



# 4 Seasons Home Inspection, LLC

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

**Mr. buyer**

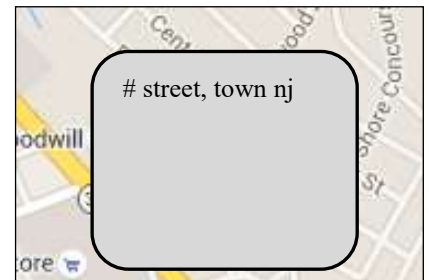
**# street**

**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. 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 15, 2015 Monday 12pm- 3pm  
Client Name: Buyer ([buyer@gmail.com](mailto:buyer@gmail.com))  
Emails: [lawyer@gmail.com](mailto:lawyer@gmail.com)  
Inspection Address: # street, town , nj xxxxx  
Inspected by: Linda Gecz home inspection lic. #24GI00061500



## BUILDING DATA

Approximate Age: ~1950's  
With renovations/structural modifications  
Style: Single family  
Main Entrance Faces: S  
State of Occupancy: Occupied  
Weather Conditions: 78-80 °F Raining Hard  
Ground cover: wet, basement had ~2" or more-  
dangerous/inaccessible, standing water

Home Inspection:	\$----.00
Termite:	INCL.
Radon	\$----.00
2 additional trips to home*	\$----.00
<b>Total:</b>	<b>\$-----.00</b>

Paid by: check# 862

Cc: Lawyer, Esq.  
Cc: Realtor

**Main Concerns (p.2-5) and detailed report follows this page (5-39)**

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

© 2010 4 Seasons Home Inspection, LLC

**MAIN CONCERNS:** Recommend qualified contractors or licensed professionals further evaluate, address defects and/or make repairs before closing.<sup>1</sup> Responsibilities of repairs and negotiations are not part of a home inspection and should be discussed with your Attorney. **READ entire REPORT and recommendations before closing.\*\***

1. **STRUCTURE/TERMITE/MODIFICATIONS/ADDITIONS/PERMITS:** The main beam/girder was undersized, sagging/wavy, sagging/sloped floor joists, corroded lally columns and several corroded temporary screw jacks under girder (haphazard repairs), structural defects/deficiencies, etc. The left side of house was added or structural modifications as well as the main room/kitchen area; obtain all closed permits as required by township before closing. Have all structural modifications and structural deficiencies/defects evaluated by a structural professional (structural carpenter, qualified builder, and/or a structural engineer "PE") and advise on all needed supports before closing. There was extensive sill repairs, termite scarring & shelter tubes visible in basement. Recommend a structural carpenter evaluate the roof rafters (under sized 2x4" and charred, brittle, cracked/sistering) and the main beam/girder & lally columns for replacement and evaluate the extensive repairs and advise on them and all needed structural repairs before closing. (See #7 below roof structure). Have a licensed Pest Company treat for termite & obtain a transferrable warranty. Refer to NPMA-33 Termite report by Environmental Pest Services. There were cracks, patched areas, flaking paint on foundation. Have the wet basement/foundation contractor evaluate walls for clean-up/mitigation, crack repairs, etc. before closing. Obtain all closed permits for additions, structural modifications, roof, mechanicals, siding, electrical, plumbing, etc. and changes made to home as required by the township before closing.
  
2. **WATER IN BASEMENT/RADON TEST/GRADING & DRAINAGE:** The basement had standing water (at least 2" or more) and the submersed pump was plugged into a ceiling outlet and pump not working. There was very limited access & dangerous to walk in water with electric present. A surface pump was lying on floor in water; unplugged. Have a wet basement contractor evaluate for water management system(s)/French/perimeter drains, sump pumps/sump pit/check valve and pipe to exterior. The sump pit was too small/narrow, handyman/improperly installed and piped to the *municipality drain pipe*; not allowed in New Jersey. The basement had ongoing seepage or wet conditions; water stains, efflorescence, patched walls, dark staining (possible mold), etc. Have the wet basement/foundation contractor evaluate walls for clean-up/mitigation, crack repairs, etc. before closing. The charcoal radon canister could not be placed for testing due to the standing water & high moisture in basement. Radon was finally set 6/23/15 after two additional trips to home to attempt to set radon; water recessed some around the perimeter and radon retrieved 6/26/15.\* The basement could still **not** be accessed still due to water on floor. Refer to the radon lab report for results. There was negative grading around the home; seepage and water coming into the basement/crawl at time of inspection; 2+ inches or more on basement floor. Recommend a drainage & grading contractor evaluate home for grading & drainage solutions. Recommend a wet basement/crawl contractor evaluate for water management system. Recommend inspecting basement & crawl spaces when made accessible; follow-up with structural carpenter & building contractor(s) & licensed professionals for all systems not accessible at time of inspection before closing.

