: Clients present • Selling (Buyer"s) Agent present

## 9. Starting/Ending Time

Materials: 9:00 am • 12:30 pm

## 10. General Comments

Observations:

• No comments.



## Grounds

### 1. Grading/Slope

Observations:

• **Defective.** Settled areas were noted next to the foundation at several different locations around the homes foundation. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. This condition will cause water to drain in this area leading to moisture seepage through foundation wall. Recommend contacting a qualified landscape contractor to backfill all low lying areas to create the proper slope away from the house to allow for effective drainage.



Grounds are settled significantly at front side of home

### 2. Grade Clearance Condition

Observations:

• Functional. The grade clearance at walls is clear and adequate.

### 3. Vegetation Observations

Observations:

• Functional. No vegetations concerns were noted at time of inspection.

### 4. Downspouts Conditions

Materials: Metal downspouts • Downspouts drain to grounds around home

Observations:

• **Repairs Needed.** Some or all of the downspouts drain close to or directly next to the homes and the garage foundation walls. If not corrected, this will allow water to drain towards foundation possibly causing consequential moisture damage. If basement is present, this will allow moisture to seep into basement walls. Suggest having qualified gutter contractor add extension pipes to downspouts where needed prior to close for proper roof water drainage away from homes and garage foundation walls.



Water is draining next to foundation blocks



Downspout is draining next to foundation walls



Minor erosion damage was noted on foundation wall from improper downspout drainage

#### 5. Electric Fixtures Condition

Observations:

- N/A.

#### 6. Fence Condition

Materials: Wood split rail and steel wire fence

Observations:

- **Hazardous. Extensive damage was observed to fence around pool in yard. This condition can be a safety concern for young children in the neighborhood as children can wander into yard and drown in pool. Recommend contacting a qualified fence contractor to replace fence around pool with gates approved by township as necessary prior to close for safety.**



Extensive damage noted to fence around pool



Fence around pool is collapsed

### 7. Retaining Walls Conditions

Materials: N/A.  
Observations:  
• N/A.

### 8. Sprinkler Systems

Observations:  
• N/A.

### 9. Driveway Condition

Materials: Asphalt driveway  
Observations:

• **Repairs Needed. Two large puddles of water were observed at front of garage vehicle door. These two puddles will be slippery in winter freezing conditions. It appears water is draining towards the garage. An asphalt hump has been installed at front of garage floor to prevent water from draining into garage. This hump can make entry into the garage difficult and can prevent high vehicle (SUV, truck, etc.) from entering garage. A drain should be installed in front of garage to prevent water from collecting in front of garage. Recommend removal of the asphalt hump and have underground drain installed at front of garage by qualified asphalt driveway contractor as necessary prior to close for easy access into garage and to prevent water from draining into garage.**



Water collects in front of garage vehicle door with hump of asphalt installed to prevent water leakage into the garage

Water collects in front of garage vehicle door with hump of asphalt installed to prevent water leakage into the garage

#### 10. Walkways Conditions

Materials: Bricks and concrete

Observations:

- Functional. Walkways are in serviceable condition.

#### 11. Site Comments

Observations:

- Functional. Storage shed is installed at rear yard. Shed was reviewed and found to be in serviceable condition.

**• Recommendations. An underground pool is installed in the rear yard of this home. Pool has not been used for several years and in poor shape. As stated in the inspection agreement, inspection of pools is not within the scope of this type of inspection. If client is concerned, recommend contacting a qualified pool contractor to review pool condition and equipment operation for his/her recommendations prior to close.**

**• Recommendations. A detached gazebo is installed on the property of this home. Structure was reviewed and some minor rodent damage was observed inside gazebo under roof. This damage does not affect structure at this time. If client is concerned, recommend having gazebo reviewed by qualified building contractor for his/her recommendations prior to close.**



Detached gazebo in yard is in serviceable condition



Rodent damage noted to gazebo structure under roof



Underground pool is in poor condition



Shed installed in yard is in general good condition

# Porch/Patio/Decks

## 1. Porch Condition

Materials: Brick masonry porches

Observations:

• **Repairs Needed.** The concrete stucco covering over the blocks on the side of the front and side porches are swollen, cracked, loose and/or missing. If not repaired, this condition will lead to damage to blocks on porch. Client should be aware that damage may be present to the cinderblocks behind the concrete stucco covering not visible until concrete stucco has been removed. Recommend having porch repaired as necessary by qualified mason prior to close to prevent further damage to porch.



Swollen concrete stucco indicating damage to blocks under stucco



Open cracks in mortar joints on concrete steps



Swollen concrete stucco noted on side of porch indicating damage

## 2. Patio & Enclosure Condition

Materials: N/A.

Materials: N/A.

Observations:

• N/A.

### 3. Decks Condition

Materials: Wood framed • Wood planks

Observations:

- Functional. Typical wear and tear was noted on deck. Deck is serviceable.

### 4. Patio/Deck/Porch Cover Condition

Materials: N/A.

Observations:

- N/A.

### 5. Stairs & Railings Condition

Materials: Metal railings • Metal handrails • Brick masonry steps

Observations:

- Functional. Stairs, handrails and railings are secure and in serviceable condition.

**• Hazardous. Built in seats are installed on deck. The seats can be a possible safety concern as children can climb seats like a ladder and fall to ground causing injury. Though not required for resale of home, client should consider either removal of seats or installing railings 36" high at back side of seats to prevent children from jumping off deck. Recommend removal of seats or installation of railings above seats 36" high with vertical guardrails spaced 4" apart as necessary for safety enhancement.**



Built in seats noted on deck



Built in seats installed on deck

### 6. Electric Fixtures Condition

Observations:

- Functional. Light fixtures and outlets were serviceable at time of inspection.

### 7. Porch/Patio/Deck Comments

Observations:

- Comments. We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest treating all wood and monitoring drainage around concrete slabs to help prevent deterioration. Wooden porches, balconies, decks, and railing are subject to deterioration due to their design, construction, and exposure to the elements. Deterioration is common at intersecting joints; end cuts, and nail holes where water collects, especially at the tops of beams hidden under intersecting slats or plywood.

## Exterior Siding & Trim

### 1. Exterior Siding Condition

Materials: Brick masonry veneer siding • Vinyl siding

Observations:

• **Repairs Needed. Several open holes in vinyl siding were observed at rear side of home most likely from removed deck cover. This condition will lead to water seepage and damage to sheathing behind siding. Recommend contacting a qualified siding contractor to repair or replace siding as necessary prior to close to prevent further damage to siding or home.**



Open holes were noted in vinyl siding from removed deck awning cover



Open holes were noted in vinyl siding from removed deck awning cover

### 2. Exterior Trim Conditions

Materials: Metal/Vinyl trim

Observations:

• Functional. Trim around home is serviceable at this time. Periodic review and maintenance is recommended to prevent future damage to trim or home.

