



# 4 Seasons Home Inspection, LLC

150 Maple Avenue, #128, South Plainfield, NJ 07080  
[www.4SeasonsHI.com](http://www.4SeasonsHI.com) 1-877-547-7383

## Buyer

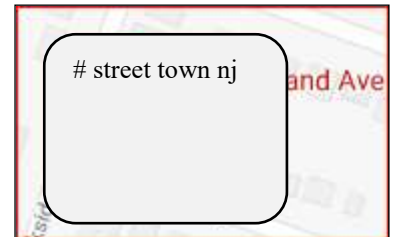
# street

Town nj xxxxx

Please carefully read the following inspection report in its entirety and the Scope of Inspection. The inspection was a visual inspection and performed accordingly to the New Jersey Standards of Practice 13:40-15.16 in readily accessible areas at time of inspection. Inspection behind walls, ceilings, flooring or other covered surfaces is excluded from a visual home inspection. That would involve destructive measures to see behind them. A copy was emailed to you if email is available and enclosed with your hard copies for your review if paper copy requested. The home inspection report and any other applicable reports (radon, wood-destroying insects) are emailed to you, your attorney or realtor if indicated by initialing appropriate areas on last page of Pre-inspection agreement. If a hard copy was ordered on the last page of your agreement, then and only then will a hard copy be mailed via USPS. Please read all addenda and supplementary attachments. Pursuant to 13:40-15.2 Definitions "Home inspection report," all items in report must not be ignored where recommendations made regarding the need to repair, replace or monitor a system or component or to obtain examination or evaluation and analysis by a qualified professional, tradesman or service technician. Please call us with any questions or concerns that you may have so that they may be promptly answered before your closing. If recommendations not acted upon or followed up with sellers before closing, it will be solely your responsibility for repairs and costs incurred by not following report recommendations.

## RECEIPT

Inspection Date: June 09, 2018 Saturday 10am- 1pm  
Client Name: buyer (buyer@gmail.com)  
Inspection Address: # street town nj  
Emails: lawyer@aol.com  
Inspected by: Linda Geczi home inspection lic. #24GI00061500



## BUILDING DATA

Approximate Age: ~1941 (77yrs.)  
Style: Single family, Cape  
Main Entrance Faces: S  
State of Occupancy: Occupied  
Weather Conditions: 75-80°F  
Ground cover: damp

Home Inspection:	\$---.00
Termite:	INCL.
Radon	\$---.00
<b>Total:</b>	<b>\$ ---.00</b>

Paid by: check # 360

Cc: Lawyer, Esq.  
Cc: Realtor

**OVERVIEW and Main Concerns (p.2-4)** and detailed report follow this page (5-50)

This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.

© 2010 4 Seasons Home Inspection, LLC

Recommend qualified state registered contractors or licensed professionals further evaluate, address material defects/deficiencies and/or make repairs and inspect inaccessible areas **before closing and contractual limitations** or obligations.<sup>1</sup> The items in the report are **“Recommendations”** and it is up to the buyer and seller to discuss these and is **not a mandate or a code inspection**. Responsibilities of repairs, negotiations, appraisals, obtaining all closed permits for work done to home, property survey/boarders, mortgages, costs of repairs/estimates, advise on purchase, etc. **are not** part of a home inspection and should be discussed with your **Attorney**. Refer to Standards of Practice 13:40-15.16 and Pre-Inspection Agreement 13:40.15.15. **READ entire REPORT and recommendations.\*\***

**OVERVIEW:** The home approximately 77 yrs. old and not well maintained. The home's systems were old or original to home (including but not limited to electrical, obsolete 6 glass fuse electrical panel, plumbing & fixtures, bathrooms, kitchen, windows & doors, siding, roof/leaking/past life, furnace & distribution, etc.). There was extensive visible termite tubes or damage in basement, several wide foundation cracks and sloped flooring and canted doorways. Recommend a structural carpenter, building contractor or qualified structural professional evaluate structure, sloped flooring and extent of termite and/or moisture damage. Wall, ceilings, coverings and adjacent areas must be removed as per the structural carpenter & building contractor to determine the extent of termite and foundation cracks or structure damage. The basement was finished and structure inaccessible except where ceiling was found removed. The home needs structural evaluations/repairs, systems & component upgrades, bathrooms/kitchen/plumbing & electrical upgrades for habitability and proper function. There was seepage or wet basement and mold-like substances that should be further evaluated by a mold or environmental contractor as well as asbestos-like floor tiles. The following are highlights of main concerns and entire report must be read for details.

1. **TERMITE & WDI /STRUCTURE DAMAGE/FOUNDATION CRACKS:** There was extensive termite tubes/damage visible in finished basement; limited view where some drop ceilings found missing or removed. There was damage visible on joists, rim joists, sub flooring and drop ceiling lathe. There were foundation cracks visible on exterior and partially visible in basement. There were sloped floors and canted doorways in the home. The basement was finished and structure inaccessible. Recommend a structural carpenter and foundation repair/building contractor evaluate extent of termite/structure damage, sloped flooring/canted doorways and foundation cracks and advise on all repairs. Walls, ceilings coverings must be removed as per the structural carpenter, building contractor/foundation repair contractor to determine the extent of termite & WDI damage as well as foundation cracks /structure damage before closing & contractual limitations. Recommend a licensed Pest Company treat for termite & wood destroying insects. See separate NPMA-33 Wood destroying insect report; termite, carpenter ant and carpenter bee evidence.
2. **ROOF/VENTILATION & INSULATION/GUTTERS:** There were active water stains in the home in kitchen or interior rooms. There was inadequate ventilation and insulation against the sheathing (concealed by insulation). Insulation should be on floor of attic, knee walls or living spaces to avoid condensate build up and moisture & heat damage. Recommend having insulation properly installed and removed off rafters; check sheathing or structure for damage. There was “Ghosting” or dark streaks on walls or ceilings in the home; related to inadequate ventilation & insulation in the home. Recommend an insulation & ventilation contractor evaluate insulation & ventilation in the home and attic and advise on proper mix of both. There was granular or aggregate loss, curling,

cupping, dark staining, broken/chipped shingles or edges, no visible drip edge flashings, wood siding damage on dormers (improperly cut and no visible step flashings), dark staining/streaks on shingles, moss build-up/clumps, brittle/sun dried, poor ventilation, active leaks/moisture or water stains in attic and interior rooms, cracking, etc. Roof was in poor condition, active leaks, old gutters/dirty/not draining, and poor ventilation. Hot humid attics or poorly ventilated attics will shorten life of roof and can damage sheathing and roof structures. Recommend a qualified roofer or building contractor evaluate roof for tear off/replacement, ventilation & insulation and gutters.

3. **ELECTRICAL & GLASS FUSE PANEL:** The home had original 6 glass fuse electrical panel; obsolete and should be replaced before moving into home. The service drop cable on exterior was frayed/cracks (safety hazard), older outlets, reversed polarity, open grounds, handyman wiring/installations/unsafe, loose electrical boxes/wires/cables/outlets, open junction boxes, white Romex indoor wiring used on exterior, missing covers (exterior junction box & devices), extension cords/improper wiring, outlet multipliers, scorched outlets/overloading, missing outlets in bathrooms, no GFCI outlets, 2 prong ungrounded outlets, etc. Home needs electrical upgrades throughout home, garage and exterior by a licensed electrician.
4. **PLUMBING/BATHROOMS/KITCHEN/HABITABILITY/FUNCTION:** The plumbing in home was original including bathrooms, kitchen and fixtures and poor condition. Fixtures were leaking in kitchen, bathroom (s) and laundry and or not working. The plumbing was original to home (1940's/ ~ 77 yrs. old) and mostly galvanized piping or drains visible. There was heavy corrosion and patched areas on the drains or galvanized piping with ozzing at corrosion or patched areas. Galvanized piping was used a long time ago and had approximatley a 40 yrs. life expectancy. The basement ½ bathroom was not functioning at all; toilet and sink not useable. The main bathroom had only cold water on sink, left handle was spinning and valve was found "off" and not functioning. Both bathrooms did not have outlets and no GFCI outlets. The kitchen fixture and the laundry sink in basement also had leaking fixtures. The home needs plumbing upgrades everywhere as well as bathroom and kitchen upgrades. The home had old galvanized plumbing material, patched drains/Fernco type couplings/some leaking/ozzing, corroded plumbing, old stiff leaking fixtures/handles, old gate valves (tend to leak or not work well in an emergency), etc. Recommend a licensed plumber and bathroom/kitchen contractor evaluate the home for plumbing, bathroom and kitchen upgrades for proper function and habitability. The water heater was approximately 7 yrs. old and nearing end of life. Plan & budget for replacement at any time; hard water can shorten life of plumbing, fixtures, applainces, water heaters, etc. The home appears unoccupied and furnished; unknown time. There was calcium/mineral deposits on plumbing (piping, fittings, valves, fixtures, etc.); indicative of hard water. Note that fixtures, drains and pipes may clog, leak or back-up when a home in left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home.
5. **HVAC SYSTEM & DISTRIBUTION:** Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations. The furnace was an original "Thatcher" furnace (Newark NJ- out of business in 1968) and approximatley 77 yrs. or installed at time of build. A typical life expectancy of a furnace is 25-30 yrs. when maintained. The furance was approximatley ¾ of a century old and in poor condition. The home had smaller or shallow ducts and sized for heating only; cooling requires larger ducts if adding central A/C. The attic was finished as

well as the basement; no heat in basement, no registers in sitting room in the finished attic and the attic bedroom had only one register. There was only one register in the kitchen near the basement staircase. Recommend a qualified HVAC contractor evaluate the home and advise on furnace replacement for safety. Recommend the HVAC contractor evaluate ducts and registers and advise on more heating registers/returns for adequate heating. The attic rooms will be hot in summer and cold in winter. The basement was finished and inadequately heated and ventilated. Finished basement and attics should have proper heating, cooling and ventilation; conducive to condensation/mold-like conditions.

6. **SIDING/TRIM/WINDOWS/DOORS/DECK:** The siding was old or original to home; open gaps, corners, etc. There was flaked paint, wood rot/damage, carpenter bee damage/staining and overall lack of maintenance. There were foundation cracks visible on exterior (basement foundation and enclosed porch raised slab) and partially visible in basement. Recommend an exterior siding/building contractor evaluate extent of siding/wood/exterior damage and advise on repairs and painting including any concealed water/wood destroying insect damage. The rear wood deck was past expected life; have a building contractor or structural carpenter evaluate for replacement. The top landing was even with door to house and conducive to seepage or water damage. Decks should have a step down to avoid water intrusion or damage. The windows in home were original to home and in marginal to poor condition. Some metal & glass storms were loose or not attached to the house and no weep holes for drainage. There were some window A/C units; not removed and inaccessible to check windows. Through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. Recommend a window installer evaluate windows/doors and advise on upgrades.
7. **GRADING & DRAINAGE/ WET BASEMENT/MOLD-LIKE/ENVIRONMENTAL:** There was negative grading and water drains toward the foundation. The basement was wet/seepage and visible termite tubes & damage as well as foundation cracks. See #1 above. The exterior was conducive to wet/seepage or potential flooding conditions. The basement had mold-like staining/spotting on surfaces, musty odor and should be evaluated by an environmental contractor. Environmental & mold is beyond the scope of a home inspector. See basement section comments. Recommend a landscaping contractor or grading & drainage contractor evaluate exterior and correct all conditions conducive to seepage/wet basement and attracting wood destroying insects. Recommend a wet basement contractor/damp proofer evaluate basement and advise on water management system(s). There were water damaged floor tiles in basement; stick down larger tiles and 9x9" asbestos like tiles. Recommend an environmental contractor evaluate tiles and advise on removal. Asbestos and environmental inspection & testing is beyond the scope of a home inspection.

<sup>1</sup> **Pursuant to NJAC 13:40-15.2 Definitions:**

"Material defect" means a condition, or a functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the **value, habitability, or safety of the dwelling**, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component.