3. **COOLING:** The A/C condenser had damaged fins, oxidized/flaked off when touched and did not cool properly (~10-12F differential); poor condition. Recommend an HVAC contractor evaluate the cooling system for replacement; past expected life.
4. **NO WATER/PLUMBING/HOT WATER HEATER:** There was no water “on” at time of inspection. Recommend a plumber or water company further evaluate and turn on for testing. Have a plumber evaluate all plumbing functions, check for leaks, water pressure, clogs, etc. before closing. Turning on or opening any valves is beyond the scope of a home inspection; not accessible to test at time of inspection. The hot water heater gas valve was “off” and hot no water “on” at time of inspection. The first letter of the serial number as per Bradford white indicates the year of manufacturer or “H” = 2011; approximately 4 yrs old. Recommend a plumber test all water related items in the home before closing; dishwasher, sinks, drainage, water pressure, hot water, cold water, toilets, etc.
5. **CHIMNEY:** The metal chimney had heavy white condensate residue around gaps if chimney in attic. There were chimney concerns; connections, drafting, safety. The chimney was dented/crimped/gaps; installed improperly. Have a chimney contractor evaluate chimney and advise on repair/replacement/firestops; fire/life/safety concerns.
6. **OIL SCAN:** There was a partial view of cement mud cap in floor along the left side of basement; limited due to standing water on floor. These mud covers can indicate prior oil in home; used to cover copper oil lines. Recommend a property tank sweep to rule out any possibility of a buried oil tank before closing.
7. **ROOF/STRUCTURE/FIRE DAMAGE/CHARRED WOOD/VENTILATION:** There were several roof vents and no ridge vent. There were pine sap beads on roof structure; very hot attic/poor ventilation. Attic needs more air flow; recommend adding baffles where missing in attic (insulation blocking perforated soffits). Hot attics will shorten life of roof and promote conditions for mold & structural damage; have evaluated for more ventilation & baffles at eaves for air flow. There was white/gray film on rafters or roof structure; possible mold. Mold identification, testing & inspection is beyond the scope of a home inspection; follow-up for mold & environmental testing with a qualified environmental company before closing. The roof structure was 2x4” /24 O.C. or sub standard structure by today's building practices. There were two main sections (front & rear) that had sheathing (plywood) & 2x6” rafters added. There was charring on ridge board and rafters adjacent to the kitchen area; indicative of a fire. Follow-up with all documentation from sellers or the local Fire Department before closing. Recommend a structural carpenter evaluate roof structure for repairs and discuss additional structural supports (such as knee walls, additional collar ties, sistering, etc.). There was a hump/ridge and lifted shingles on the left side of roof; have roofer evaluate all roof repairs and plumbing and chimney collars/pipe covers. Have the chimney contractor evaluate the chimney in conjunction with roof repairs.

8. **WINDOWS & DOORS:** The windows were older; stiff, some not opening/closing properly, dropping hard, etc.; finger/hand safety hazard. The slider door in rear bedroom #3 was not opening/closing properly. Have a window and door contractor evaluate/repair/replace windows & doors where needed; ventilation & fire egress concerns.
  
9. **ELECTRICAL:** Recommnd a GFCI breaker for the sump pump; water was on floor and inaccessible. The sump pump was not working; see basement section comments. There were loose wires, electrical boxes, missing covers, handyman wiring; have a licensed electrician evaluate and make all repairs/corections for electrical/fire safety in the home. Obtain all closed permtis for panel & electrical installations in the home as requird by the township before closing.