### 3. Soffits & Fascia Boards

Observations:

• Functional. Soffits were found to be in serviceable condition at time of inspection but vents are not installed in these soffits typical of a home of this age.

### 4. Doors

Observations:

• Functional. Doors were functional and in satisfactory condition at time of inspection.

• **Repairs Needed. Wide open gap was noted at rear entry door in closed position. This open gap will create drafty conditions at door. Installing weather stripping at this area may help with stopping drafts through gap. Recommend contacting a qualified door or handyman contractor to install weather stripping around door as necessary prior to close to prevent drafty conditions through door and energy cost savings.**





Open gaps at side of rear entry door

#### 5. Windows Condition

Observations:

- Functional. Windows for their age and type are in serviceable condition at time of inspection.

#### 6. Hosebib(s) Condition

Location: Front and rear sides of home

Observations:

- Functional. Hose bibs were checked and found to be in serviceable condition at time of inspection.

#### 7. Window Wells/Covers Conditions

Materials: N/A

Observations:

- N/A.

#### 8. Electric Fixtures Condition

Observations:

- Functional. Light fixtures and electric receptacles were serviceable at time of inspection.

#### 9. Exhaust Vents Condition

Observations:

- Functional. All exhaust vent hoods were reviewed and found to be in serviceable condition.

#### 10. Exposed Foundation Walls Condition

Materials: Cinderblock foundation walls

Observations:

- Functional. Foundation walls were found to be in serviceable condition at time of inspection; no damage or deterioration was observed above ground.

#### 11. Exterior Comments

Observations:

- Comments. Our exterior evaluation is visual only. Our review does not take into consideration normal wear, cosmetic issues, or code or manufactures specifications. We recommend that all vegetation around the perimeter of the property be trimmed to provide a minimum six to twelve inches clear space between the vegetation and the siding.

# Roofs, Flashing & Chimneys

Our evaluation of the roof is to determine if portions are missing and /or deteriorating. Portions of roof sheathing and decking are hidden from visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. Damage can occur and/or missing shingles appear at any time. Clients are advised to monitor the conditions of roofing materials, especially after storms, so that when damage occurs, maintenance efforts can be made to prevent further damage to roof surfaces or storm water entry into the interior of the structure. If such a review is desired. Client should contact a licensed roofing contractor. This inspection of the roof is not a 'code compliance' inspection, nor is 'manufactures specification' for installation/repairs a part of this inspection. Code compliance/manufactures specifications or any product/component/item should be verified through the local building authorities, the company who manufactures the product or item, or with seller prior to closing.

Client should be aware that this chimney review was a Level 1 type of inspection limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection. If further review is desired, client is advised to consult with a qualified chimney sweep or fireplace technician for a more thorough Level 2 inspection using video camera to review the interior chimney liners for his/her recommendations and repairs prior to close.

## 1. Roof Age & Design Comments

Materials: Two layers of roof shingles are installed

Materials: Gable

Observations:

• **Recommendations. This roofing materials appear to be between 20 - 25 years old. These types of roofing materials normally last between 20 - 25 years; not much future life should be anticipated. Budget for replacement in the near future.**

• **Recommendations. For your information, two or more layers of roofing shingles are installed on this home. Client should be aware that removal of all layers of roof materials will be required before a new layer could be installed adding to the cost of replacement of roof. If client is concerned, recommend contacting a qualified roofer for his/her recommendations prior to close.**

## 2. Roof Condition

Materials: Walked the roof

Materials: Asphalt composition shingles

Observations:

• **Repairs Needed. Roof shingles are weathered and beginning to curl up on edges indicating shingles are at the end of its useful life. Some worn and defective batches of shingles were observed on rear roof. Several roof cement repairs were observed at crickets behind chimneys and along one valley on roof. Repairs of this nature generally indicates previous leakage conditions in these areas from poor or improper installation. Roof cement repairs are considered temporary needing periodic repairs. Evidence of leakage was observed by wet sheathing in attic at front side of fireplace chimney. Recommend contacting the present homeowners for information regarding the need for repairs and a qualified roofer to review patched area of roof for his/her recommendations and repairs as necessary prior to close to prevent further leakage and damage to home. Client should be aware that, due to conditions and age of roof, replacement will most likely be necessary within the next five years.**



Roof cement repairs noted



Roof cement repairs noted in one valley



Roof cement repairs noted at cricket above the heating system chimney



Some worn damaged batches of shingles on rear roof



Heavily weathered curling shingles noted on rear roof of garage



Active leak noted in roof by wet wood and dripping water

### 3. Flashing

#### Observations:

- **Defective. Cracks/openings were noted at the plumbing vent pipes collars leaving wide open holes for leakage. It is always recommended to replace all vent collars when one is replaced as all collars are at the end of their serviceable life. This condition is a water leakage concern. Recommend contacting a qualified roofer or siding contractor to replace plumbing vent collars as necessary prior to close to prevent moisture damage to home.**
- **Repairs Needed. Evidence of leakage was observed in attic by moisture stains and wet plywood sheathing. Inspector is not able to determine if leakage is coming from chimney flashing and/or chimney structure. Recommend contacting a qualified roofer and/or chimney contractor for repairs as necessary prior to close to prevent further moisture leakage and damage to home.**



Cracked neoprene collar noted around plumbing vent pipe

### 4. Chimney

#### Observations:

- Brick masonry chimneys
- Functional. Chimneys were found to be in serviceable condition. Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose, or missing mortar, adequacy of installation, draft, or smoke tests. Chimney was viewed from the roof and ground only. This was a "limited inspection". If further review is desired, client is advised to consult with a qualified licensed contractor prior to the close of the property. We recommend regular cleaning of the chimney flue to ensure safe and efficient operation.
- **Repairs Needed. Both chimneys have been painted completely on the exterior sides. Painting masonry materials is not recommended as it prevents bricks from drying out leading to damage to bricks. Several cracked, damaged and spalled bricks were noted on chimney. Client should be aware that once the outside surface of brick is gone, the brick will erode away at an accelerated rate leading to water leakage into chimney and home. Due to conditions observed on fireplace chimneys, rebuilding of chimney may be necessary for proper repair. Recommend contacting a qualified chimney contractor to repair damaged chimneys as necessary prior to close to prevent further damage to chimney and water leakage into home.**



Spalling damage noted to mainy bricks on fireplace chimney



Closer look at brick damage on fireplace chimney

5. Skylights\Solar Room Condition

Observations:

- N/A.

6. Chimney Caps and/or Spark Arrestor Condition

Observations:

- Functional. Chimney caps are installed and caps are serviceable at time of inspection.