**\*\* Any and All recommendations noted in this report either written or verbal, advised either further evaluation, repair and/or replacement should be completed prior to the home inspection contingency expiring and/or any other contractual obligation expires.\*\***

## **SUMMARY**

Repairs are recommended for any comments or defects that are stated in this report. Every home must be regularly maintained and will require repairs. Problems will occur and things will break. This report is designed to help reduce the possibility, but will not eliminate them from happening. Issues can and will arise at any time. Budget accordingly to maintain the home. Recommend checking with local authorities/townships/city/Boro/county/state for required & closed permits on additions and alterations before closing & contractual obligations. ***Please be advised that it is important to read the entire report and the remarks pages that are sent separately to the client. These remarks pages contain important maintenance information that the client needs to be aware of.*** All homes will need repairs, routine maintenance and upgrades over the course of its life. Addressing plumbing, heating, electrical, grading & drainage, roof/gutters and other mechanical problems or issues as they occur, with qualified registered contractors and/or licensed professionals, should be done to keep home maintained properly. Older homes will often require structural upgrades when renovations are made. These will be dictated by the engineer and or architect designing the renovation or modification to bring structure up to current building practices and township specifications and as per the local, county or state building codes. A home inspection is **NOT** a code inspection. It is recommended to obtain all closed township permits for history of home before closing & contractual limitations. Recommend a "Home Warranty" or maintenance service; check with the realtor, lawyer or insurance companies in the service areas to help cover costs of repairs, replacements and schedule service/maintenance on all systems in the home. Roof leaks are number one cause of water damage to interior of home. Damage can often be concealed inside walls of interior and often revealed either when renovations are done or when water issue is ongoing for a period of time. Water damage can include structural as well as environmental manifestations such as mold and mildew among others. All roofs should be inspected yearly, gutters cleaned several times a year. These systems must be maintained, repaired or replaced as per the tradesman, contractor or professional to provide a watertight cladding to protect the home. Often a damage found does not necessarily correspond to the roof directly above, but at some other part of the roof. Water can travel below the surfaces of roof and end up in any number of places that are hidden or concealed. Roof penetrations, plumbing vents, skylights, chimneys, etc. must be checked yearly for leaks. A general visual home inspection cannot open up walls, ceilings, flooring or guess what is behind them. This uncertainty is always possible when roof, flashing, siding and all exterior systems are not maintained.

***"If there is anything in the report that you do not understand you must contact us promptly prior to closing. If not addressed, any ignored item(s), misunderstood or overlooked as to their importance and implication(s,) can and frequently do, result in negative outcome and incur costs to repair or replace."*** Please read **REMARKS addendum** as it is part of the report and contains important information. Any areas reported as inaccessible and not inspected or evaluated must be made accessible and inspected prior to the closing.

### **All items must be addressed and repaired prior to closing & contractual limitations.**

Recommend qualified registered contractors or licensed professionals further evaluate, address defects and/or make repairs before closing and contractual limitations or obligations. Responsibilities of repairs, negotiations, appraisals, property survey/boards, mortgages, costs of repairs/estimates, advise on purchase, etc. are not part of a home inspection and should be discussed with your Attorney. Refer to Standards of Practice 13:40-15.16 and Pre-Inspection Agreement 13:40.15.15 that were sent out/emailed immediately when the inspection was booked/scheduled to see the scope of inspection, what is covered, not covered and limitations, obstructions, inaccessible areas, etc. Homes cannot be damaged or coverings removed (walls, ceilings, carpeting, flooring, etc.), storage, personal items, furniture, etc. manipulated in a visual non-invasive home inspection.

**READ entire REPORT** and recommendations by following up with the licensed professionals & state registered contractors for further evaluations, seller's permission for more technically exhaustive/invasive evaluations, repairs and/or replacements where concerns, defects, deficiencies or concerns reported immediately before taking ownership and closing.

---

\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks. Boxed area may have been checked or unchecked inadvertently- written comments are most important and purposely written into report, which may not reflect boxed area checked. Call with any questions you may have before closing and contractual limitations. **Note that corrections, additions or amendments to report may be made after initial report if deemed necessary by the inspector and sent to you, your lawyer or realtor as indicated on the Pre-inspection agreement.**

---

**This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.**

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

### **CONVENTIONS USED IN THIS REPORT- ALL SYSTEMS IN HOME MUST BE SERVICED YEARLY AND PROPERLY MAINTAINED AND UPGRADED AS THEY AGE**

**SATISFACTORY\*** - Indicates the component is functionally consistent with its original purpose but show signs of normal wear and tear and deterioration and will need maintenance or repairs at any time over its life. Plan and budget for these repairs, replacement and upgrades. Have systems must be serviced regularly and maintained and check the manufacturer’s limited warranty and if transferrable.

**MARGINAL \*** - Indicates the component needs repairs, upgrade, monitor and/or replacement anytime over its life. Plan and budget for these repairs, replacement and upgrades. Defects exist- have evaluated and repaired.

**POOR\*** - Indicates the component needs repair or replacement now. Defects exist- have evaluated and repaired.

**SAFETY HAZARD\*** - Denotes a condition that is unsafe and in need of prompt immediate attention now. Defects or deficiencies exist that pose a danger or unsafe condition.

**\*NOTE:** All observations or comments reported in this written report should obtain examination and analysis by a qualified professional, tradesman or service technician for that concern, defect or repair prior to closing for cost of repairs, replacement or upgrade.

## **THE SCOPE OF THE INSPECTION (READ & UNDERSTAND)**

All components designated for inspection in the **New Jersey Standards of Practice 13:40-15.16 in readily accessible areas at time of inspection** except as may be noted in the “Limitations of Inspection” sections within this report. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. This inspection should not be considered as an opinion or as advice as whether or not to purchase the property. Not all recommendations will be identified during this inspection. It is not our job or function to fix or solve a problem. We report on the conditions at time of inspection and recommend a specialist to further evaluate and advise on cost of repairs or remedy. Home inspectors are “Generalists” not experts or builders. A home inspection is not a CODE inspection. ***\*A certificate of occupancy or habitability should be obtained before closing. Township code officers perform code inspections for that certificate; not home inspectors.*** Code issues may arise that need corrections that are not part of a general home inspection and should be addressed before closing. Unexpected repairs as well as maintenance should still be anticipated. All systems and building structure will age and need repairs regardless of the age of home. Plan and budget accordingly. The inspection is not considered a guarantee or warranty of any kind. It is a snap shot in time and conditions will change with time. A “Home Warranty” is readily available from most realtor offices or on the market to help defray the cost of repairs during the life of a home. We strongly recommend this and all other forms of service plans for HVAC and insurance on sewer and water main lines.

In addition to the NJ standards, please refer to the pre-inspection agreement/contract according to NJAC 13:40-15.15, for a full explanation of the scope of the inspection. All reported items of consideration in this report must be addressed for repair evaluation and cost prior to closing. Any conditions concealed, latent, inaccessible or covered up at time of inspection are NOT the responsibility or liability of the home inspector or company. Walls, ceilings, carpeting, or other forms of coverings or finished surfaces cannot be removed during a non-invasive home inspection. Therefore, to see into walls and below surfaces can only be done with a contractor that can perform invasive inspections. We cannot guess or comment on anything behind coverings and report on non-visual or concealed areas. There is always a chance for concealed damage or mold or other structural concerns within walls, floors and ceilings. ***If you are not satisfied with a visual inspection, it is recommended to engage in those contractor or trades for invasive services that can open up walls, ceilings or flooring before closing since it cannot be done in a visual home inspection with permission from seller(s).*** This is under the law in the New Jersey Standards of Practice 13:40-15.16 for a licensed home inspector in the state of New Jersey.

<p><b>We Always Miss Some Minor Things &amp; cosmetics excluded- Read Pre-Inspection agreement</b>                  The intent of the inspection is not to find minor problems or cosmetic items. It is to find major problems or defects. The minor problems that are identified were discovered while looking for more significant problems. We may note them simply as a courtesy.</p>	<p><b>Not Insurance or Warranty &amp; Not Code inspection</b>                  In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy or warranty. Concealed &amp; inaccessible areas cannot be inspected and should follow up with a contractor.</p>
---	--

## GROUNDS

**SERVICE WALKS**  None  *Public sidewalk needs repair*  
**Material:**  Concrete  Flagstone  Gravel  Brick  Other  
**Condition:**  Satisfactory  Marginal  Poor  *Trip Hazard*  
 *Pitched towards home*  *Settling cracks*  Not visible  Typical cracks

**DRIVEWAY/PARKING**  None  
**Material:**  Concrete  Asphalt  Gravel/Dirt  Brick  Other  
**Condition:**  Satisfactory  Marginal  Poor  recommend upgrading driveway  
 *Pitched towards home*  *Trip hazard*  *Settling Cracks*  Typical crack

**PORCH (COVERED ENTRANCE)**  None  
**STOOPS/STEPS**  None  *Uneven risers*  
**Material:**  Concrete/stone/bluestone  Wood  *Railing/Balusters recommended*  
**Condition:**  Marginal- front steps  Poor- wood steps at rear deck  
 *Rotted/Damaged- wood*  *Safety Hazard- wood deck*

**PATIO**  None  
**Material:**  Concrete  Flagstone  Kool-Deck®  Brick  *Trip hazard*  
**Condition:**  Satisfactory  Marginal  Poor  *Settling Cracks*  
 *Pitched towards home*  Drainage provided  Typical cracks

**DECK/BALCONY (flat, floored, roofless area)**  None  
**Material:**  Wood  Metal  Composite  Not visible  *Railing/Balusters recommended*  
**Finish:**  Treated  Painted/Stained  Other  
 *Improper attachment to house*  *Railing loose*  
**Condition:**  Satisfactory  Marginal  Poor  *Wood in contact with soil*

**DECK/PATIO/PORCH COVERS**  None  *Earth to wood contact*  *Moisture/Insect damage*

**FENCE/WALL**  Not evaluated in a home inspection  None

**LANDSCAPING AFFECTING FOUNDATION** (See remarks page)

**Negative Grade:**  East  West  North  South

- Correct negative grading & drainage going toward the foundation- wet basement or interior observed
- Recommend additional backfill & pitch soil away from foundation*  *Recommend window wells/covers*
- Trim back trees/shrubberies, remove trees/shrubs/high weeds & grass, debris in yard- conducive to retaining water against foundation, attracting wood destroying insects, potential for roof or structure damage (tree too close)*
- Wood deck in contact with/improper clearance to soil*  Yard drains observed - not tested

**NOTE:** *Sinkholes and other Geological issues are NOT part of a general home inspection*

### 13:40-15.16 (f)1(v) Standards of practice

v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;

**RETAINING WALL**  None **Material:**  *Drainage holes recommended*

**HOSE BIBS**  None  No anti-siphon valve- recommended  
**Operates:**  Yes- one  No- some  Not tested  Not on

### GENERAL COMMENTS

**GROUNDS:** The driveway was in marginal/poor condition; cracks, broken areas, grass, etc. Recommend upgrading driveway. Maintain walks and patio in clean, weed & crack free level condition for safety. The front steps were older; cracks, settling. Recommend a mason evaluate cracks and advise on repointing/repairs and seal/caulk all house junctures. The rear wood deck was past expected life and should be replaced. Have a building contractor or structural carpenter evaluate for replacement. The top landing was even with door to house and conducive to seepage or water damage. Decks should have a step down to avoid water intrusion or damage. There was negative grading and water drains toward the foundation. The basement was wet/seepage and visible termite tubes & damage as well as foundation cracks. See #1 above.

**This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.**

The exterior was conducive to wet/seepage or potential flooding conditions. The basement had mold-like staining/spotting on surfaces, musty odor and should be evaluated by an environmental contractor. Environmental & mold is beyond the scope of a home inspector. See basement section comments. Recommend a landscaping contractor or grading & drainage contractor evaluate exterior and correct all conditions conducive to seepage/wet basement and attracting wood destroying insects. Recommend a wet basement contractor/damp proofer evaluate basement and advise on water management system(s). Recommend maintaining a positive pitch of soil around foundation for proper water drainage. The yard was not well maintained as well as the exterior siding/trim/windows/etc. See siding section comments. Stones, mulch and vegetation are not recommended around foundation; tends to trap water against foundation and cause wet basements. Trim back or cut away trees, shrubs and branches away from house. Remove trees and or branches too close to roof, structures and electrical cables/communication lines for safety. Overhanging trees and overgrowth can cause mechanical damage, moss, algae, attract carpenter ants, raccoons, squirrels or other animals. Recommend window well covers for all basement windows to keep out water, ice snow and avoid wet basement.