---

<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.\*\***

# 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 serviced regularly and maintained.

**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 attention now

**\*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 repair, 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 home buyer 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 services that can open up walls, ceilings or flooring before closing since it cannot be done in a visual home inspection.*** 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.

**.We Always Miss Some Minor Things**

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.

**Not Insurance or Warranty**

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.

## GROUNDS

**SERVICE WALKS**     None     *Public sidewalk needs repair*  
**Material:**     Concrete     Flagstone     Gravel     ponding water around home at time of inspection  
**Condition:**     Satisfactory     Raining hard -limited view     *Trip Hazard*  
                    *Pitched towards home*     *Settling cracks*     Not visible     Typical cracks

**DRIVEWAY/PARKING**     None  
**Material:**     Concrete     Asphalt     Gravel/Dirt     Brick     Car parked in driveway  
**Condition:**     Satisfactory     limited view\*     Poor     Fill cracks and seal  
                    *Pitched towards home*     *Trip hazard*     *Settling Cracks*     Typical crack

**PORCH (COVERED ENTRANCE)**     None  
**STOOPS/STEPS**     None     *Uneven risers*  
**Material:**     Concrete/Brick     Wood     Other     *Railing/Balusters recommended*  
**Condition:**     Satisfactory     Marginal     Poor- no flashings at house junctures (water entry points)  
                    *Cracks*     *Settled*  
                    *Rotted/Damaged*     *Safety Hazard*

**PATIO**     None  
**DECK/BALCONY** (*flat, floored, roofless area*)     None  
**Material:**     Wood     Old     *Railing/Balusters recommended*  
**Finish:**     **Built low- inaccessible under deck**     Painted/Stained     Other  
                    *Attachment to house* not visible     *Railing loose*     *Recommend deck upgrades*  
**Condition:**     Satisfactory     Marginal     *Older deck*     *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     follow up with sellers

**LANDSCAPING AFFECTING FOUNDATION**    (*See remarks page*)  
**Negative Grade:**     East     West     North     South     Correct all negative grading & drainage, gutters are clogged, growing vegetation/plants, spilling over onto ground  
 *Recommend additional backfill & Pitch away from foundation*  
 *Recommend window wells/covers*     *Trim back trees/shrubberies as needed away from house*  
 *Wood deck in contact with/improper clearance to soil*     Inaccessible under deck- built low to ground  
 **NOTE:** *Sink holes 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*  
 *Confer with the installer & a Geo- technical engineer for specifications & installations as per the manufacturer and local Township rules. Obtain all closed permits for retaining walls before closing.*

(Relates to the visual condition of the wall)

**HOSE BIBS**     None     No anti-siphon valve  
**Operates:**     Yes     **No water on in home at time of inspection**     Not tested     Not on

### GENERAL COMMENTS

**GROUNDS:** Recommend sealing/repairing driveway where needed. Rains was coming down very hard and short periods of light rain and car park in driveway; check driveway for cracks when clear weather and no vehicles parked in driveway before closing. Seal house/step junctures to maintain water tight seals. The deck was very old and built low to ground; inaccessible. Typical life expectancy of a wood deck is ~ 10 yrs.; deck is older or past expected life. Recommend having upgraded as per structural carpenter or building contractor. Gutters were leaking, clogged and spilling over during the rain at time of inspection. Recommend replacing gutters (upsizing ~6" open) and extend 6-8 ft. away from foundation. See gutter section comments. There was negative grading around the home; seepage and water coming into the basement/crawl at time of

inspection; 2+ inches or more on basement floor. See basement section comments. Recommend drainage & grading contractor evaluate home for grading & drainage solutions. Recommend a wet basement/crawl contractor evaluate for water management system. A handyman sump was in basement & not working or effective. There was water entering around the Bilco door; damaged concrete in the walkout and curbing around the Bilco door. Have a structural mason evaluate for repairs & have building contractor evaluate the Bilco door & windows in basement; water leaking around these components. Recommend maintaining a positive pitch of soil around foundation for proper water drainage. 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. There were gaps around the Bilco door; water entering basement at time of inspection. The concrete curbing for the Bilco door had water damage, cracks on concrete basement walkout and rust/corrosion on door. Have a building contractor evaluate/repair the door & paint, seals, concrete and house junctures. There was no water on in the home at time of inspection; see plumbing section comments.