7. Gutters

Observations:

- Metal overhanging gutters

**• Defective. Leakage at seams of gutters were observed at several different locations around the home. This condition will cause water to drain next to the homes foundation. Recommend contacting a qualified gutter contractor to seal gutters where leaking prior to close for proper water drainage away from homes foundation walls.**

**• Repairs Needed. Gutters are filled with debris. This condition will allow gutters to overflow and cause water to drain next to the homes foundation. Recommend having gutters cleaned as necessary periodically by gutter cleaning contractor for proper roof water drainage away from homes foundation.**



Gutters are overflowing from heavy leaf buildup in gutters



Gutters are full of leaves



Gutters are leaking at seams



Gutters are full of leaves and overflowing

## 8. Roof/Chimney Comments

### Observations:

• Comments. Our evaluation of the roof is to determine if portions are missing and /or deteriorating. Portions of roof sheathing and decking are hidden from visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. Damage can occur and/or missing shingles appear at any time. Clients are advised to monitor the conditions of roofing materials, especially after storms, so that when damage occurs, maintenance efforts can be made to prevent further damage to roof surfaces or storm water entry into the interior of the structure. If such a review is desired. Client should contact a licensed roofing contractor. This inspection of the roof is not a 'code compliance' inspection, nor is 'manufactures specification' for installation/repairs a part of this inspection. Code compliance/manufactures specifications or any product/component/item should be verified through the local building authorities, the company who manufactures the product or item, or with seller prior to closing.

# Garage

## 1. Garage Type

Materials: 2 car • Attached garage

## 2. Garage Exterior Walls & Siding Condition

Materials: Wood framed garage • Vinyl siding

Observations:

- Functional. Garage structure and siding is in serviceable condition.

## 3. Roof Condition

Materials: Walked the roof

Materials: Asphalt composition shingles

Observations:

- **Recommendations. Roof appears to have been installed at same time as home; see house roof section for details.**

## 4. Gutters & Downspouts Condition

Observations:

- **Recommendations. Gutters are connected with the house gutters. See house gutters section for details.**

## 5. Interior Walls/Ceiling

Observations:

- Functional. Walls/ceilings were found to be in serviceable condition.

## 6. Stairs

Observations:

- Functional. Stairs are serviceable.

• **Hazardous. Bricks have been installed on the garage floor around the perimeter of the stairwell. It appears bricks have been installed as either a way to prevent water from draining down stairs or as a method to prevent people from falling into stairwell. However, this brick installation creates significant tripping hazard. Removal of bricks is recommended for safety. Recommend contacting a qualified building or handyman contractor to remove layer of bricks around perimeter of stairwell as necessary prior to close for safety.**



Bricks are installed around perimeter of stairwell in garage

## 7. Handrails & Guardrails

Observations:

**• Hazardous. The handrail at stairwell in garage is missing. This conditions are possible tripping safety concerns. Recommend contacting a qualified building or railing contractor to install handrail as necessary prior to close for safety.**



Missing handrail at stairwell in garage

## 8. Floor Condition

Materials: Unfinished concrete floor

Observations:

**• Recommendations. Patching repairs noted to the front half of the garage floor. It appears damage to floor in this area has been covered over with cement to cover the damage. Inspector is not able to determine the quality of this repair. If client is concerned, recommend contacting the present homeowners for information regarding the need for repair in this area or contact a qualified mason contractor to review patched section of garage floor for his/her recommendations prior to close.**



9. Fire Walls

Observations:

• **Hazardous. Wide opening was observed on the garage ceiling for access to attic. Since sheetrock is not installed at house framing in attic, this ceiling serves as a firewall. In addition, another wide open hole was observed on ceiling in garage. These open holes are fire safety concerns. Recommend installing sheetrock at access opening to attic space in garage and open hole in firewall ceiling by qualified building contractor prior to close for fire safety of home.**



Open hole noted at access to garage attic space



Open hole noted on firewall in garage



Open hole noted in garage firewall ceiling

#### 10. Fire Door

Observations:

- Hollow core door covered with sheet metal covering
- Functional. Fire door is serviceable.

**• Recommendations. The fire door is not equipped with auto-closure hinges to close door automatically when released. Though not required, client should consider installing a device to close door automatically for safety enhancement. If client is concerned, it is recommended to contact a qualified building contractor to install self-closer device as necessary prior to close for safety enhancement.**



Fire door does not close automatically when released

#### 11. Wiring/Fixtures/Receptacles Condition

Observations:

- Functional. Light fixtures and outlets were serviceable at time of inspection.

**• Hazardous. Ground Fault Circuit Interrupter (GFCI) protected outlets are not installed in the garage typical of a home of this age. Depending on township regulations, the installation of GFCI receptacles may or may not be required for resale of home. If GFCI receptacles are not required for resale of home, client should consider the installation of GFCI protected receptacles for safety. If client wishes to have GFCI receptacles installed, it is recommended to contact a qualified electrician for installation of GFCI receptacles in garage as necessary prior to close for safety.**

#### 12. Vehicle Doors Condition

Materials: One 16' steel sectional roll-up door vehicle door

Observations:

- Functional. Vehicle door was found to be in serviceable condition; no damage or deficiencies were noted.

#### 13. Vehicle Door Hardware Condition

Observations:

- Functional. The vehicle door hardware was found to be in serviceable condition; no damage or deficiencies were noted.

#### 14. Vehicle Door Opener Condition

Materials: Vehicle door opener installed

Observations:

- Functional. The garage vehicle door opener was operated and found to be serviceable at time of inspection. The garage door opener is equipped with a safety reverse device, which operated at time of inspection. The U.S. Product Safety Commission recommends that these devices be checked monthly to ensure proper operation and safety.

- **Repairs Needed. The push button for the door opener is hanging loosely on the wall. This condition can easily cause push button to fall from wall leading to damage to push button. Recommend contacting a qualified handyman to secure push button to wall as necessary prior to close to prevent damage to door opener push button.**



Plywood behind garage vehicle door push button is loose on wall



Plywood behind garage vehicle door push button is loose on wall

#### 15. Service Doors & Windows

Observations:

- **Defective. The bottom side of the service door is moisture damaged with the bottom side of the door missing. Door could be repaired but replacement of service door is recommended for quality repair. This condition will allow mice/vermin to enter storage area and garage. Recommend contacting a qualified building or door contractor to repair or replace door as necessary prior to close to prevent mice/vermin from entering garage.**

- **Repairs Needed. Peeling paint with missing window glass putty was noted on window in garage. Repairs are necessary to prevent further damage to window. Recommend contacting a qualified window or building contractor for repairs to window as necessary prior to close to prevent further damage to window.**



Peeling paint and missing putty noted on window glass



Peeling paint and missing putty noted on window glass



Bottom of service door is missing



Closer look at damage to bottom of service door

#### 16. Garage Comments

Observations:

- No comments.

# Attic

## 1. Access

Observations:

- Attic spaces are accessed at garage and bathroom closet.