**CONCERNS:**

- 1. The rear wood deck was past expected life and should be replaced. Have a building contractor or structural carpenter evaluate for replacement. The top landing was even with door to house and conducive to seepage or water damage. Decks should have a step down to avoid water intrusion or damage.**
- 2. There was negative grading and water drains toward the foundation. The basement was wet/seepage and visible termite tubes & damage as well as foundation cracks. See #1 above. The exterior was conducive to wet/seepage or potential flooding conditions. The basement had mold-like staining/spotting on surfaces, musty odor and should be evaluated by an environmental contractor. Environmental & mold is beyond the scope of a home inspector. See basement section comments. Recommend a landscaping contractor or grading & drainage contractor evaluate exterior and correct all conditions conducive to seepage/wet basement and attracting wood destroying insects. Recommend a wet basement contractor/damp proofer evaluate basement and advise on water management system(s).**



## ROOF

**ROOF VISIBILITY**     All     Partial     None     Limited by: Angle

**INSPECTED FROM**     Roof     Ladder at eaves     Ground (*Inspection Limited*)     With Binoculars

### STYLE OF ROOF

**Type:**     Gable     Hip     Mansard     Shed     Flat     Other  
**Pitch:**     Low     Medium     Steep     Flat

### ROOF COVERING

**Roof #1:**    Type: **Asphalt shingles**    Estimated Layers\*: **1\***    Approximate age of cover: **past life/active leaks**  
 Layers- only the visible layers; drip edges can conceal additional layers.\*

**NOTE:** It is always recommended to obtain roofing information on brand and warranty due to current concerns with some GAF and other manufacturer's architectural roof shingles involved in a class action suit to err on side of caution. Often it cannot be determined by visual inspection. Age of roof is only an approximation. Installer's paperwork is only proof of age.

**VENTILATION SYSTEM**    **Type:**     Soffit     Ridge     Gable     Roof  
**Appears Adequate:**     No     Turbine     Powered     Other     More ventilation recommended  
 (*See Interior remarks page*) (*See Attic section*)

Need more Ventilation to avoid mold-like substances, condensation/rusted nails/frost on sheathing & rafters, heat build-up, sheathing damage an shortening life of roof.

**FLASHING**    **Material:**     Galv/Alum     Asphalt     Not visible     Rubber  
**VALLEYS**     Not visible     N/A    **Material:**     Galv/Alum     Asphalt     Lead     Copper

**CONDITION OF ROOF COVERINGS**    **Roof #1:**     Poor

- Condition:**     Curling     Cracking     Active leaking/water stains in attic & interior rooms  
 (poor)     Broken/Loose Tiles/Shingles/chipped edges  
 Granules missing     no ridge venting     Moss buildup     no drip edge flashings     Cupping  
 Rotted siding at roof juncture/dormers     Staining, brittle, sun dried, poor ventilation  
 Insulation against rafters- improper installation/ should be on floor and living space only to avoid roof sheathing damage/condensate buildup  
 Ghosting or dark streaks on walls or ceilings- related to inadequate ventilation & insulation  
 Poor ventilation- will shorten life of roof, conducive to sheathing damage/heat & moisture damage  
 Multi-layer roof- not recommended  
 Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

**READ THIS NOTE:**     Keep all roofs in **LEAK –FREE condition**. If not in leak-free condition, water can and will leak into a home, causing damage, and mold like conditions. Anything checked off above in conditions section must be addressed/corrected/evaluated and repaired/replaced by a qualified roof prior to closing and contractual limitations. Plan for repairs and roof replacement. Obtain closed roof permits from township/Boro/City and plan and budget for roof repairs & replacement. Ask if roof is under a transferrable warranty. Water damage and mold can be concealed behind walls, ceilings or any other covering that cannot be seen during a Visual Home Inspection. Refer to the NJ Standards of Practice sent with your Pre-Inspection contract. If you have any concerns, you must engage in a contract with a licensed contractor to open up walls, ceilings, flooring or other cladding or covering by arranging it with the sellers before closing to rule out hidden problems, mold or other water related issues. There are costs associated with this type of invasive investigation. This will involve destructive means that is beyond the scope of a general visual non-invasive home inspection under New Jersey law. See siding section for similar comments about hidden damage.

**MULTI-LAYER ROOFS:** Multi-layers will shorten life of existing roof. There are many disadvantages of having multi-layer roofs even though it may be acceptable in many municipalities across New Jersey. Multi layers wear faster or shorten the current roof layer because of the uneven surface that it was laid over. These roofs are heavier and increase the dead load thereby placing the roof structure under greater load often causing deflection. Deflection was observed from street or distance looking at roof. Multi layers (ML) are more inclined to have shingles blow off especially if nails cannot penetrate the roof decking. The key factor or weakness in ML layer roofs are the fact that flashings are not replaced without stripping off roof. This makes the roof vulnerable in areas where old flashings remain and often tarred over. The sun's UV rays cracks tar year to year and water leaks in these areas. ML roofs tend not to dry out sufficiently and thus accelerating the ageing or deterioration of the newest layer. Flashings are the most important detail of a well installed roof to help protect the junctures and penetrations from water entry. A ML roof lacks new flashings since it was not stripped off for their installations. ML roofs will make attic hotter, trap moisture and cause sheathing damage, rot and mold due to trapped heat and moisture. Roofs should have more or maximum ventilation. Have roof, ventilation and gutters evaluated by qualified roofer before closing.

**SKYLIGHTS**  N/A  Cracked/Broken  Not visible  Cloudy or overcast; limited visibility

**PLUMBING VENTS**  Yes  No  Satisfactory  Marginal  Poor

**Recommend roofer evaluate and advise on cost of tear off/new roof, gutters and ventilation**

Maintain roofs in leak free, debris free condition as well as gutters year round to avoid internal or concealed leaking into the home and potential water/mold like substances/wood destroying insects

*Conditions reported above reflect visible portion only*

#### **GENERAL COMMENTS**

**ROOF:** There were active water stains in the home in kitchen or interior rooms. There was inadequate ventilation and insulation against the sheathing (concealed by insulation). Insulation should be on floor of attic, knee walls or living spaces to avoid condensate build up and moisture & heat damage. Recommend having insulation properly installed and removed off rafters; check sheathing or structure for damage. There was "Ghosting" or dark streaks on walls or ceilings in the home; related to inadequate ventilation & insulation in the home. Recommend an insulation & ventilation contractor evaluate insulation & ventilation in the home and attic and advise on proper mix of both. There was granular or aggregate loss, curling, cupping, dark staining, broken/chipped shingles or edges, no visible drip edge flashings, wood siding damage on dormers (improperly cut and no visible step flashings), dark staining/streaks on shingles, moss build-up/clumps, brittle/sun dried, poor ventilation, active leaks/water stains in attic and interior rooms, cracking, etc. Roof was in poor condition, active leaks, old gutters/dirty/not draining, and poor ventilation. Hot humid attics or poorly ventilated attics will shorten life of roof and can damage sheathing and roof structures. Recommend a qualified roofer or building contractor evaluate roof for tear off/replacement, ventilation & insulation and gutters. Recommend upsizing gutters to larger ~ 6" gutters and leave open and extend for drainage. Trees and shrubs should be removed where too close to home. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable. All roofs will need repairs at some point during the life of the roof; expect these and plan for them. Only a roofer should make repairs and not a handyman or non-roofer. Always check roofs after rains, high winds or severe weather including winter storms. Ice and snow build-up in gutters can cause leaks in the interior; keep gutters cleaned and flowing year round for proper drainage.

#### **CONCERNS:**

1. **Recommend a qualified roofer or building contractor evaluate roof for tear off/replacement, ventilation & insulation and gutters.**



Figure 1 Example of heavy moss build, granular loss, curling, staining, brittle, etc.





**Figure 2** Example of water stains/active leaking in attic.



**Figure 3 Insulation & cardboard against the rafters; improper installation. Insulation should be on the living spaces or knee walls to avoid condensation build-up, heat and moisture damage.**



**CHIMNEY/GUTTERS/SIDING/TRIM**

- CHIMNEY(S)**  None Location(s): **Left side- exterior mount**
- Viewed From:**  Roof  Ladder at eaves  Ground with binoculars
- Note:** Chimney inspection is very limited during a home inspection. Sections at top, cap, liners are often not visible. Level II chimney inspection is always recommended prior to closing to fully inspect the chimney.
- Rain Cap/Spark Arrestor:**  Yes  No  **Recommended**
- Chase:**  Brick  Stone  Metal  Blocks  Framed
- Evidence of:**  Staining  Cracked chimney cap  Loose mortar joints  Flaking  Loose Brick  Rust
- Flue/Liner:**  Tile  Metal  **Unlined**  Not visible
- Evidence of:**  Scaling  Cracks  Creosote  **Not evaluated (See remarks page)**
- Have flue(s) cleaned and re-evaluated**  **Recommend Cricket/Saddle/Flashing**
- Condition:**  Satisfactory  Marginal  Poor

**GUTTERS/SCUPPERS/EAVES TROUGH**

- Dirty, clogged or poorly maintained gutters will cause leaks into interior or behind walls. Clean often and checked frequently.
- Needs to be cleaned yearly or more often**  **Downspouts missing**
- An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation, and other areas.
- Material:**  Copper  Vinyl/Plastic  Galvanized/Aluminum  Other
- Condition:**  Satisfactory  Marginal  Poor  **Rusting**
- Leaking:**  Corners  Joints  **Main runs**
- Attachment:**  Loose  **Missing spikes**  **Improperly sloped (See remarks page)**
- Extension needed:**  North  South  East  West

**SIDING**

- Material:**  Wood Shingles or Clap board  Metal/Vinyl  Other
- Cracks  **Monitor**  **Wood rot**  Peeling paint  **Loose/Missing/Holes**
- Note- Concealed behind Siding :**  Siding cannot be removed during a home inspection; invasive. There is always a chance of concealed water and/or wood destroying insect damage behind gutters, siding, trim, rake boards and fascia. This cannot be determined during a visual non-invasive home inspection. Mold can also be concealed and not visible.
- Condition:**  Satisfactory  Marginal  Poor  **Recommend repair/painting**

**TRIM, SOFFIT, FASCIA, FLASHING**

- Material:**  Wood  Fiberboard  Aluminum/Steel  Fiber Cement  Stucco
- Recommend repair/painting**  **Damaged wood/rot**
- Note:** Often concealed water damage or rot can be concealed behind gutters on fascia or soffits. Monitor areas and address repairs as needed. Dirty gutters will spill over and cause damage often concealed, on fascia, trim, siding or interior; clean regularly.
- Condition:**  Satisfactory  Marginal  Poor

**CAULKING**

- Condition:**  Satisfactory  Marginal  Poor
- Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed**

**WINDOWS & SCREENS/  
STORM WINDOWS**

- Failed/fogged insulated glass**
- Material:**  Metal frames & glass storms- loose /not secured to house properly
- Screens:**  not evaluated in a home inspection
- Condition:**  Satisfactory  Marginal  Poor  **Wood rot**  **Recommend repair/painting**

**SLAB-ON-GRADE/FOUNDATION**  N/A (See Basement/Crawl Space)

**Stem Wall:**  Concrete block  Poured concrete  N/A  
**Slab:**  Left enclosed porch on raised slab  Poured concrete  inaccessible under porch  
**Condition:**  Satisfactory  Marginal  Poor- cracks (See comments page)

**GENERAL COMMENTS**

**CHIMNEY/GUTTERS/SIDING/TRIM:** The gutters were old, dirty, not draining and vegetation growing inside gutters' spillage onto siding, trim and soil below. Recommend replacing gutters with roof; see roofing section comments. Recommend upsizing gutters to larger (~6") uncovered, no screens, etc. for better water collection and distribution of water away from house and foundation. See roofing section comments. Clogged gutters can cause leaking & damage to interior or where concealed in walls. Discuss auto sensed gutter heat elements for winter with a gutter company or building contractor to detect ice and melt frozen water in gutters in winter or cold months. Clean gutters often to ensure proper flow or distribution away from structure. Clogged, dirty or covered (gutters helmets, screens, etc.) will reduce the collection ability and spillage or water damage can occur to interior of home. Gutters and rain leaders or downspouts are important for rainwater collections and distribution away from structure. Vegetation, grading surface drainage, rotted tree stumps among other forms of plant material is likely to adversely affect the home or dwelling adversely. Grounds are viewed during a home inspection from the perspective of how they may affect the home negatively. Homes can typical experience wet basements, crawl spaces and attract Wood destroying insect infestation as a result of negative grading, landscaping and soil too close to home and poor maintenance. Recommend chimney sweep clean/evaluate chimney. There is a wood burning fireplace in the living room. There were electric logs inside the hearth and unplugged. The fireplace was very dirty, water stains/seepage/water intrusion, efflorescence, heavy rust on damper. Recommend a chimney contractor evaluate chimney, flues, fireplace for fire/life/safety. *All chimneys will need repairs and or linings at some point(s) in their life. Proper maintenance and cleanings are extremely important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. It is strongly recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety. The Internal elements of the chimney could not be evaluated and fall outside the scope of a visual home inspection. Internal defects and/or fire hazards often exist in any chimney of any age and especially in older structures. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing. Buyer accepts all risk, cost of repairs, possibility of dangerous conditions ( fire, carbon monoxide, unstable structure, etc) if he or she fails to conduct this type of Level II chimney inspection.* The siding was old or original to home; open gaps, corners, etc. There was flaked paint, wood rot/damage, carpenter bee damage/staining and overall lack of maintenance. There were foundation cracks visible on exterior (basement foundation and enclosed porch raised slab) and partially visible in basement. Recommend an exterior siding/building contractor evaluate extent of siding/wood/exterior damage and advise on repairs and painting including any concealed water/wood destroying insect damage before closing & contractual limitations.