**CONCERNS:**

1. Recommend testing water in home before closing; no water “on.” See plumbing section comments.
2. There were gaps around the Bilco door; water entering basement at time of inspection. The concrete curbing for the Bilco door had water damage, cracks on concrete basement walkout and rust/corrosion on door. Have a building contractor evaluate/repair the door & paint, seals, concrete and house junctures. There was no water on in the home at time of inspection; see plumbing section comments.
3. There was negative grading around the home; seepage and water coming into the basement/crawl at time of inspection; 2+ inches or more on basement floor. See basement section comments. Recommend drainage & grading contractor evaluate home for grading & drainage solutions. Recommend a wet basement/crawl contractor evaluate for water management system.



Figure 1 Water damaged concrete on the Bilco curbing and basement walkout.



**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** Estimated Layers\*: **1\*** Approximate age of cover: **~15+** years  
 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- passive vents  
**Appears Adequate:**  Yes  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 and shortening life of roof.

**FLASHING** **Material:**  Galv/Alum  Asphalt  Not visible  Rubber

**Condition:**  Plumbing & chimney roof pipe/plumbing chimney vent covers were lifted, old (chimney) – water entry points

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

**CONDITION OF ROOF COVERINGS** **Roof #1:**  Satisfactory  Poor – hump/raised shingles (left side)

**Condition:**  Curling/Lifted/Hump- left side by driveway  
 Have a roofer evaluate the hump/raised shingles and all roof penetrations (pipe & chimney covers not installed properly)  Broken/Loose Tiles/Shingles  
 Nail popping  Granules missing  Alligatoring  Blistering  Missing Tabs/Shingles/Tiles  
 leaking around chimney- see chimney  Exposed felt  Cupping  
 Incomplete/Improper Nailing  
 Multi-layer roof- not recommended  Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

**READ THIS NOTE:**  All roofs if not in perfect **LEAK –FREE condition**, water can and will leak into a home, causing damage, and mold. Anything checked off above in conditions section must be addressed or corrected and evaluated by a qualified roofer prior to closing. Plan for yearly repairs and roof replacement. Obtain the roof warranty from sellers. 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 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

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



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 striped 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  Poor

*Recommend roofer evaluate and advise on costs of repairs* Conditions reported above reflect visible portion only

### GENERAL COMMENTS

**ROOF:** There were several roof vents and no ridge vent. There were pine sap beads on roof structure; very hot attic/poor ventilation. The attic was very hot at time of inspection; poor ventilaiton. Attic needs more air flow; recommend adding baffles where missing in attic (insulation blocking perforrated soffits). The roof was older or approximately 15+ yrs. old. The attic was very hot or poor ventilation. Hot humid attics will shorten life of roof, cause structural damage/heat damage, and promote conditions conducive to mold. Have a qualifed roofer and/or a ventilation contctor evaluate roof for baffles & ridge vent among others as per the contractors to maximize roof ventilation. There was white/gray film on rafters or roof structure; possible mold. Mold indentifiaction, testing & inspection is beyond the scope of a home inspection; follow-up for mold & environmental testing with a qualified environmental company before closing. The roof structure was 2x4" /24 O.C. or substandard structure by today's building practices. There were two main sections (front & rear) that had sheathing (plywood) & 2x6" rafters added. There was charring on ridge board and rafters adjacent to the kitchen area; indicative of a fire. Follow-up with all documentation from sellers or the local fire department before closing. Recommend a structural carpenter evaluate roof structure for repairs and discuss additional structural supports (such as knee walls, additional collar ties, sistering, etc.). There was a hump/ridge and lifted shingles on the left side of roof; have roofer evaluate all roof repairs and plumbing and chimney collars/covers. Have the chimney contractor evaluate the chimney in conjunction with roof repairs. Chimney had white condensate residue and gaps at all connections; drafting concerns. Recommend a chimney contractor evaluate the chimney before closing. A Level II chimney inspection is strongly recommended when changing ownerships. See chimney section comments. 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. There was a satellite dish on roof; recommend removal. These tend to leak at mounts or fasteners. Ask if there are spare shingles for roof repairs.