- **Defective. The attic access door to attic space is missing leaving wide open gap. This condition will allow air from home to enter attic space that could lead to ice damming conditions in winter and mold conditions on roof sheathing. Recommend contacting a qualified handyman contractor to install attic access door as necessary prior to close to prevent ice damming and mold conditions in attic space.**



Missing door noted at attic access opening

## 2. Structure Condition

Materials: Ridge beams • Rafters • Collar ties • 1" Wood planks

Observations:

- Functional. Roof structure where accessible was found to be in serviceable condition.

## 3. Ventilation Condition

Materials: Hooded roof vents • Gable vents • Rotary turbine vents

Observations:

- Functional. Ventilation in attic was serviceable at time of inspection.

## 4. Attic Fans Conditions

Materials: N/A.

Observations:

- N/A.

## 5. Electrical

Observations:

- **Hazardous. Open junction box were observed in garage attic space leaving "live" wire splices exposed. In addition, one wire coming from this box has been cut and wire is live. This condition is an electrical short circuit safety concern. Recommend contacting a qualified electrician for repairs as needed prior to close for safety.**



Open junction box noted in garage attic space



Cut live wire noted hanging above garage ceiling from open junction box

## 6. Attic Plumbing

### Observations:

- Galvanized plumbing vent pipes
- Cast iron plumbing vent pipes
- Functional. Plumbing in attic where accessible is serviceable at time of inspection; deficiencies or damage was not observed in plumbing piping.

## 7. Insulation Condition

Materials: Paper/foil faced Fiberglass batts

Depth: Insulation is less than 3 inches.

### Observations:

**• Repairs Needed. The thickness of insulation in some areas of attic are between about 2" to 4" of thickness typical of a home of this age resulting in poor insulating capacity. In addition, some areas of missing insulation was noted on vertical walls. Inspection was limited to one small area behind front knee wall in bedroom area. Client should be aware that the same insulation installations should be expected at other knee walls in third floor bedroom. Expect higher energy loss and heating & cooling energy expense. Installing additional insulation is recommended for improved insulating of home and heating/cooling energy efficiency. Though not required for resale of home, it is recommended to contact a qualified insulation contractor to install insulation where missing and upgrade the thickness of insulation as needed for improved insulating of home and fuel energy savings.**



Missing insulation noted on vertical walls in attic



Old insulation in attic is batted down and thin



Old insulation in attic is batted down and thin

### 8. Chimney

Observations:

- Functional. Chimneys and/or flue pipes in attic space, where visible, were found to be serviceable at time of inspection.

### 9. Firewall Condition

Materials: N/A.

Observations:

- N/A.

### 10. Attic Comments

Observations:

- Comments. Attic not designed for heavy weight storage. Buyers are advised that the attic space of the home is not designed to carry the load of large amounts of stored material. Further, placement of personal property in this space will cause existing insulation to be compressed, lowering its insulation ability. We recommend that the attic space not be considered for storage purposes unless flooring is installed in such a manner as to not compress insulation or exceed weight carrying capacities of the structure.

## Basement/Crawlspace

### 1. Description Condition

Materials: Slab construction with crawlspace area

Observations:  
• No comment.

### 2. Access

Materials: Crawlspace is accessed at boiler closet room.

Observations:  
• Functional. Access entry is serviceable.

### 3. Stairs

Observations:  
• N/A.

### 4. Handrails & Guardrails

Observations:  
• N/A.

### 5. Doors/Windows/Vents Condition

Materials: Screened vents located in crawlspace

Observations:  
• Functional. Screened vents are serviceable.

### 6. Finished Walls/Ceilings

Materials: Crawlspace only

Observations:  
• N/A.

### 7. Slab/Soil Floors

Observations:  
• Concrete slab  
• Functional. Floor is serviceable.

### 8. Finished Floors

Observations:  
• N/A.

### 9. Heating/Cooling Condition

Materials: N/A.

Observations:  
• N/A.

### 10. Foundation Walls Condition

Materials: Cinderblock foundation walls

Observations:  
• Functional. Foundation walls were found to be in serviceable condition at time of inspection.

### 11. Weight Bearing Structures Condition

Materials: Cinderblock foundation walls • Wood beams • Wood support posts

Observations:  
• Functional. Weight bearing structures were found to be in serviceable condition.



12. First Floor Framing & Sub-Floor Condition

Materials: 2" X 10" Wood joists • 1" floor planks

Observations:

- Functional. Floor joists and sub-floor sheathing was found to be in serviceable condition.

13. Moisture Seepage Evidence

Observations:

- **Defective. Wet seepage conditions were observed on floor of crawlspace at several different locations. Two sump pits and pumps are installed in this crawlspace but this condition indicates the water drainage system is not adequate to control the water seepage up from floor. It is recommended to contact a qualified water drainage system contractor to review crawlspace water drainage system for improvements or upgrade to water drainage system as necessary prior to close to prevent further water leakage into crawlspace.**



Wet floor noted in crawlspace indicating water drainage system is inadequate for water control



Wet floor around sump pit indicates water drainage system is inadequate



Wet floor around sump pit indicates water drainage system is inadequate



Wet spots on floor next to fireplace indicates water control in crawlspace is inadequate



Moisture seepage up from floor noted near stairs in crawlspace

#### 14. Sump Pit/Pump

Observations:

- **Recommendations.** Two sump pits and two sump pumps are installed in the basement for control of water seepage into basement. Both pumps were tested and found to be operable at time of inspection. However, inspector cannot determine if pump(s) are adequate for the amount of water entering pit. Suggest monitoring pumps during rainy condition to be sure pump(s) is/are adequate for heavy rainy conditions. If client is concerned, it is recommended to contact a qualified water proofing contracto to review drainage system for his/her recommendations prior to close.
- **Defective.** The concrete floor in crawlspace was opened up and sump pumps installed in holes under floor. Client should be aware that this installation is not a professional drainage system and crawlspace most likely have problems with water seepage during heavy rainy conditions. Active wet floor at several different locations was observed in this crawlspace indicating this system is inadequate. t is recommended to contact a qualified water proofing specialist to review basement for installation of a professional water drainage system prior to close for adequate water control in crawlspace.



Wet floor in crawlspace indicates sump pits and pumps is inadequate in crawlspace



Wet floor in crawlspace indicates sump pits and pumps is inadequate in crawlspace

### 15. Insulation & Vapor Barrier

Observations:

- N/A.

### 16. Fixtures/Receptacles Condition

Materials: Light fixtures

Observations:

- **Hazardous. Open junction box with exposed wire splices was noted in basement. This condition is electrical short circuit and fire safety concern. All junction boxes must be covered for safety. Recommend repairs as necessary by qualified electrician prior to close for safety.**



Open junction box noted in crawlspace

### 17. Plumbing

Observations:

- **Recommendations. See plumbing drain pipes section for details.**

### 18. Crawlspace Conditions

Observations:

- **Recommendations. Refer to Moisture Seepage Evidence section for details.**

### 19. Basement/Crawlspace Comments

Observations:

- Comments. Water seepage and moisture penetration is a common problem in basements/crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our reviews of the basement and crawlspaces cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement.