**CONCERNS:**

1. Recommend chimney sweep clean/evaluate chimney. There is a wood burning fireplace in the living room. There were electric logs inside the hearth and unplugged. The fireplace was very dirty, water stains/seepage/water intrusion, efflorescence, heavy rust on damper. Recommend a chimney contractor evaluate chimney, flues, fireplace for fire/life/safety. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing and contractual limitations.
2. The siding was old or original to home; open gaps, corners, etc. There was flaked paint, wood rot/damage, carpenter bee damage/staining and overall lack of maintenance. There were foundation cracks visible on exterior (basement foundation and enclosed porch raised slab) and partially visible in basement. Recommend an exterior siding/building contractor evaluate extent of siding/wood/exterior damage and advise on repairs and painting including any concealed water/wood destroying insect damage before closing & contractual limitations.



Figure 4 Example of carpenter bee damage. See separate NPMA-33 Wood destroying insect report.



Figure 5 Examples of siding/exterior rot and peeled paint; poorly maintained exterior & systems.



**EXTERIOR/ELECTRICAL/AC/HEAT PUMP/GARAGE****SERVICE ENTRY**

- Underground  Overhead  *Weather head/mast needs repair- cracked sheathing/safety hazard*  
 Condition:  Sat.  Marginal  Poor  
 Exterior outlets:  Yes  No **Operative:**  Yes  No  *Overhead wires too low*  
 GFCI present:  Yes  No **Operative:**  Yes  No  *Less than 3' from balcony/deck/windows*  
 Reverse polarity  *Open ground*  *Safety Hazard*

**BUILDING(S) EXTERIOR WALL CONSTRUCTION**

- Type:**  Not visible, inside walls  Framed  Masonry  Other  
**Condition:**  Satisfactory, overall exterior  Marginal  Poor  Not visible inside walls

**EXTERIOR DOORS**

- Weather-stripping:**  Satisfactory  Marginal  Poor  Missing  Replace  
**Door Condition:**  Satisfactory  Marginal  Poor

**EXTERIOR A/C - HEAT PUMP**Location(s): **N/A**

- Unit #1 Brand: --- Outside shutoff:  Yes  No  
 Condition:  Satisfactory  Marginal  Poor  Rusted *Level:*  Yes  No  
 Cabinet/housing rusted *Condenser Fins:*  Damaged  Need cleaning  Damaged base/pad

**GARAGE**

- None  Attached  Detached  1-car  
 Automatic Opener:  Yes  No  Operable  Inoperable  Remote not available  
 Safety Reverse Operable:  Pressure reverse  Electric eye  Need(s) adjusting  Safety hazard  
 Roofing Material:  Same as house *Type: ---* *Approx. Age: ---* *Approx. layers: ---*  
 Gutters:  None  Satisfactory  Marginal  Poor  
 Siding:  Same as house *Trim:*  Same as house  
 Floor : Material:  Concrete  *packed with storage- inaccessible*  
 Condition:  Satisfactory  Typical cracks  *not visible*  *Recommend evaluation/repair*  
 Burners less than 18" above garage floor:  N/A  Yes  No  Safety hazard  
 Sill Plates:  Not visible  Floor level  Elevated  *Rotted/Damaged*  *Recommend repair*  
 Overhead doors:  N/A  Wood  Fiberglass  Masonite  Metal  *Recommend repair*  
 Satisfactory  Marginal  Poor  *Overhead door hardware loose*  Other  
 Recommend Painting Inside & Edges:  Yes  No  Recommend lubrication  Weather-stripping missing/damaged  
 Exterior Service Door:  None  Satisfactory  Marginal  Poor  Damaged/Rusted  
 Electricity Present:  Yes  No  Not visible GFCI Present:  Yes  No **Operates:**  Yes  No   
**Reverse polarity:**  Yes  No **Open ground:**  Yes  No  *Safety hazard*  
 *Handyman/extension cord wiring*  
 Firewall (*Between garage & living area*):  N/A  Present  *Missing*  
 check all areas for holes, cracks, and wood destroying insect damage  *Holes walls/ceiling*  
**Fire door:**  no door to house from garage- entrance from overhead door only  *Not a fire door*  *Needs repair*  
**Moisture Stains Present:**  Yes  No *Typical Cracks:*  Yes  No

**GENERAL COMMENTS**

**EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE :** There was white indoor Romex wiring used on exterior and missing cap on a junction box; safety hazard. The garage was packed with storage on floor and perimeter; inaccessible. Inspect garage when all removed and accessible.

## KITCHEN

### COUNTERTOPS

Satisfactory     Marginal     original/old

### CABINETS

Satisfactory     Marginal     original/old

**Note:** Counter tops, cabinets or other storage built in products vary in quality, construction, manufacturer and brand. Low quality materials such as press board or particle board type products will sag, bow, glue separation, split have separations between units, counter tops and back splashes. This is especially true when items such as microwave, heavy cookware and other counter top appliances are placed on the shelves and counter tops. They will stress the material, often fall apart and become unglued. It is not the inspector's responsibility to judge them, inspect quality or predict their life or resulting product breakdown. This material and similar composite materials is lower quality and will have problems or negative issues. They often result in loose hardware, splits and cracks due to the low product quality. If the material becomes moist or wet it will swell, split, break down and fail. *If you have concerns about your quality of fixtures, brands, manufacturer, appliances, cabinets, counter tops, and other installed products, address them before closing with the selling party. Check all paperwork, manuals and other product literature for specifications, design, construction and warranty.*

### PLUMBING COMMENTS

Faucet Leaks:     Yes     No    Pipes leak/corroded:     Yes     galvanized/patched  
Sink/Faucet:     Poor     Leaking- replace fixture     Cracked     Recommend repair  
Functional Drainage:     Adequate     Poor    Functional Flow:     Adequate     Poor  
Hot water:     Yes     No    Cold water:     Yes     No

### WALLS & CEILING

Condition:     Peeled paint/water stains     Poor- active water stains     Typical cracks     Moisture stains

### HEATING / COOLING SOURCE

Yes     Not enough registers for heating

### FLOOR

Condition:     Satisfactory     Marginal     Poor     Sloping     Squeaks

### APPLIANCES \*

*(See remarks page) Appliances are NOT GUARANTEED & only tested as found condition at time of inspection (Snap Shot); obtain a Home Warranty from Realtors office or private source to cover appliances. Always check under refrigerators and dishwashers, etc. for leaks, damage & mold before closing by licensed plumber & building contractor. Mold/environmental inspections are beyond the scope of a home inspection. Contents of home not manipulated and moved in a visual home inspection.*

Disposal    Operates:     Yes     No     Oven/Range\*    Operates:     Yes     No  
 Dishwasher    Operates:     Yes     No  
Dishwasher Air gap:     Yes     No     N/A    Dishwasher Drain Line Looped:     Yes     No     Not visible  
Outlets Present:     Yes     No    Operable:     Yes     No  
G.F.C.I.:     Yes     No    Operable:     Yes     No  
Open ground/Reverse polarity within 6' of water:     Yes     No     Potential safety hazard(s)

**NOTE:** The Consumer Product Safety Commission, using estimates from 2006 through 2008, says that major appliances caused more than 150,000 residential fires each year, resulting in 3,670 injuries, 150 deaths, and \$547 million dollars in property damage. Go to (<http://www.consumerreports.org>) to see recent recalls.

**\* Pursuant to 13:40-15.16 Standards of practice**

1) When inspecting the interior of a residential building, a home inspector shall:

1. Inspect:

v. Household appliances limited to:

- (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;
- (2) Dishwasher to determine water supply and drainage; and
- (3) Garbage disposer

**GENERAL COMMENTS**

**KITCHEN :** Recommend anti tip brackets on all stoves for safety.\* There was an covered up stove vent in kitchen and still operates the fan on exterior. The vent hoses in attic for this fan were very old and dark or possible grease; evaluate. Recommend having the fan & electrical for this device terminated properly or reactivated for use; follow up with electrician. The faucet was leaking and ; have replaced. The microwave was too low or close to the stovetop; have relocated for safety. The kitchen, bathrooms and plumbing were old or original to home; home needs plumbing & upgrades. See plumbing section comments. It took a while for the gas and stove to turn on stove and burners ignited after a while. There was open ground on the 3 prong outlet to right of sink and others were two prong ungrounded outlets. Recommend a licensed electrician evaluate home for electrical upgrades and GFCI outlets for safety; most original. There was only one heat vent or sources in this kitchen. Have an HVAC contractor evaluate home and advise on registers/returns and advise on adequate venting. See heating section comments. There was peeled paint and water stain on ceiling; active moisture/roof leaks. See roofing section; past life. The microwave was too low or close to the stovetop; have relocated for safety.

**CONCERNS:**

1. The home needs plumbing, electrical, bathrooms & kitchen upgrades; older or original to home.
2. There was peeled paint and water stain on ceiling; active moisture/roof leaks. See roofing section; past life.
3. There was only one heat vent or sources in this kitchen. Have an HVAC contractor evaluate home and advise on registers/returns and advise on adequate venting. See heating section comments.



## LAUNDRY ROOM

### ROOM COMPONENTS

**Laundry sink:**  N/A      **Faucet leaks:**  Yes  No      **Pipes leak:**  corrosion  
**Hot water:**  Yes  No      **Cold water:**  Yes  No  
**Cross connections:**  Yes  No      **Heat source present:**  Yes  No      **Room vented:**  Yes  No  
**Dryer vented:**  N/A  Wall  Ceiling  Floor  Not vented  
**Electrical:** Open ground/reverse polarity within 6' of water:  Yes  No       *Safety hazard*  
**G.F.C.I. present:**  Yes  No      **Operates:**  Yes  No  
**Appliances:**  Washer  Dryer       Water heater  Furnace       Cluttered  
 Always check under washer & dryer for water damage and mold before closing; contents not manipulated or moved in a visual inspection.  
 **Note: Testing/inspecting washer and dryer is not part of New Jersey home inspection.**  
**Washer hook-up lines/valves:**  Leaking  Corroded  Not visible  
**Gas Shut-off Valve:**  N/A  Yes  No  Cap Needed  Safety hazard  Not visible  
**Electrical Set-up :**  N/A  Yes  Not visible

### GENERAL COMMENTS

**LAUNDRY (basement) :** The fixture was original to home and leaking; recommend a licensed plumber evaluate for replacement. The plumbing, bathrooms and kitchen in home were original and need upgrades throughout the home. See plumbing section comments. Recommend asking if appliances are staying; not tested or part of home inspection.

## BATHROOMS

### BATH: 1/2 BATH SINKS / TUBS / SHOWERS

**Faucet leaks:**  Yes  No water on in the basement bathroom **Loose:**  Yes  No **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor  
**Hot water:**  Yes  No **Cold water:**  Yes  No

### TOILET

**Bowl Loose:**  Yes  No **Operates:**  Yes  No  Toilet leaks  Cracked bowl/tank  Cross connection

### WALLS / CEILING / CABINETS

**Moisture stains present:**  Yes- basement had seepage **Outlets present:**  Yes  No  
**G.F.C.I. Present:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No **Potential safety hazards present:**  Yes  No

### HEATING / COOLING SOURCE Yes No

**Window/Door:**  Yes  No  See window section comments- very old/original  
**Exhaust Fan:**  Yes  No **Operates:**  Yes  No **Noisy:**  Yes  No

### GENERAL COMMENTS

**1/2 BATH:** The bathroom had old sink and toilet, shut off or not in use and not functioning; poor condition. Recommend a bathroom contractor evaluate for complete upgrades; not a functioning bathroom. Do not use this bathroom until renovated by a bathroom contractor. There was exposed galvanized piping and patch Fernco type rubber coupling in ceiling for bathroom above; leaking/oozing at corrosion and patch.