### CONCERNS:

1. There were several roof vents and no ridge vent. There were pine sap beads on roof structure; very hot attic/poor ventilation. The attic was very hot at time of inspection; poor ventilaiton . Attic needs more air flow; recommend adding baffles where missing in attic (insulation blocking perforrated soffits). The roof was older or approximately 15+ yrs. old. The attic was very hot or poor ventilation. Hot humid attics will shorten life of roof, cause structural damage/heat damage, and promote conditions conducive to mold. Have a qualifed roofer and/or a ventilation contctor evaluate roof for baffles & ridge vent among others as per the contractors to maximize roof ventilation. Recommend a chimney contractor evalaute chimney; crimped/gaps/water entering around or leaking at chimney. There was white/gray film on rafters or roof structure; possible mold. Mold indentifiaction, testing & inspection is beyond the scope of a home inspection; follow-up for mold & environmental testing with a qualified environmental company before closing.
2. The roof structure was 2x4" /24" O.C. or substandard structure by today's building practices. There were two main sections (front & rear) that had sheathing (plywood) & 2x6" rafters added. There was charring on ridge board and rafters adjacent to the kitchen area; indicative of a fire. Follow-up with all documentation from sellers or the local Fire Department before closing. Recommend a structural carpenter evaluate roof structure for repairs and discuss additional structural supports (such as knee walls, additional collar ties, sistering, etc.). There was a *hump/ridge and lifted shingles* on the left side of roof; have qualified roofer evaluate all roof repairs and plumbing and chimney collars/pipe covers. Have the chimney contractor evaluate the chimney in conjunction with roof repairs. Chimney had white condensate residue and gaps at all connections; drafting concerns. Recommend a chimney contractor evaluate the chimney before closing. A Level II chimney inspection is strongly recommended when changing ownerships. See chimney section comments.
3. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable.

4. There was a satellite dish on roof; recommend removal. These tend to leak at mounts or fasteners. Ask if there are spare shingles for roof repairs.



Figure 2 Have a qualified roofer evaluate roof and make repairs where needed; lifted shingles/humps on roof. See attic section comments.



**Figure 3 Chimney dented/crimped, white condensate visible in attic; drafting concerns. Chimney was not installed properly; safety hazard/dangerous. Water entry points at gaps on chimney.**

**CHIMNEY/GUTTERS/SIDING/TRIM**

- CHIMNEY(S)**  None Location(s): right side
- 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:**  Dented, improperly installed  Loose mortar joints  Flaking  Loose Brick  Rust
- Flue/Liner:**  Tile  Metal  *Unlined*  Not visible
- Evidence of:**  Improper installation & drafting concerns/safety hazard  Creosote
- Not evaluated (See remarks page)*
- Have flue(s) cleaned and evaluated by a chimney contractor & sweep*  *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 run*  *Clogged, vegetation/growth*
- Attachment:**  Loose  *Loose/backed out spikes*  *Improperly sloped (See remarks page)*
- Extension needed:**  North  South  East  West

**SIDING**

(\*See remarks page EIFS)

- Material:**  Vinyl  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco
- Typical 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 repairs where needed*

**TRIM, SOFFIT, FASCIA, FLASHING**

- Material:**  Vinyl/metal  Fiberboard  Aluminum/Steel  Fiber Cement  Stucco
- Recommend repair/painting*  *Damaged wood*  Metal/vinyl  Other
- 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**

- Failed/fogged insulated glass*
- Material:**  Wood  Metal  Vinyl  Older windows- Need repairs
- Screens:**  Torn  Bent  Repair screens on windows & slider door
- Condition:**  Satisfactory  Marginal  older windows & doors

**STORMS WINDOWS**

- N/A  Not installed  Wood  Clad comb.  Wood/metal comb.