# Heating System(s)

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Materials: The boiler is located in the laundry room.

Materials: One • Natural gas fired • Two zone • Circulating Hot Water Radiant Heating Boiler

Observations:

- Functional. The boiler was operated and found to be serviceable at time of inspection. This heating system is 27 years old and this type of heating system normally last between 50 - 60 years.

## 2. Heating System Manufacturer

Materials: Weil McLain

## 3. Fuel Valves

Observations:

- Functional. Gas shut off valves are installed and functional.

## 4. BTU Input/Output Ratings

Observations:

- Input Rating - 140,000 BTU's
- Output Rating - Unknown

## 5. Heat Exchanger

Observations:

- Functional. Heat exchanger, where visible, was found to be in serviceable condition.

## 6. TPR Valve & Pipe Conditions

Observations:

- **Hazardous. Missing Temperature Pressure Relief (TPR) valve extension pipe was noted on this boiler as required for safety. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve extension pipe must terminate from 2 to 6" above the floor for safety. Recommend having qualified plumber install extension pipe to terminate from 2" to 6" of floor prior to close for safety.**



Missing TPR extension pipe noted on boiler

#### 7. Heating Vent System Condition

Materials: Single wall metal pipes

Observations:

- Functional. The heating system vent pipes are in serviceable condition; no damage or deterioration was observed at this time.

#### 8. Thermostats

Observations:

- Functional. Thermostat was found to be serviceable at the time of inspection.

#### 9. Ducts/Radiators

Observations:

- Functional. Circulating hot water boiler was operated and circulation was observed on the hot water pipes to and from boiler. Radiators and/or baseboard heat convectors are used as the heating medium for this home. Due to time constraints, inspector does not confirm the operation of every radiator or heat convector in home. However, it should be noted that radiators can fail at any time from blocked air bleed valves and can become clogged over time limiting the heating capacity of the radiator. Sometimes depending on the location of the radiator in relation to the boiler, it may take a long time to confirm operation of radiator not available at time of inspection. If client is concerned about the operation of every radiator in home, it is recommended to review radiators operation with seller for repairs or replacement of radiator or heat convector as needed prior to close.

#### 10. Humidifier Condition

Observations:

- N/A.

#### 11. Air Filters

Location: N/A.

Observations:

- N/A.

## 12. Heating System Comments

### Observations:

- Comments. The inspection of the heating system is not a 'Code Compliance' inspection nor is 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code Compliance and Manufactures Specification on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.

# Cooling System

## 1. Compressor Condition

Materials: Goodman

Materials: The model number and the RLA (Running Load Amps) of the air conditioning compressor is 14.8 amps indicating the cooling capacity of this unit is approximately 3-ton.

Observations:

- Functional. The air conditioning compressor is in general good condition.

## 2. Type & Age Comments

Materials: Electric central air conditioning unit

Materials: The air conditioning compressor is new. This type of unit normally last between 10 - 15 years.

Observations:

- No comments regarding type or age of air conditioner.

## 3. Cooling System Condition

Observations:

• **Repairs Needed. Wide open hole was noted at the refrigerant line for air handler in attic. These conditions will lead to inefficient cooling and will also cause the refrigerant lines to sweat and drip onto floor under the air handler leading to moisture dripping in pan. Evidence of past dripping condition was noted by rust in pan below refrigerant line. Simply blocking open hole with plumbers putty will correct this condition. Recommend having air conditioning contractor or handyman block open hole as necessary for efficient cooling and condensate dripping in pan.**

• **Repairs Needed. The insulation on the refrigerant lines at the air handler area is deteriorated or missing leaving refrigerant line bare. This condition will cause the refrigerant line to sweat and drip onto floor under air handler leading to moisture damage to floor. Recommend having insulation installed properly on refrigerant line as necessary prior to close to prevent moisture damage to floor under air handler.**



Loose and missing insulation noted on refrigerant line in attic



Wide open hole noted at evaporator coil area

#### 4. Cooling System Operation

##### Observations:

• **Recommendations.** Air conditioner could not be checked for operation due to low outside temperature. The outside temperature was 37 degrees Fahrenheit at the time of the inspection. Air conditioner manufacturers do not recommend operating units when temperature is below 60 degrees as it could damage some internal components of the air conditioner. Suggest having air conditioners checked for operation by qualified air conditioning contractor when the weather is warmer. If weather is not warm enough for testing before closing, arrangements may be made to have money put in escrow until units are checked for operation. Contact your lawyer or real estate agent for their recommendations prior to close.

#### 5. Thermostats

##### Observations:

• **Recommendations.** Thermostat could not be tested due to low outside temperatures preventing running air conditioning compressor. Thermostat for air conditioner appears to run in heat or cool position. It is recommended to have thermostat tested when outside temperature is warm enough to test air conditioning system for any repairs if necessary prior to close.

#### 6. Ducts Condition

##### Observations:

• **Defective.** Improper installation of return air duct register. Two large holes are present below flange of return air duct and ceiling register grill. These wide open holes will allow the hot attic air to be sucked into the return duct of air conditioner greatly affect the cooling of home and air circulation throughout home. In addition, during the heating season, the heating air in home will vent into attic space making heating of home very inefficient and wasteful. Both open holes will need to be blocked off to isolate return air flow into air handler. Recommend contacting a qualified HVAC contractor for repairs as necessary prior to close for adequate air flow and efficient cooling of home.



Wide open gaps noted at return duct flange and ceiling register



Another angle showing wide open holes between return duct flange and ceiling





Another angle showing wide open holes between return duct flange and ceiling

## 7. Filters

Location: Missing filter noted

Observations:

• **Defective. Missing filter was noted in forced air system located in attic for second floor air conditioning system. A filter is necessary to keep evaporator coil of air conditioning system clean of dust debris. A missing filter will lead to clogged evaporator coil and restriction of air flow through coil. It will also lead to mold growth on evaporator coil and unhealthy air circulation throughout home. Inspector is not able to determine how long filter was missing and also not able to inspect evaporator coil for condition due to inaccessibility. Recommend contacting a qualified HVAC contractor to review condition of evaporator coil for cleaning as necessary for healthy air circulation throughout home. It is also recommended to have filter installed by qualified HVAC contractor to keep forced air system clean and healthy air circulation throughout home.**



Missing filter noted at air handler in attic

## 8. Cooling System Comments

Observations:

• No comment.

# Electrical Service

## 1. Main Service Conditions

Materials: Overhead Service Entry

Observations:

• **Repairs Needed.** The main service lines from telephone pole to home are rubbing the tree branches. This condition will cause damage to overhead service lines leading to electrical disruption to home. Recommend contacting the local electric utility company to review main service lines for damage and replacement, if necessary, and cover main service lines with plastic cover where wires are rubbing the tree trunk as necessary prior to close to prevent damage to service lines and electrical disruption to home.