**Figure 6** Basement 1/2 bathroom was not functional; do not use. Have a bathroom contractor evaluate and advise on complete renovations, plumbing, electrical, etc.

**MAIN BATH:  
SINKS / TUBS / SHOWERS**

**Faucet leaks:**  Yes  No    **Loose:**  Yes  No    **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor  
**Hot water:**  Yes  No- handle spinning & valve off under sink    **Cold water:**  Yes  No

**TOILET**

**Bowl Loose:**  Yes  No    **Operates:**  Yes  No     Toilet leaks     Cracked bowl/tank     Cross connection

**SHOWER / TUB AREA / SINK(S)**

**Material:**  Ceramic/Plastic     Fiberglass     Masonite     Other  
**Condition:**  Satisfactory  Marginal  Poor     Rotted floors  
**Caulk/Grouting Needed:**  Yes  No    **NOTE: need all bathroom renovations/upgrades**  
**Functional Drainage:**  Adequate     Poor    **Functional Flow:**  Adequate     Poor  
**Whirlpool Operable:**  N/A  Yes  No    Access panel to pump/motor:  Yes  No

**Frameless shower doors can shatter or break when coming in contact with other hard objects. Use with caution.**

**WALLS / CEILING / CABINETS**

**Moisture stains present:**  Yes  No    **Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No    **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No    **Potential safety hazards present:**  Yes  No

**HEAT / COOLING SOURCE**

Yes  No  
**Window/Door:**  Yes  No     see window section comments  
**Exhaust Fan:**  Yes  No    **Operates:**  Yes  No    **Noisy:**  Yes  No

**GENERAL COMMENTS**

**MAIN BATH :** The bathroom was original and in poor condition. The fixtures, plumbing were original as throughout the home; need plumbing upgrades everywhere. The sink left hot fixture was spinning and the shutoff valve was found "off" and sink not functioning properly. There was corrosion under sink and on plumbing. Recommend a bathroom contractor and licensed plumber evaluate all bathrooms, kitchen, plumbing (piping, valves, fittings, etc.) and advise on complete upgrades throughout the home. Galvanized plumbing was patched in several areas, corroded and oozing or leaking. This material corroded from inside out and restricts flow and or drainage and should be upgraded everywhere.

**CONCERNS:**

1. **Recommend a bathroom contractor and licensed plumber evaluate all bathrooms, kitchen, plumbing (piping, valves, fittings, etc.) and advise on complete upgrades throughout the home.**



## LIVING ROOM

### LOCATION:

<b>Walls &amp; Ceiling:</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
<b>Floor:</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Squeaks
	<b>Typical cracks:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Slopes
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Electrical:</b>	<b>Switches:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Outlets:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	<b>Open ground/Reverse polarity:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cover plates missing
<b>Heating/Cooling Source:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Holes:</b>	<input type="checkbox"/> Safety Hazard
<b>Bedroom Egress Restricted:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls
<b>D Doors &amp; Windows:</b>	Operational: <input checked="" type="checkbox"/> see window section	Broken Vapor Seals : <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Ceilings	
	Locks/Latches Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Missing	<input type="checkbox"/> Cracked Glass

### GENERAL COMMENTS

**LIVING ROOM :** There is a wood burning fireplace in this room. There were electric logs inside the hearth and unplugged. The fireplace was very dirty, water stains/seepage/water intrusion, efflorescence, heavy rust on damper. Recommend a chimney contractor evaluate chimney, flues, and fireplace. There was settling and slight sagging on ceiling; have evaluated by drywall contractor or painter. There was sloped flooring and settling cracks by the hallway. See termite and structure comments in report. There are through wall and window A/C units in the home; see cooling section. There was sloping in the home; see basement/structural comments.

#### CONCERNS:

1. Recommend a chimney contractor evaluate chimney/flues/fireplace and advise on repairs before closing & contractual limitations.





Figure 7 Example of multiplier on outlets and scorch marks; not recommended for fire safety.

## **ENCLOSED PORCH ROOM**

### LOCATION:

<b>Walls &amp; Ceiling:</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not visible or accessible	Where:
<b>Floor:</b>	<input checked="" type="checkbox"/> cluttered with storage-	inaccessible	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes
	<b>Typical cracks:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Electrical:</b>	<b>Switches:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Outlets:</b>
	<b>Open ground/Reverse polarity:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	<b>Heating/Cooling Source:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No
	<b>Bedroom Egress Restricted:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<b>Doors &amp; Windows:</b>	Operational:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
		Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
				Broken Vapor Seals : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
				<input type="checkbox"/> No <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass
				<input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Hazard
				<input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings

### GENERAL COMMENTS

**ENCLOSED PORCH ROOM** : Inspect enclosed porch when clutter removed and accessible.



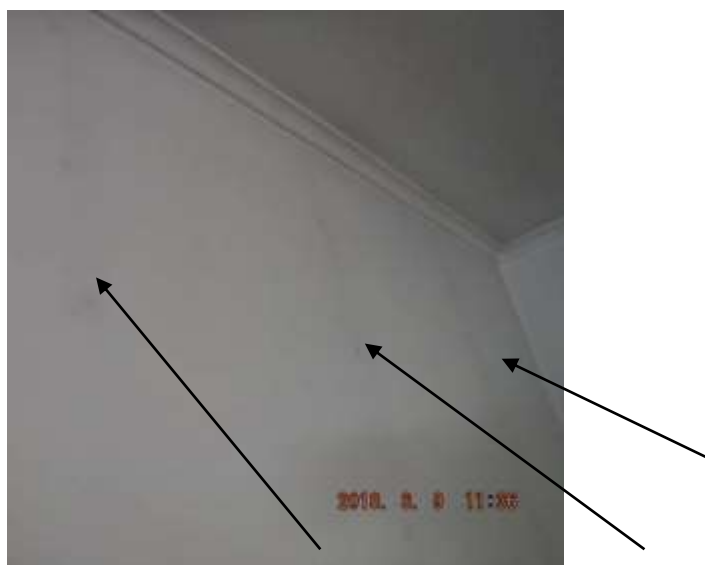
## MASTER BEDROOM

### LOCATION: FRONT RIGHT 1<sup>ST</sup> FL

<b>Walls &amp; Ceiling:</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
<b>Floor:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Squeaks
	<b>Typical cracks:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Slopes
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Electrical:</b>	<b>Switches:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Outlets:</b>
	<b>Open ground/Reverse polarity:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No
<b>Heating/Cooling Source:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Cover plates missing
<b>Bedroom Egress Restricted:</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety Hazard
<b>Doors &amp; Windows:</b>	Operational:	<input checked="" type="checkbox"/> see window section	Broken Vapor Seals :	<input checked="" type="checkbox"/> N/A
	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Missing
			<input type="checkbox"/> Cracked Glass	

### GENERAL COMMENTS

**MASTER BEDROOM :** There was ghosting on walls or drywall in the home; related to inadequate insulation & ventilation. Recommend a ventilation & insulation contractor evaluate home and advise on proper mix of these components. There were two prong outlets; recommend an electrician upgrade to tamper resistant 3 prong grounded outlets. There were active water stains/leaks in the room; see roofing section comments.



**Figure 8** Example of dark streaks outlining the wall studs and nail pops in the home; ghosting or thermal bridging.

## #2 BEDROOM

### LOCATION: REAR RIGHT BLUE BED

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Cover plates missing  Safety Hazard  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  see window section Broken Vapor Seals :  N/A  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### GENERAL COMMENTS

**#2 BEDROOM REAR RIGHT :** The wall switch controls the outlet by lamp and alarm clock. Consider a split receptacle where one is switched and the other is powered. There was an old window A/C unit in right window; not tested. See window section comments. There was peeled/flaked paint and water stain on ceiling; active leaking. The light in ceiling fixture in closet gets hot; have LED bulb inserted or change fixture to fire safe type. Adjust the catch on the closet door; does not catch or stay closed.



Figure 9 Example of flaked paint, water stains and active moisture/leaking; see roofing section comments.

### #3 BEDROOM ATTIC w/sitting area

#### LOCATION: FINISHED ATTIC ROOMS

- Walls & Ceiling:  Satisfactory  Marginal  Poor- patched (A/C removed on wall)
- Moisture stains:  Yes  No Where:
- Floor:  Satisfactory  Marginal  Poor  Squeaks  Slopes
- Typical cracks:  Yes  No
- Ceiling Fan:  N/A  Satisfactory  Marginal  Poor
- Electrical: Switches:  Yes  No Outlets:  Yes  No Operates:  Yes  No
- Open ground/Reverse polarity:  Yes  No  Cover plates missing  Safety Hazard
- Heating/Cooling Source:  Yes  No Holes:  Doors  Walls  Ceilings
- Bedroom Egress Restricted:  N/A  Yes  No
- Doors & Windows: Operational:  see window section Broken Vapor Seals :  N/A
- Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

#### GENERAL COMMENTS

**#3 BEDROOM ATTIC WITH A SITTING ROOM:** There was no heat source in the sitting room and only one visible register in the bedroom. See heating section comments. The attic finished bedroom & sitting area will be hot in summer and cold in winter. Recommend an HVAC contractor evaluate the home and advise on registers/returns for adequate heating and discuss duct upsizing and cooling options for central heating & cooling. There as a drywall patched area; indicative of a removed/covered through wall A/C opening. The old metal storm windows/frame was loose or not secured. See window section comments. There were dark streaks on drywall in attic rooms; ghosting or thermal bridging. This is related to ventilation and insulation. See roofing and attic section comments.



Figure 10 Example of "Ghosting or thermal bridging" in the home. Recommend an insulation & ventilation contractor evaluate home and advise on a proper mix of both. See roofing & attic section comments.

**WINDOWS/FIREPLACES/HALL/ATTIC****INTERIOR WINDOWS / GLASS**

**Condition:**  old  marginal/ Poor  *recommend upgrading all windows in home*  
 Representative number of windows operated  Ask if windows under warranty  
**Evidence of Broken Vapor seals :**  N/A **Safety Glazing Needed:**  Yes  No  
 Glazing compound needed  Cracked glass  Hardware missing  *Broken counter-balance mechanism*  
**Security Bars Present:**  N/A  Yes  No  Not tested  *Safety hazard*  *Test release mechanism before moving in*

**FIREPLACE**  None Location(s): **living room**

*Recommend having flue cleaned and re-examined*  
**Type:**  Gas (Not Tested)  Wood  *Wood burner stove (See remarks page)*  Electric  Ventless  
**Material:**  Masonry  Metal (pre-fabricated)  Metal insert  
**Miscellaneous:**  Blower built-in Operates:  Yes **Damper operates:**  Yes  *very rusted/corrosion*  
 *Open joints or cracks in firebrick/panels should be sealed*  *Fireplace doors need repair*  
**Damper Modified for Gas Operation:**  Yes  No  N/A  *Damper missing*  *Pre-fab panels damaged/worn*  
**Hearth Adequate:**  Yes  No **Mantle:**  N/A  Satisfactory  Adequate  Loose/missing  
**Physical Condition:**  Satisfactory  Marginal  Poor- dirty, rust damper, water intrusion

**STAIRS / STEPS / BALCONIES**

Satisfactory  Marginal  Poor  None  
 Stairs/steps can be hazardous when open risers/not boxed in, smooth or slick varnished or painted surfaces or carpeting. Follow-up with a building contractor to evaluate for *non-slip treads* to ensure safety. Use caution with shoes or footwear that can also pose a slip/fall hazard. Be careful when ascending and descending on staircase.  
 Open risers may be potentially dangerous when designed or built with open treads

**Handrail:**  Satisfactory  Marginal  Poor  *Safety hazard*  *Loose; secure properly*  
**Risers/Treads:**  Satisfactory  Marginal  Poor  *Risers/Treads uneven/unsafe*

**SMOKE / CARBON MONOXIDE DETECTORS** (See remarks page)

**Present:** Smoke Detector:  Yes  No **Operates:**  Yes  No  Not tested  
CO Detector:  Yes  No **Operates:**  Yes  No  Not tested

Security systems, fire suppression and the like are not part of a home inspection (see contract). Follow up with the provider for these features in home to have them inspected or evaluated.