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

**Stem Wall:**  Concrete block  Poured concrete  Other

**Condition:**  Satisfactory  Marginal  Poor  Not visible- inaccessible into crawl spaces- standing water in basement & ductwork going through left crawl space

**Slab:**  Post tensioned  Poured concrete  N/A

**Condition:**  Satisfactory  Marginal  Poor (See comments page)

**GENERAL COMMENTS**

**CHIMNEY/GUTTERS/SIDING/TRIM:** Gutters were clogged, vegetation/plants growing and spilling over and onto ground. 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. The metal chimney had gaps at connections (roof collar and inside from roof to the basement); condensate drip marks/residue visible on chimney/drafting concerns. Recommend a chimney contractor evaluate the chimney and advise on repairs/replacement/fire stops for fire/life safety before closing. 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. There were cracks, patched areas, flaking paint on foundation. Have the wet basement/foundation contractor evaluate walls for clean-up/mitigation, crack repairs, etc. before closing. The basement was inaccessible; 2+ inches of water on floor. Check foundation and basement when water removed and accessible before closing. All water should be removed in basement for safety. Have a wet basement contractor evaluate for a water management system before closing. Recommend upsizing gutters to larger (~6" uncovered) and extend at least 6-8 ft. away from foundation for drainage. Obtain all closed permits for additions, structural modifications, roof, mechanicals, siding, electrical, plumbing, etc. and changes made to home as required by the township before closing.

**CONCERNS:**

1. Gutters were clogged, vegetation/plants growing and spilling over and onto ground. Clean gutters often to ensure proper flow or distribution away from structure.
2. Recommend chimney sweep clean/evaluate chimney. The metal chimney had gaps at connections (roof collar and inside from roof to the basement); condensate drip marks/residue visible on chimney/drafting & safety concerns. Recommend a chimney contractor evaluate the chimney and advise on repairs/replacement/fire stops for fire/life safety before closing.
3. There were cracks, patched areas, flaking paint on foundation. Have the wet basement/foundation contractor evaluate walls for clean-up/mitigation, crack repairs, etc. before closing.
4. Obtain all closed permits for additions, structural modifications, roof, mechanicals, plumbing, etc. and changes made to home as required by the township before closing.





**Figure 4 Chimney was dented/crimped/gaps, white condensate residue (joints/connections); improper installation/drafting concerns/safety concerns.**





**Figure 5 Examples of foundation cracks & patched cement on home as viewed from exterior. Have a foundation repair contractor or structural mason evaluate/repair all cracks/damage where needed. Inspect basement & crawl spaces when made accessible; see basement & crawl space section comments.**



## EXTERIOR/ELECTRICAL/AC/HEAT PUMP/GARAGE

### SERVICE ENTRY

Underground    Overhead    *Weather head/mast needs repair*   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

	<i>Patio</i>	<i>Storm</i>	<i>Entrance</i>
Weather-stripping:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor
Door Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor- slider door (rear by deck & BR #3)
			<input type="checkbox"/> Missing <input type="checkbox"/> Replace

### EXTERIOR A/C - HEAT PUMP

**Location(s): outside ~14 yrs. old-past expected life**

Unit #1 Brand: York   Outside shutoff:    Yes    No  
 Condition:    past expected life & not cooling properly    Marginal    Poor    Rusted  
 Level:    Yes    No

Cabinet/housing rusted   Condenser Fins:    Damaged    oxidized fins/damaged

### GARAGE

None    Attached    Detached    1-car    2-car    3-car    4-car

### GENERAL COMMENTS

**EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE:** The A/C condenser had damaged fins, oxidized/flaked off when touched and did not cool properly (~10-12 F differential); poor condition. Recommend an HVAC contractor evaluate the cooling system for replacement; old or past expected life. Recommend putty/sealing the electrical connections at meter pan to maintain water tight seals. The left side of house was added or structural modification; obtain all closed permits as required by township before closing.

#### CONCERNS:

1. The A/C was not cooling properly; have a qualified HVAC contractor evaluate system and advise on repairs/replacement. The system was older or 14 yrs. old; a typical manufacturers warranty is approximately 10 yrs. System is older or past expected life.
2. The left side of house was added or structural modification; obtain all closed permits as required by township before closing.