Main service lines are rubbing the tree branches

## 2. Ampere/ Volt Condition

Materials: 200 amperes, 120/240 volt supply

Observations:

• Functional. Ampere and volt supply to home is adequate for this home.

## 3. Main/Sub Panel Conditions

Location: The main service panel is located in lower level family room.

Location: N/A.

Observations:

• Functional. Main service panel and cover is in serviceable condition.

## 4. Manufacturer Safety Concerns

Materials: Square D

Observations:

• Functional. Service panel is in serviceable condition. No safety issues are related to this panel manufacturer.

## 5. Breakers/Fuses Condition

Materials: Breakers are used as the over-current devices for the main service panel.

Observations:

• Functional. Breakers are properly wired and appear to be in serviceable condition.

#### 6. Service/Branch Wires Conditions

Materials: Main service lines are aluminum non-metallic sheathed (Romex) cables. • Service Branch wires are copper non-metallic sheathed (Romex) cables.

Observations:

- Functional. Service branch wires are in serviceable condition.

#### 7. Smoke Detectors

Observations:

• **Recommendations. Smoke detectors are not checked since the local fire department is responsible for checking the detector operation and location prior to close. In addition, a New Jersey state law requires the installation of carbon monoxide detectors within 10' of any bedroom and fire extinguisher to be installed in kitchens for safety enhancement. These installations of all smoke/CO detectors and fire extinguishers will be verified by the local fire officials when they check for smoke detectors for issuance of the smoke detector certificate. For your information, smoke detectors should be replaced every 10 years and carbon monoxide detectors should be replaced every 5 years. Batteries for these units should be replaced annually.**

#### 8. Electrical Comments

Observations:

- No comments.

# Plumbing

## 1. Main Water Source Conditions

Materials: Water source is provided by on-site private well.

Observations:

- Functional. Water supply to home is serviceable.

**• Recommendations. Property has private water supply supplied by an on-site well pump. Due to the inaccessible nature of this system only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection. If a detailed review of this system or water quality testing is desired, a qualified well contractor should be consulted for their recommendations prior to closing.**

**• Recommendations. An above ground well pump is installed in this home. This type of pump indicates the well water is less than 35' deep. The well water of this depth is vulnerable to ground water bacteria contamination. Testing the water is not within the scope of this inspection. It is recommended to contact a qualified well water testing lab to sample the water for the presence of water contamination for health safety.**



An above ground well pump is installed in the crawlspace

## 2. Water Conditioning System Condition

Observations:

- N/A.

## 3. Water Supply Pipes Condition

Materials: Copper

Observations:

- Functional. Water supply pipes are serviceable.

#### 4. Shut-Off Valve Conditions

Materials: Located in crawlspace.

Observations:

- Functional. Main shut-off valves appears to be serviceable. Shut-off valves are not operated. Main shut-off valves are operated infrequently; it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. FOR THIS REASON, MAIN SHUT-OFF VALVES ARE NOT TESTED DURING A HOME INSPECTION. We suggest caution when operating shut-off valves that have not been turned for a long period of time. We recommend periodic operation of these valves to ensure free movement in case of emergency. Supply pipes shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

#### 5. Waster Drainage System Conditions

Materials: Home drains to public sewer system.

Observations:

- Functional. Waste drainage system appears to be serviceable.

#### 6. Waste Drain Pipes Conditions

Materials: PVC/ABS piping • Galvanized piping

Observations:

- **Defective. Leakage was observed at several locations on galvanized drain pipes located in crawlspace behind lower level bathroom. In addition, the clean out cap located at the floor area is not installed properly with openings from corrosion of pipe. This condition is causing waste water to leak into crawlspace. Replacement of these drain pipes in this area is necessary for proper repairs. Due to location of pipe into concrete slab, replacement of this section of pipes can be very costly. It is recommended to contact a qualified plumber for repairs as necessary prior to close to prevent further waste water leakage into crawlspace.**

- **Recommendations. Galvanized drain lines are installed for some of the drain lines for waste drainage. For your information, galvanized lines clog over time on the inside from impurities in the water attaching to the walls of the lines. If drain lines show restriction by slow or no drainage, replacement of lines will most likely be needed. No evidence of restriction was noted during the home inspection. If concerned, it is recommended to contact a qualified plumber for review conditions of galvanized drain lines for his/her recommendations prior to close.**



Corroded patched and leaking waste drain pipe in crawlspace



Wet stains on pipes indicate active leakage



Corroded and leaking galvanized drain line at clean out cap

#### 7. Waste Drain Vents Condition

Observations:

- Functional. Waste drain vent pipes were found to be in serviceable condition at time of inspection; no damage or defects were noted with pipes.

#### 8. Clean-outs Conditions

Materials: Located in crawlspace

Observations:

- **Hazardous. One clean-out cap on waste drain pipe is loose and open in crawlspace with leakage in this area. This condition is a safety concern as waste water can back into basement during sewer backup and sewer gases can seep into crawlspace leading to possible explosive atmosphere. It is recommended to contact a qualified plumber to install clean-out cap securely in place as necessary prior to close to prevent waste water and sewer gases from backing into crawlspace.**

## 9. Fuel Supply Conditions

Materials: The natural gas meter is located at exterior of home.

Observations:

- Functional. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

## 10. Plumbing Comments

Observations:

- Comments. Main shut-off valves appears to be serviceable. Shut-off valves are not operated. Main shut-off valves are operated infrequently; it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. FOR THIS REASON, MAIN SHUT-OFF VALVES ARE NOT TESTED DURING A HOME INSPECTION. We suggest caution when operating shut-off valves that have not been turned for a long period of time. We recommend periodic operation of these valves to ensure free movement in case of emergency. Supply pipes shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

# Water Heater

## 1. Location

Materials: Located in laundry room.  
Materials: Water heater is fueled by natural gas.

## 2. Manufacturer

Materials: Bradford White  
Materials: Water heater has 40 gallon capacity.

## 3. Water Heater Condition

Materials: Water heater was manufactured 7 years ago. The typical life span of water heater is 8 - 12 years.

Observations:

- Functional. Water heater was found to be in serviceable condition.

## 4. Combustion Chamber Conditions

Observations:

- Functional. The combustion chamber appears to be in serviceable condition.

## 5. Exhaust Venting Conditions

Observations:

- Functional. Exhaust vent pipes are in serviceable condition.

## 6. TPR Valve & Pipe Conditions

Observations:

- Functional. A Temperature Pressure Relief Valve (TPR Valve) is installed on water heater as required for safety. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. The TPR valve and piping appears to be serviceable. These devices are not tested as they can leak after testing if valve is not periodically exercised.

## 7. Water Heater Comments

Observations:

- No comments.



# Laundry Room

## 1. Locations

Locations: Located in boiler room.

## 2. Doors/Windows Condition

Materials: Wood interior door

Materials: Vinyl • Double pane • Double hung windows

Observations:

- Functional. Doors and windows are in serviceable condition.