**Not tested;** Should be performed by Local/State municipality prior to Occupancy.

**ATTIC/STRUCTURE/FRAMING/INSULATION** *finished attic rooms*

**Access:**  Stairs  Pull down  Scuttle hole/Hatch  *No access*  Other  
**Inspected From:**  Access panel- knee walls  In the attic  Other  
**Location:**  Bedroom #3 and sitting area  Bedroom closet  Garage  Other  
**Access Limited By:** complete- finished attics  
**Flooring:**  Complete  Partial  None  
**Insulation:** Type: *fiberglass*  Batts  Loose Average inches: **2** Approx. R-rating: *Unknown*  
**Installed In:**  Rafters  *Recommend additional ventilation*

**Note:** Insulations in older homes may be very little or non-existent in walls, ceilings, crawl or basement; not visible where finished or inaccessible. It is always recommended to conduct an energy audit with a contractor that provides that service.

**Ventilation:**  Yes  No  *Ventilation id poor/inadequate*  *Recommend additional ventilation*  
 Maximum ventilation is always recommended to avoid shortening life of roof, avoid hot humid conditions conducive to mold growth, condensation/rusted nails/frost on sheathing & rafters, heat build-up, sheathing damage, etc. Discuss ventilation & insulation with a qualified contractor.

**Fans Exhausted To:**  N/A Attic:  Yes  No Outside:  Yes  No  Not visible  
**HVAC Duct:**  N/A  *Damaged*  *Split*  *Disconnected*  *Leaking*  *Repair/Replace*  
**Chimney Chase:**  N/A  not visible in attic- exterior mounted  
**Structural Problems Observed:**  No/not visible- insulation on rafters & finished attic rooms  
**Roof Structure:**  Rafters  covered with cardboard & insulation in knee wall  Wood  Metal

This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.

Collar Ties Present:  Yes  No  N/A

Roof Sheathing:  covered with insulation- not visible  Cedar shingles  Rotted  Stained  Delaminated

Evidence of Condensation/Moisture Leaking:  Yes- interior rooms  Possible Mold whenever there are leaks in home; testing and identification of mold and environmental hazards is NOT part of home inspection. Follow-up with an environmental testing contractor before closing for that type of inspection.

Ceiling Joists:  Wood  Metal  Other  Not visible

Vapor Barriers:  Kraft/foil faced  Plastic  Not visible  Improperly installed

Firewall Between Units:  N/A  Yes  No  Needs repair/sealing (See remarks page)

Indication of Past fire damage  Yes  No  Recommend checking with Local fire Marshall and Township

Electrical:  Open junction box(es)  Handyman wiring  not visible  Loose wires/live wires

#### GENERAL COMMENTS

**WINDOWS/FIREPLACES/HALL/ATTIC:** The windows in home were original to home and in marginal to poor condition. Some metal & glass storms were loose or not attached to the house and no weep holes for drainage. There were some window A/C units; not removed and inaccessible to check windows. Through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. Recommend a window installer evaluate windows/doors and advise on upgrades. There was ghosting on walls or drywall in the home; related to inadequate insulation & ventilation. Recommend a ventilation & insulation contractor evaluate home and advise on proper mix of these components. Recommend chimney sweep clean/evaluate chimney. There is a wood burning fireplace in the living room. There were electric logs inside the hearth and unplugged. The fireplace was very dirty, water stains/seepage/water intrusion, efflorescence, heavy rust on damper. Recommend a chimney contractor evaluate chimney, flues, and fireplace. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing and contractual limitations. Proper chimney maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. ***It is always recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety.*** There were active water stains in the home in kitchen or interior rooms. There was inadequate ventilation and insulation against the sheathing (concealed by insulation). Insulation should be on floor of attic, knee walls or living spaces to avoid condensate build up and moisture & heat damage. Recommend having insulation properly installed and removed off rafters; check sheathing or structure for damage. There was "Ghosting" or dark streaks on walls or ceilings in the home; related to inadequate ventilation & insulation in the home. Recommend an insulation & ventilation contractor evaluate insulation & ventilation in the home and attic and advise on proper mix of both. Hot humid attics will typically shorten life of roof, can potentially cause heat damage (splits, delamination, etc.) and conducive to mold/mildew. Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up. Hot humid attics or poorly ventilated attics will shorten life of roof and can damage sheathing and roof structures. Recommend a qualified roofer or building contractor evaluate roof for tear off/replacement, ventilation & insulation and gutters.

#### CONCERNS:

1. Recommend chimney sweep clean/evaluate chimney. There is a wood burning fireplace in the living room. There were electric logs inside the hearth and unplugged. The fireplace was very dirty, water stains/seepage/water intrusion, efflorescence, heavy rust on damper. Recommend a chimney contractor evaluate chimney, flues, and fireplace. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing and contractual limitations.
2. Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up. Hot humid attics or poorly ventilated attics will shorten life of roof and can damage sheathing and roof structures. Recommend a qualified roofer or building contractor evaluate roof for tear off/replacement, ventilation & insulation and gutters.
3. The windows in home were original to home and in marginal to poor condition. Some metal & glass storms are loose or not attached to the house and no weep holes for drainage. There were some window A/C units; not removed and inaccessible to check windows. Through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. Recommend a window installer evaluate windows/doors and advise on upgrades.
4. There was ghosting on walls or drywall in the home; related to inadequate insulation & ventilation. Recommend a ventilation & insulation contractor evaluate home and advise on proper mix of these components.

## FINISHED BASEMENT

### STAIRS N/A

- Condition:**  Satisfactory  Marginal  Poor  Worn/ Need repair  
 Have evaluated for replacement- unsafe, damaged, etc.
- Handrail:**  Yes  No- add railing for safety **Condition:**  Satisfactory  Loose/have secured
- Headway Over Stairs:**  Satisfactory  **Low clearance**  **Safety hazard**

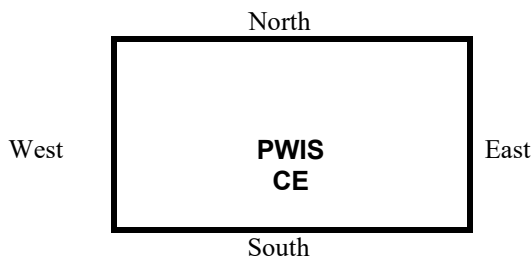
### FOUNDATION

- Condition:**  Satisfactory  Marginal  Poor- foundation cracks  
 **Finished Basement- inaccessible/concealed structure\***  
 **Have evaluated by structural professional to rule out any hidden damage before closing & contractual limitations\***  
 **Obtain closed permits for finished basement as required by township/Boro/city.**  
 **Finished basements should be properly heated/ventilated/cooled/humidity controlled to avoid mold like conditions, moisture & wood destroying insect damage, etc.**
- Material:**  Cinderblock- cinderblock was used a long time ago and has a tendency to leak/retain water (porous) and crack more easily than today's concrete or masonry block  
 Foundation inaccessible/structure inaccessible/ not readily accessible
- Horizontal Cracks:**  Yes  No  Typical  not ascertainable/not visible/inaccessible\*
- Step Cracks:**  Yes  No  Typical  not ascertainable/not visible/inaccessible\*
- Vertical Cracks:**  Yes
- Covered Walls\*:**  Yes-**concealed structure\***  Ceilings, flooring/carpeting/walls\*  
 \*Concealed areas, cluttered areas, storage/perimeter/floor, etc. are inaccessible and cannot be viewed & not readily accessible. Have the structural foundation contractor, Structure Engineer, etc. rule out any concealed cracks or structural damage before closing & contractual limitations.
- Movement Apparent:**  not ascertainable- finished basement, storage, clutter, inaccessible, etc.
- Indication of Moisture:**  Yes  Fresh  Old stains  Efflorescence, water stains, seepage, and wet conditions  
 Recommend a Wet basement/crawl contractor/damp proofer evaluate for water management system(s) and advise to maintain dry conditions & structural integrity  
 Exterior poor/negative grading & drainage- have corrected by grading & drainage contractor  
 Gutters/roof drainage poor- have gutters evaluated/repaired/replace/extend 6-8ft.

**Condition reported above reflects visible readily accessible portion only at time of inspection- further evaluate all inaccessible areas to rule out hidden structural damage before closing & contractual limitations.**

### BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:  
**P** = Paneling **C** = Crack(s)  
**W** = Wet, moisture, seepage, staining  
**S** = Storage **E** = Evaluate  
**I** = Inaccessible structure-evaluate before closing & contractual limitation to rule out any concealed structural damage.



### FLOOR

- Material:**  Concrete  Stick down tiles  Flooring/slab & structure inaccessible  
 Basement cluttered- floor, perimeter storage  9x9" Asbestos-like tiles
- Condition:**  Water damaged tiles  Poor  Cracks

**Insulation Comments:**  All Crawl spaces & basements need to have proper vapor barrier(s), ventilation & insulation (between floor joists). Energy losses are not inspected or identified in a general inspection. Have an Energy audit performed on the home before closing to find areas that need improvement before closing. Contact your local Utility Company for information and Energy Audit contractors.



SEISMIC BOLTS  N/A**BASEMENT DRAINAGE****Indication of moisture:**  Yes  Fresh  Old stains  Efflorescence, water stains, dark stains, etc. Environmental Hazards: Mold, etc. are **Not part** of a NJ Home Inspection (See Standards of Practice & Pre-Inspection Agreement) Possible mold-like; testing recommended and further evaluation by qualified mold contractor. Mold & environmental inspection & testing are beyond the scope of a home inspection. Follow-up with an environmental inspection & testing company. Basements are not intended for legal bedrooms or living spaces unless deemed by Local Township, which requires Egress compliant windows among other requirements. Have township code official evaluate any basements for purpose other than mechanicals, electrical and utilities or laundry. Living in a basement may affect overall health and breathing.**Sump Pump:**  Yes  Water filled **Tested:**  Yes  No  Working  Not working  Needs cleaning **Not required to test in a home inspection**  **Add a cover on sump for safety** **Add dedicated outlet for safety****Floor Drains:**  No  Not visible  Efflorescence present  Recommend dehumidifier Recommend a condensate pump and pipe to sump pump/pit or drain- water or condensate should not be piped to perimeter of slab to avoid mold like conditions and attracting wood destroying insects

**Note:** Under certain unforeseen weather conditions, future moisture and water infiltration can occur even if a basement has never had moisture in the past. Observing proper grading, drainage, working gutter systems and sump pumps is imperative in helping keep a basement dry. It is strongly recommended to install a Water Management System if not already present to avoid wet or flooded basements as well as mold and structural damage.

**GIRDERS / BEAMS / COLUMNS****Material:**  Steel – one lally column visible and other boxed in with finished basement/paneling  Wood  **Not visible- finished basement****Condition:**  Satisfactory  Marginal  Poor  Stained/rusted  **Structure inaccessible****JOISTS****Material:**  Wood  Steel  Truss  **Not visible**  **Structure inaccessible** Sloped flooring above on first floor or interior rooms**Condition:**  Poor- termite damage partially visible where drop ceiling found removed or missing Inaccessible structure- drop ceiling, paneling, boxed in lally columns & extensive termite tubes/damage visible

**(IF CHECKED) Wood destroying insect evidence was present: Sections of insulation/walls or ceilings must be removed to determine extent damage as per structural carpenter's evaluation. Hidden damage possible. Recommend structural engineer/licensed contractor evaluate and licensed treatment company exterminate prior to closing.**

**SUB FLOOR** Indication of moisture stains/rotting \*\* Areas around shower stalls, etc., as viewed from basement or crawl space. Have a structural carpenter/building contractor evaluate extent of water damage and repair**GENERAL COMMENTS**

**FINISHED BASEMENT :** There was extensive termite tubes/damage visible in finished basement; limited view where some drop ceilings found missing or removed. There was damage visible on joists, rims joists, sub flooring and drop ceiling lathe. There was sloped flooring & canted doorways in the home. There were foundation cracks visible on exterior and partially visible in basement. The basement was finished and structure inaccessible. Recommend a structural carpenter and foundation repair/building contractor evaluate extent of termite/structure damage, sloped flooring/canted doorways and foundation cracks and advise on all repairs before closing & contractual limitations. There were holes or large gaps around sump pump wall penetration and around other utility foundation wall penetrations. All gaps should be sealed to keep out water, insects and rodents. Mice or rodents chew and can damage electrical wiring and pose health concerns. Walls, ceilings coverings must be removed as per the structural carpenter, building contractor/foundation repair contractor to determine the extent of termite & WDI damage as well as foundation cracks /structure damage before closing & contractual limitations. Recommend a licensed Pest Company treat for termite & wood destroying insects. See separate NPMA-33 Wood destroying insect report; termite, carpenter ant and carpenter bee evidence. There was negative grading and water drains toward the foundation. Basement shows signs of water penetration, seepage or wet conditions and possible high water in past. The basement was wet/seepage and visible termite tubes & damage as well as foundation cracks. The exterior was conducive to wet/seepage or potential flooding conditions. The basement had mold-like staining/spotting on surfaces/paneling, musty odor and should be evaluated by an environmental contractor. Environmental & mold is beyond the scope of a home inspector.