## 3. Wall/Ceilings Condition

Materials: Sheetrock walls/ceilings

Observations:

- Functional. Walls/ceilings were found to be in general good condition.

## 4. Floor Condition

Materials: Ceramic/marble tiles

Observations:

- Functional. Floor is serviceable.

## 5. Cabinets/Shelving

Observations:

- N/A.

## 6. Heating/Cooling Condition

Materials: N/A.

Observations:

- N/A.

## 7. Laundry Washer Fixtures

Observations:

- Recommendations. It is recommended to shut the water supply valves when not washing clothes as the hoses can leak with age causing consequential water damage to home. A plumber can install a quick action lever shut-off valve for both cold and hot water supplies for ease in shutting off hoses.

## 8. Laundry Dryer Condition

Materials: Natural gas

Observations:

- **Defective. Flexible duct hose is installed in wall where laundry dryer will be installed. However, inspector is not able to determine where dryer duct hose terminates. It appears the dryer use to terminate in the garage but wall was covered over with sheetrock. Client should be aware that flexible duct hose cannot be installed in wall cavities as this type of duct can easily be cut or torn and ribbed sections of hose will collect dust leading to possible fire. This condition will require installation of duct pipe from laundry room to exterior of home prior to use of laundry dryer. Recommend contacting a qualified handyman or plumbing contractor install laundry dryer exhaust duct pipe as necessary prior to use of laundry dryer for safe exhaust of laundry exhaust gases.**

### 9. Laundry Tub

Observations:

- Functional. Laundry tub faucet and drain was tested and found to be in serviceable condition at time of inspection.

### 10. Fixtures/Receptacles Condition

Materials: Light fixtures • 120 volt electric receptacles

Observations:

- Functional. Light fixtures and electric receptacles are serviceable at this time.

### 11. Laundry Room Comments

Observations:

- Comments. Shut-off valves are not tested. Shut-off valves under kitchen or bathroom sinks, laundry tubs, and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut-off valves be turned regularly to ensure free movement in case of emergency.

# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Doors/Windows Condition

Materials: Wood exterior door • Masonite interior doors  
Materials: Vinyl • Double pane windows • Double hung windows  
Observations:  
• Functional. Doors and windows are in serviceable condition.

## 2. Wall/Ceilings Condition

Materials: Sheetrock walls/ceilings.  
Observations:  
• Functional. Walls/ceilings are serviceable.

## 3. Floor Condition

Materials: Ceramic/marble tiles  
Observations:  
• Functional. Floor covering is serviceable at this time.

## 4. Heating/Cooling Condition

Materials: Forced air registers • Circulator hot water radiator and/or baseboard heat convactor  
Observations:  
• Functional. The heat and cooling sources were serviceable at time of inspection.

## 5. Cabinets

Observations:  
• Functional. Cabinets were functional and in satisfactory condition at time of inspection.

## 6. Countertops

Observations:  
• Granite/marble countetops  
• Functional. Countertops were found to be in serviceable condition.

## 7. Wiring/Fixtures/Receptacles Condition

Materials: Light fixtures • GFCI (Ground Fault Circuit Interrupter) outlets  
Observations:  
• Functional. Light fixtures and electric receptacles are serviceable at this time.  
  
• The GFCI (Ground Fault Circuit Interrupter) outlets in kitchen were tested and functioned properly. Client should be aware that these outlet should be tested periodically for reliable operation of tripping mechanisms of outlets.

## 8. Sinks

Observations:  
• Stainless steel - under mounted sink(s)  
• Functional. Sinks are serviceable at this time.

## 9. Disposal/Compactor Conditions

#### 10. Dishwasher

Observations:

• **Repairs Needed. Dishwasher installation is loose and not secured in place. This loose installation could damage dishwasher and/or plumbing lines. Recommend contacting a qualified handyman or building contractor to secure dishwasher to cabinet as necessary prior to close to prevent damage to dishwasher or plumbing pipes.**



Dishwasher is not secured in place

#### 11. Refrigerator Condition

Observations:

• Functional. Refrigerator was checked for operation and found to be operable at time of inspection. As with any appliance, no guarantees or warranties are given regarding this appliance as these types of units can fail at any time without warning. If concerned, refer to the manufacturers warranties for any future guarantees.

#### 12. Stovetop Condition

Observations:

• Gas stovetop burners

• Functional. Stovetop burners were tested and found to be operational at time of inspection.

#### 13. Oven & Range

Observations:

• Gas oven

• Functional. Oven was tested and found to be serviceable at time of inspection.

#### 14. Hood Vent & Light Fixture Condition

Materials: Stovetop exhaust fan recirculates stovetop cooking fumes

Observations:

• Functional. Exhaust fan and light fixtures were tested and found to be serviceable at time of inspection.

## 15. Plumbing

### Observations:

• **Repairs Needed. Non-approved ribbed drain pipe is installed under the kitchen sink indicating non-professional repairs. This type of drain pipe can cause chronic drainage problems and bad odors from debris build-up. All drain pipes must be smooth surfaced for reliable and odor free drainage. Recommend replacement of ribbed section of drain pipe as necessary by qualified plumber prior to close for reliable odor free drainage of sink.**



Improper ribbed drain pipe is installed under kitchen sink

## 16. Microwave Oven and/or Microhood Conditions

### Observations:

• Functional. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

• **Repairs Needed. Loose cabinet trim piece was observed around the microwave oven. With trim piece installed, the microwave oven door hits the trim piece that will cause trim piece to move eventually leading to damage to trim piece and/or microwave oven door. Adjustment of shelf tracks, microwave oven and/or trim piece is necessary for proper repair. Recommend contacting a qualified appliance and/or cabinet contractor for repairs as necessary prior to close to prevent damage to microwave oven door and/or trim piece.**



Trim piece around microwave oven is not installed properly Cabinet trim piece is installed unevenly and loose around microwave oven

### 17. Kitchen Comments

Observations:

- Comments. The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given.

## Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Doors/Windows Condition

Materials: Masonite doors

Materials: Vinyl • Double pane • Double hung windows

Observations:

• **Repairs Needed. The bathroom entry door for upper level hallway bathroom does not latch shut. Simple adjustment of latch plate on door frame will correct this condition. Recommend contacting a qualified building contractor for repairs as necessary prior to close for privacy.**



Upper level bathroom entry door does not latch shut

### 2. Wall/Ceilings Condition

Materials: Sheetrock walls/ceilings

Observations:

• Functional. Walls/ceilings are serviceable; no holes or damage was visible at time of inspection.

### 3. Floor Condition

Materials: Ceramic/marble tiles

Observations:

• Functional. Floors were found to be in serviceable condition at time of inspection.

### 4. Cabinets

Observations:

• Functional. Cabinets were found to be in serviceable condition at time of inspection.

### 5. Heating/Cooling Condition

Materials: Forced air registers • Circulator water radiators/heat convectors

Observations:

• Functional. The cooling and heat sources were serviceable at time of inspection.