**This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.**

See basement section comments. Recommend a landscaping contractor or grading & drainage contractor evaluate exterior and correct all conditions conducive to seepage/wet basement and attracting wood destroying insects. Recommend a wet basement contractor/damp proofer evaluate basement and advise on water management system(s). The sump pump was nearly filled to top and the float had to be vertical and almost filled to top to turn on pump. Recommend a dedicated outlet, GFCI protection, check valve and a cover for sump pump. There was free standing rapid floor sump pump in basement near the sump pump; indicative of possible use for past high water or flooding. There were water damaged floor tiles; stick down larger tiles and 9x9" asbestos like tiles visible in basement. Recommend an environmental contractor evaluate tiles and advise on removal. Asbestos and environmental inspection & testing is beyond the scope of a home inspection. Recommend the HVAC contractor evaluate ducts and registers and advise on more heating registers/returns for adequate heating in basement, attic, kitchen or home. See heating section comments. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice.

**CONCERNS:**

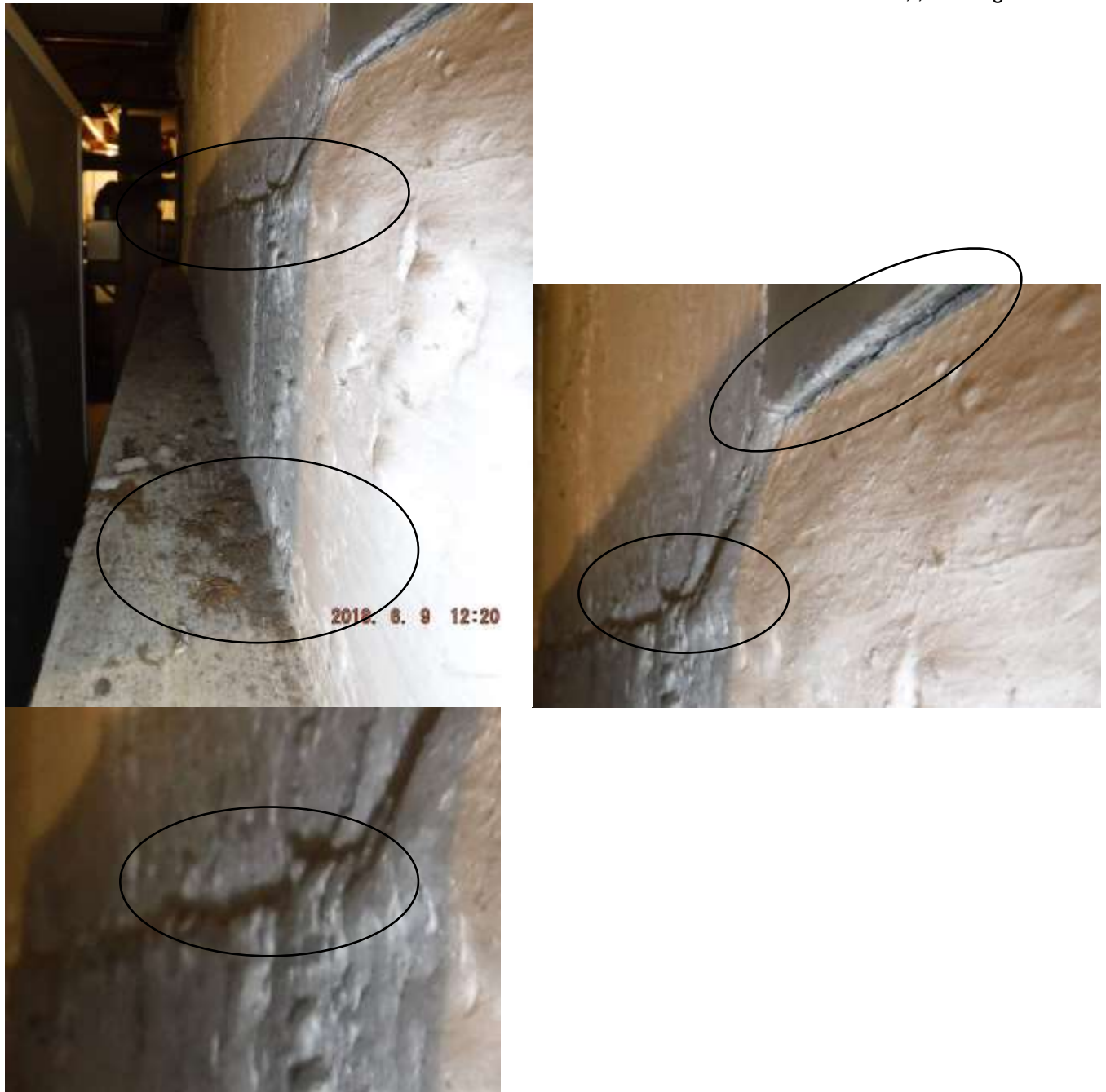
1. **There was extensive termite tubes/damage visible in finished basement; limited view where some drop ceilings found missing or removed. There was damage visible on joists, rim joists, sub flooring and drop ceiling lathe. There were foundation cracks visible on exterior and partially visible in basement. There was sloped flooring & canted doorways in the home. The basement was finished and structure inaccessible. Recommend a structural carpenter and foundation repair/building contractor evaluate extent of termite/structure damage, sloped flooring/canted doorways and foundation cracks and advise on all repairs before closing & contractual limitations.**
2. **There was negative grading and water drains toward the foundation. The basement was wet/seepage and visible termite tubes & damage as well as foundation cracks. The exterior was conducive to wet/seepage or potential flooding conditions. The basement had mold-like staining/spotting on surfaces, musty odor and should be evaluated by an environmental contractor. Environmental & mold is beyond the scope of a home inspector. Recommend a landscaping contractor or grading & drainage contractor evaluate exterior and correct all conditions conducive to seepage/wet basement and attracting wood destroying insects. Recommend a wet basement contractor/damp proofer evaluate basement and advise on water management system(s).**
3. **There were water damaged floor tiles; stick down larger tiles and 9x9" asbestos like tiles visible in basement. Recommend an environmental contractor evaluate tiles and advise on removal. Asbestos and environmental inspection & testing is beyond the scope of a home inspection.**



**EXAMPLES OF FOUNDATION CRACKS AND TERMITE TUBES/DAMAGE:**







**Figure 11 Foundation cracks and termite shelter tubes; limited view peeking behind finished wall studs.**











**Examples of water seepage/wet, mold like spotting or staining basement conditions:**



**Figure 12 Sump was nearly filled, no check valves, no cover, no dedicated outlet/GFCI, etc.**



**Figure 13** Finished basement (concealed structure) and mold-like spotting on ceiling tiles or surfaces. Follow-up with a mold or environmental contractor for that service and inspection; beyond the scope of a home inspection.







**Figure 14** Example of asbestos-like floor tiles; water damaged/broken. Follow-up with an asbestos or environmental contractor.





## PLUMBING

### WATER SERVICE

**Main Shut-off Location:** basement

- All home will have plumbing repairs/upgrades at some point- monitor plumbing**
- Water Entry Piping:**  Not visible  Copper/Galv.  Plastic\* (PVC, CPVC, Polybutylene, PEX)  Unknown
- Visible Water Distribution Piping:**  Copper  Galvanized  Plastic\* (PVC, CPVC, Polybutylene, PEX)  Unknown
- Condition:**  Satisfactory  Marginal  Poor
- Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry
- Functional Flow:**  Adequate  Low  Poor- non-functioning fixtures/plumbing/ 1/2 bath in basement  
 Water pressure over 80 psi; high
- Pipes, Supply/Drain:**  Corroded  Leaking/oozing  Valves broken/missing  Dissimilar metal
- Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS
- Condition:**  Satisfactory  Marginal  Poor **Cross connection:**  not visible
- Support/Insulation:** Type: --
- Traps Proper P-Type:**  N/A  Yes  No; some S-type or other  P-traps recommended
- Functional Drainage:**  Adequate  Poor  
 Recommend plumber evaluate all plumbing in home and advise on upgrades throughout the home
- Interior Fuel Storage System:**  Yes  No Leaking:  Yes  No
- Gas Line:**  Copper  Brass  Black iron  Stainless steel  Flexible CSST (yellow)  Not visible
- Condition:**  Satisfactory  Marginal  Poor
- NOTE: T-Valves, ball valves, gate valves or any shut off valves, are not tested in a New Jersey home inspection.

### MAIN FUEL SHUT-OFF LOCATION FIXTURES IN HOME

Gas meter - basement

N/A

All plumbing and upgrades must be installed by licensed plumber and with permits when renovated.

**Note:** Fixtures in home are not inspected for product brand, quality, manufacturer, expected life or predicted failure. Fixtures are tested for adequate flow, adequate drainage and any noted leaks or corrosion at time of inspection. If brand and life service is a concern, obtain information and warranty from sellers before closing.

### WELL PUMP

N/A  Submersible

Well system and water testing not part of NJ home inspection. Well inspection and water testing should be conducted prior to closing.

### SANITARY / GRINDER PUMP

N/A

### WATER HEATER #1

N/A

**Condition:**  Marginal  nearing end of life

**Brand name:** Rheem

**Type:**  Gas  Electric  Oil  Other

**Unit Elevated:**  Yes  No  N/A  Tank/Piping corroded/leaking

**Capacity:** 40 gallons Approximate age: 2011 mfg. 7yrs.

**Combustion Air Venting Present:**  Yes  No  N/A Seismic restraints needed:  Yes  No  N/A

**Relief Valve:**  Yes  No **Extension proper:**  Yes  No  Missing  Recommend repair

**Vent Pipe:**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

### WATER SOFTENER

(Unit not evaluated)  N/A- recommended when hard water in home

**Loop Installed:**  Yes  No **Plumbing Hooked Up:**  Yes  No

**Softener Present:**  Yes  No **Plumbing Leaking:**  Yes  No

**NOTE:** Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such as galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumbing in home. Plumbing code or any other code inspection is NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection.

**This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.**

**GENERAL COMMENTS**

**PLUMBING:** The plumbing in home was original including bathrooms, kitchen and fixtures and poor condition. Fixtures were leaking in kitchen, bathroom (s) and laundry and or not working. The plumbing was original to home (1940's/~ 77 yrs. old) and mostly galvanized piping or drains visible. There was heavy corrosion and patched areas on the drains or galvanized piping with oozing at corrosion or patched areas. Galvanized piping was used a long time ago and had approximately a 40 yrs. expected life. The basement ½ bathroom was not functioning at all; toilet and sink not useable. The main bathroom had only cold water on sink, left handle was spinning and valve was found "off" and not functioning. Both bathrooms did not have outlets and no GFCI outlets. The kitchen fixture and the laundry sink in basement also had leaking fixtures. The home needs plumbing upgrades everywhere as well as bathroom and kitchen upgrades. The home had old galvanized plumbing material, patched drains/Fernco type couplings/some leaking/oozing, corroded plumbing, old stiff leaking fixtures/handles, old gate valves (tend to leak or not work well in an emergency), etc. Recommend a licensed plumber and bathroom/kitchen contractor evaluate the home for plumbing, bathroom and kitchen upgrades for proper function and habitability. The water heater was approximately 7yrs. old and nearing end of life. Plan & budget for replacement at any time; hard water can shorten life of plumbing, fixtures, appliances, water heaters, etc. The home appears unoccupied and furnished; unknown time. There was calcium/mineral deposits on plumbing (piping, fittings, valves, fixtures, etc.); indicative of hard water. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Discuss water descaler units with a licensed plumber to help control hard water (ex- scale buster, eddy, Vulcan, etc. among others on market). Recommend a camera inspection of sewer lines to rule out cracks, roots, obstructions or damage; follow-up with a plumbing or a Roto-rooter type company. Recommend maintaining water & sewer main line insurance to help defray costs of main line repairs. Check with the local utilities or Water Company for participating insurers if available. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection in NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

**CONCERNS:**

- 1. The plumbing in home was original including bathrooms, kitchen and fixtures and poor condition. Fixtures were leaking in kitchen, bathroom (s) and laundry and or not working. The plumbing was original to home (1940's/~ 77 yrs. old) and mostly galvanized piping or drains visible. There was heavy corrosion and patched areas on the drains or galvanized piping with oozing at corrosion or patched areas. Galvanized piping was used a long time ago and had approximately a 40 yrs. expected life. The basement ½ bathroom was not functioning at all; toilet and sink not useable. The main bathroom had only cold water on sink, left handle was spinning and valve was found "off" and not functioning. Both bathrooms did not have outlets and no GFCI outlets. The kitchen fixture and the laundry sink in basement also had leaking fixtures. The home needs plumbing upgrades everywhere as well as bathroom and kitchen upgrades. The home had old galvanized plumbing material, patched drains/Fernco type couplings/some leaking/oozing, corroded plumbing, old stiff leaking fixtures/handles, old gate valves (tend to leak or not work well in an emergency), etc. Recommend a licensed plumber and bathroom/kitchen contractor evaluate the home for plumbing, bathroom and kitchen upgrades for proper function and habitability. The water heater was approximately 7yrs. old and nearing end of life. Plan & budget for replacement at any time; hard water can shorten life of plumbing, fixtures, appliances, water heaters, etc. The home appears unoccupied and furnished; unknown time. There was calcium/mineral deposits on plumbing (piping, fittings, valves, fixtures, etc.); indicative of hard water. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home.**

**HEATING****HEATING SYSTEM - UNIT #1**Location: **basement**

(See remarks page)

- Brand name: **Thatcher- original to home**      Approximate age: **77 year(s)**
- Ducts:  Have ducts cleaned      **Energy Source:**  Gas  LP  Oil  Electric
- Warm Air System:**  Belt drive  Direct drive  Gravity  Central system  Floor/Wall unit
- Heat Exchanger:**  N/A (sealed)  flickering yellow flame  **Flame distortion**  **Rusted**  **Carbon/soot buildup**
- Carbon Monoxide:**  N/A  Detected at Plenum/Register  Not tested
- CO Test:**  Yes  No      **Combustion Air Venting Present:**  Yes  No  N/A
- Controls:** Disconnect:  Yes  No  Normal operating and safety controls observed
- Distribution:**  Metal duct  Insul. flex duct  Cold air returns  Duct board
- Possible Asbestos-like wrap in an older home (environmental beyond the scope of a home inspection)**
- Internal inspection of ducts and removal of registers, plenum, grilles, vents, etc. is NOT part of inspection; beyond the scope of a visual home inspection. Follow-up with a duct cleaning contractor for cleaning /HVAC contractor for internal inspection to rule out any unhealthy conditions (ex- mildew, mold, etc.) as well as corrosion, internal conditions, etc. before closing & contractual obligations. Environmental inspections (mold, mildew, asbestos, etc.) is beyond the scope of a home inspection.
- Flue Piping:**  N/A      **Supports for Piping/Insulation:**  N/A  Yes  No
- Filter:**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing
- When Turned On By Thermostat:**  Fired  Did not fire
- Proper Operation:**  No- yellow flickering flame/poor condition/77yrs. old  Replace furnace- past life
- Heat Pump:**  Aux. electric  Aux. gas  N/A      **Sub-Slab ducts:**  Yes  No  N/A
- System Not Operated Due To:**  Exterior temperature  Other  Recommend testing prior to closing
- Recommend technician examine for replacement now**
- System Condition:**  Poor- Original/Past life
- Recommend HVAC technician examine yearly, obtain township code inspections for Fire and HVAC sub codes prior to closing. The inspection is not required to determine heat supply adequacy or distribution balance for the home or building. Have an HVAC contractor or boiler contractor evaluate the adequacy and required size needed before closing.**
- Recommend replacing furnace & have ducts/registers evaluated for adequacy- too few in home or no heat in some rooms
- OTHER SYSTEMS**  N/A  Electric baseboard  Radiant ceiling cable

**GENERAL COMMENTS**

**HEATING:** Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations. The furnace was an original "Thatcher" furnace (Newark NJ- out of business in 1968) and approximately 77 yrs. or installed at time of build. A typical life expectancy of a furnace is 25-30 yrs. when maintained. The furnace was approximately ¾ of a century old and in poor condition. The home had smaller or shallow ducts and sized for heating only; cooling requires larger ducts if adding central A/C. The attic was finished as well as the basement; no heat in basement, no registers in sitting room in the finished attic and the attic bedroom had only one register. There was only one register in the kitchen near the basement staircase. Recommend a qualified HVAC contractor evaluate the home and advise on furnace replacement for safety. Recommend the HVAC contractor evaluate ducts and registers and advise on more heating registers/returns for adequate heating. The attic rooms will be hot in summer and cold in winter. The basement was finished and inadequately heated and ventilated. See basement section comments; wet and conducive to mold/mildew like conditions and attacking wood destroying insects. Finished basement and attics should have proper heating, cooling and ventilation. Recommend having ducts cleaned professionally yearly or as recommended by duct cleaning contractor for good indoor air quality. There was an old humidifier on the furnace; recommend having removed and ducts cleaned and inspected inside. Humidity added to ducts can cause mold or mild like conditions. Mold & environmental testing/inspection is beyond the scope of a home inspection. When a humidifier is in use in a home it must be properly serviced and ducts cleaned/inspected inside to check for mold. There is always a chance of mold when wet and or dirty conditions exist; mold testing and inspecting is not part of the general home inspection. Follow-up with duct cleaning contractor for service /evaluation before using the heating & cooling systems. Change batteries in thermostats yearly. The unit should be inspected and serviced along with the HVAC (heating & cooling) yearly before each season. Recommend having furnace service and ducts cleaned (dirty, dust burning smell when furnace tested).



**CONCERNS:**

1. Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations. The furnace was an original "Thatcher" furnace (Newark NJ- out of business in 1968) and approximately 77 yrs. or installed at time of build. A typical life expectancy of a furnace is 25-30 yrs. when maintained. The furnace was approximately  $\frac{3}{4}$  of a century old and in poor condition. The home had smaller or shallow ducts and sized for heating only; cooling requires larger ducts if adding central A/C. The attic was finished as well as the basement; no heat in basement, no registers in sitting room in the finished attic and the attic bedroom had only one register. There was only one register in the kitchen near the basement staircase. Recommend a qualified HVAC contractor evaluate the home and advise on furnace replacement for safety. Recommend the HVAC contractor evaluate ducts and registers and advise on more heating registers/returns for adequate heating. The attic rooms will be hot in summer and cold in winter. The basement was finished and inadequately heated and ventilated. See basement section comments; wet and conducive to mold/mildew like conditions and attacking wood destroying insects. Finished basement and attics should have proper heating, cooling and ventilation to avoid mold-like conditions.

## COOLING

### COOLING SYSTEM – UNIT #1

Central system     Wall Unit & windows- no central air conditioning in home  
 Location: --- Age: --- yrs.

**Energy Source:**     Electric     Gas     Water     Other  
**Unit Type:**     Air cooled     Water cooled     Gas chiller     Geothermal     Heat pump  
**Evaporator Coil:**     Satisfactory     Not visible     Needs cleaning     Damaged  
**Refrigerant lines:**     *Leak*     *Damage*     *Insulation missing*     Satisfactory  
**Condensate Line/Drain:**     To exterior     To pump     Floor drain     Laundry sink     Other  
**Temperature Differential :**    Unit 1 ??? °F    Unit 2 ??? °F    Unit 3 ??? °F    Unit 4 ??? °F    Unit 5 ??? °F

Difference in temperature (split) should be 15-22° Fahrenheit (*See remarks page*)

**Compressor Condition:**     Satisfactory     Marginal     Poor     Rusted     Damaged

**Operation:**    Satisfactory:     Yes     No     *Not operated due to exterior temperature*

*Recommend HVAC technician examine/clean/service yearly*

**Note:** If present, through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. This moisture can cause damage to adjacent structural members. The damage is often not visible and can go undetected unless the A/C unit(s), wall coverings, flooring and siding are removed. Such removal is not feasible during a home inspection and therefore is limited or not possible to see inside of walls. Further investigation is always recommended to rule out water or condensation damage. Units should be removed periodically to inspect inside of walls.

### GENERAL COMMENTS

**COOLING :** There were through wall and window A/C units in the home. A through wall unit appears removed and wall patched with drywall in the finished attic bedroom #3. If present, through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. This moisture can cause damage to adjacent structural members. The damage is often not visible and can go undetected unless the A/C unit(s), wall coverings, flooring and siding are removed. Such removal is not feasible during a home inspection and therefore is limited or not possible to see inside of walls. Further investigation is always recommended to rule out water or condensation damage. Units should be removed periodically to inspect inside of walls. See heating section comments; ducts sized for heating only. Discuss central cooling with the HVAC contractor if desired. The coolant system should be checked before cooling season for leaks and proper coolant levels every year; coolant can leak out and fittings loosen after winter. The all and window units were not tested and units were unplugged and very old. Recommend removing units to rule out any concealed water/condensate damage before closing.

**ELECTRICAL****MAIN PANEL** Location: **basement**Condition:  PoorAdequate Clearance To Panel:  YesAmperage: --- **glass fuse box no breaker main** Volts 120/240  Breakers  **Glass Fuses- Obsolete**Appears Grounded:  Yes  No  Not visibleG.F.C.I. present:  Yes  No Operative:  Yes  NoA.F.C.I. present:  Yes  No Operative:  Yes  NoMAIN WIRE:  Copper  Aluminum  Copper clad aluminum  Tin clad copper  Not visible *Tapping before the main breaker*  *Double tapping of the main wire*Condition:  Satisfactory  not visible  **Federal Pacific Panel Stab Lok® (See remarks page)\***Predominant BRANCH WIRE:  Copper  Aluminum\*  Copper clad aluminum  Not visibleCondition:  Satisfactory  Poor  **Recommend electrician evaluate/repair\*** Romex  BX cable  Conduit  **Knob & tube\*\*** Read **REMARKS** addendum to report- "tripping breakers"**SUB PANEL(S)**  None apparent  Breakers  Fuses**ELECTRICAL FIXTURES**

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition:  Satisfactory  Marginal  Poor  Not accessible, clutter, furniture Open grounds  Reverse polarity  GFCIs recommended **Solid conductor aluminum branch wiring circuits\*** (See remarks page) Ungrounded 3-prong outlets **Recommend electrician evaluate home for panel and electrical upgrades throughout the home****GENERAL COMMENTS**

**ELECTRICAL:** The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. The home had original 6 glass fuse electrical panel; obsolete and should be replaced before moving into home. The service drop cable on exterior was frayed/cracks (safety hazard), older outlets, reversed polarity, open grounds, handyman wiring/installations/unsafe, loose electrical boxes/wires/cables/outlets, open junction boxes, white Romex indoor wiring used on exterior, missing covers (exterior junction box & devices), extension cords/improper wiring, outlet multipliers, scorched outlets/overloading, missing outlets in bathrooms, no GFCI outlets, 2 prong ungrounded outlets, etc. Home needs electrical upgrades throughout home, garage and exterior. Recommend a licensed electrician evaluate all electrical in home and the service panel (needs replacement) and advise on all electrical upgrades throughout the home before closing & contractual limitations. Each family has different electrical requirements or needs. If more power is needed, discuss needs with electrician and have added. Do not use extension cords, multiplier adapters or power strips to add more power; fir safety concern. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Items such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

**CONCERNS:**

1. The home had original 6 glass fuse electrical panel; obsolete and should be replaced before moving into home. The service drop cable on exterior was frayed/cracks (safety hazard), older outlets, reversed polarity, open grounds, handyman wiring/installations/unsafe, loose electrical boxes/wires/cables/outlets, open junction boxes, white Romex indoor wiring used on exterior, missing covers (exterior junction box & devices), extension cords/improper wiring, outlet multipliers, scorched outlets/overloading, missing outlets in bathrooms, no GFCI outlets, 2 prong ungrounded outlets, etc. Home needs electrical upgrades throughout home, garage and exterior. Recommend a licensed electrician evaluate all electrical in home and the service panel (needs replacement) and advise on all electrical upgrades throughout the home before closing & contractual limitations.



**Figure 15** Examples of the old glass 6 fuse panel and older electrical. The home needs electrical upgrades throughout the home.