## 6. Sinks

### Observations:

- Functional. Sinks were found to be in serviceable condition at time of inspection.

## 7. Fixtures/Receptacles Condition

Materials: Light fixtures • GFCI (Ground Fault Circuit Interrupter) outlets

### Observations:

- Functional. Light fixtures and electric receptacles are serviceable at this time. The GFCI (Ground Fault Circuit Interrupter) outlets in bathrooms were tested and functioned properly. Client should be aware that these outlet should be tested periodically for reliable operation of tripping mechanisms of outlets.

## 8. Ventilation

### Observations:

- Windows and exhaust fans
- Functional. The windows and bathroom exhaust fans were operated and are serviceable.

## 9. Plumbing

### Observations:

- **Repairs Needed. The tub faucet moves significantly when pulling knob for shower position. This condition is caused by poor workmanship from improper securing pipe in wall. This condition could lead to damage to faucet and/or piping in wall. Recommend contacting a qualified plumbing contractor to secure piping in wall as necessary prior to close to prevent damage to faucet and/or pipe in wall.**



Tub faucet moves significantly in wall at upper level hallway bathroom

## 10. Toilets/Bidets

### Observations:

- Functional. Toilets were operated and found to be serviceable at time of inspection.



### 11. Bathtubs & Shower Stalls Condition

Observations:

- Functional. Bathtubs and shower stalls are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at any time without warning. No guarantee, warranty or certification is given as to future leaks. Suggest all edges of tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced if required. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and sub flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

### 12. Tub/Shower Walls Condition

Materials: Ceramic/marble tiles surround walls

Observations:

- Functional. Tub and shower surround walls were found to be in serviceable condition. Client should be aware that tub and shower walls should be monitored and sealed periodically to prevent moisture seepage behind wall coverings. Suggest all edges of tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced if required. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and sub flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

### 13. Tub/Shower Enclosure

Observations:

- **Repairs Needed. The shower door in upper level bedroom bathroom will not close completely. The door should be adjusted to close or replaced to prevent leaking outside shower door and damage to door. Recommend having shower door repaired as necessary by qualified handyman or repair contractor prior to close to prevent water leakage outside of shower stall and damage to door.**



Shower door is improperly installed and loose at bedroom bathroom

### 14. Whirlpool Tub

Observations:

- N/A.

## 15. Bathroom Comments

### Observations:

- Comments. Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Doors/Windows Condition

Materials: Masonite doors

Materials: Vinyl • Double pane • Double hung windows

Observations:

- Functional. Doors and windows are in serviceable condition.

### 2. Wall/Ceilings Condition

Materials: Sheetrock walls/ceilings

Observations:

- Functional. Walls/ceilings are serviceable.

### 3. Floor Condition

Flooring Types: Hardwood floors

Observations:

- Functional. Floors are serviceable.

### 4. Fixtures/Receptacles Condition

Materials: Light fixtures • Outlets

Observations:

- Functional. Light fixtures and electric receptacles were tested and found to be in serviceable condition at time of inspection.

### 5. Heating/Cooling

Observations:

- Functional. The heating and cooling sources were in serviceable condition at time of inspection.

### 6. Bedroom Comments

Observations:

- No comments.

## Living Rooms & Hallways

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Doors/Windows Condition

Materials: Metal exterior doors • Wood exterior doors

Materials: Vinyl • Double pane windows • Double hung windows

Observations:

• **Defective. One casement window in living room is stuck at top side preventing window from opening. This condition is caused by sagging roof structure of bay window. Bay window roof would have to be lifted and secured in place to allow clearance enough for window to open. This condition could lead to damage to window glass from weight of roof on window frame. Recommend contacting a qualified window or building contractor for repairs or replacement of bay casement windows as necessary prior to close for proper operation of windows.**



Casement window is stuck at top side



Casement window is stuck at top side

### 2. Wall/Ceilings Condition

Materials: Sheetrock walls/ceilings

Observations:

• Functional. Wall/ceilings were found to be in generally good condition; no holes or damage was visible at time of inspection.

### 3. Floors Condition

Materials: Hardwood floors • Ceramic/slate/marble tiles

Observations:

• Functional. Floors are serviceable.

#### 4. Fixtures/Receptacles Condition

Materials: Light fixtures • 120 volt electric receptacles

Observations:

- Functional. Light fixtures and electric receptacles where accessible were tested and found to be in serviceable condition at time of inspection.

#### 5. Stairways & Railings Conditions

Observations:

- Functional. Stairs, handrails and railings were found to be in serviceable condition.

**• Recommendations. Several loose step planks were noted at lower stairs. This condition does not affect safe use of stairs. If client is concerned, have a qualified stair contractor secure loose step planks on stairs as necessary prior to close.**



Several loose step planks noted at stairs



Several loose step planks noted at stairs

#### 6. Heating/Cooling Conditions

Observations:

- Functional. The cooling and heating sources were found to be in serviceable condition at time of inspection.

#### 7. Wet Bar

Observations:

- N/A.

#### 8. Living Rooms & Hallways Comments

Observations:

- No comments.

# Fireplaces & Flues

## 1. Fireplace Conditions

Materials: Lower level • Main floor level • Living Room • Family Room

Materials: Masonry wood burning fireplaces

Observations:

- **Recommendations. See following sections for details.**

## 2. Hearth Conditions

Materials: Masonry Fireboxes

Observations:

- **Repairs Needed. Several damaged bricks and open cracks were observed at rear wall in fireplace hearth at lower level fireplace. This condition is fire safety concern. Recommend contacting a qualified fireplace contractor to review fireplace for repairs as necessary prior to close for safe use of fireplace.**



Back wall in fireplace is significantly damaged

## 3. Gas Log Condition

Observations:

- N/A.

## 4. Flue Conditions

Materials: Clay Terra Cotta Tiles

Observations:

- **Recommendations. Several significant safety issues was noted to the fireplaces in this home. A chimney specialist has reviewed all fireplaces. Refer to the chimney specialist for details.**

## 5. Hearth Extension

Materials: Brick masonry

Observations:

- Functional. Hearth extensions were found to be in good serviceable condition.

## 6. Damper

Materials: Metal hinged dampers

Observations:

• **Defective. Damper is rusted away with wide open hole at lower level fireplace. This condition is an energy waster as heat loss will vent through chimney when fireplace is not in use. Replacement of damper is recommended for energy savings. Recommend contacting a qualified fireplace contractor to install damper as necessary prior to close for energy savings.**



Damper is rusted out with wide open hole

## 7. Comments

Observations:

• **Recommendations. Client should be aware that this chimney review was a Level 1 type of inspection limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection. If further review is desired, client is advised to consult with a qualified chimney sweep or fireplace technician for a more thorough Level 2 inspection using video camera to review the interior chimney liners for his/her recommendations and repairs prior to close.**