## KITCHEN

### COUNTERTOPS

Satisfactory     Marginal     *Recommend repair/caulking*

### CABINETS

Satisfactory     Marginal     *Recommend repair/adjustment*

**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 water in home    **Pipes leak/corroded:**     Yes     No  
**Sink/Faucet:**     Marginal     Corroded     Chipped     Cracked     *Recommend repair*  
**Functional Drainage:**     Adequate     No water in home    **Functional Flow:**     Adequate     No water in home  
**Hot water:**     Yes     No    **Cold water:**     Yes     No     No water in home

### WALLS & CEILING

**Condition:**     Satisfactory     Marginal     Sloped flooring- see basement section structural comments  
 Typical cracks     *Moisture stains*

### HEATING / COOLING SOURCE

Yes     No

### 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 for leaks, damage & mold before closing. 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:** The bottom drawer on the stove was not on the track and several cat toys inside behind the drawer. Recommend removing the toys and place the drawer on the track. The oven, broiler and stove tops all worked when tested. The convection **fan did not turn** on when convection mode tested on oven; check the manual and/or have an appliance technician evaluate. There was no water in the home at time of inspection; contact the water company to turn water on; may be off at the street. The convection mode on the oven did not work. There was no water “on” at time of inspection. Recommend testing all water related items in the home before closing; dishwasher, sinks, drainage, water pressure, toilets, etc. Recommend a plumber or water company further evaluate and turn on for testing. Have a plumber evaluate all plumbing functions, check for leaks, water pressure, clogs, etc. before closing. There were sloped floors in the home. See structural comments; basement. The drain under sink was installed with unconventional plumbing practices; have plumber evaluate. There were renovations to kitchen; obtain all closed permits for renovations, structural changes or any fire restoration before closing; see attic & roof sections comments. See window section comments.

**CONCERNS:**

- 1. The flooring in home was sloped; see basement section structural concerns/comments. The drain under sink was installed with unconventional plumbing practices; have plumber evaluate. There were renovations to kitchen; obtain all closed permits for renovations, structural changes or any fire restoration before closing; see attic & roof sections comments.**
- 2. The convection fan did not turn on when convection mode tested on oven; check the manual and/or have an appliance technician evaluate. Have toys behind lower stove drawer removed and place back on track.**
- 3. There was no water “on” at time of inspection. Recommend testing all water related items in the home before closing; dishwasher, sinks, drainage, water pressure, toilets, etc. Recommend a plumber or water company further evaluate and turn on for testing. Have a plumber evaluate all plumbing functions, check for leaks, water pressure, clogs, etc. before closing.**

## LAUNDRY ROOM

### ROOM COMPONENTS

**Laundry sink:**  N/A      **Faucet leaks:**  Yes  No      **Pipes leak:**  Yes  No  
**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  
 *Not vented to Exterior*       *Recommend repair*       *Safety hazard*  
**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  no appliances  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  No

### GENERAL COMMENTS

**LAUNDRY CLOSET :** There was no water in home at time of inspection. See plumbing section comments. There was a condensate tube in the washer drain coming from the basement water softener; have removed and properly piped to the nearest drain. There were no appliances in the laundry closet. The gas hookup was in the "Tee" or "Off" position and not capped; unsafe. Have a plumber or water softener company relocate the condensate tube. The dryer vent was in the floor and filled with dryer lint; have venting replaced and clean out at least yearly for fire safety when appliances installed and in use.\*

### CONCERNS:

1. Recommend cleaning/replacing the dryer vent; clogged with lint/fire hazard.
2. Have gas pipe capped for safety; none present.
3. Recommend a plumber evaluate the condensate tube in the washer drain and advise on relocation.



## BATHROOMS

### BATH: MASTER BATH

"No WATER IN HOME AT TIME OF INSPECTION"

### SINKS / TUBS / SHOWERS

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

### TOILET

**Bowl Loose:**  Yes  No   
 **Operates:**  Yes  No water in home   
  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    Where: all junctures as needed  
**Functional Drainage:**  Adequate  No water in home   
 **Functional Flow:**  Adequate  No water in home  
**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

### HEATING / COOLING SOURCE

Yes     No  
**Window/Door:**  Yes  No     Satisfactory     evaluate all windows in home  
**Exhaust Fan:**  Yes  No   
 **Operates:**  Yes  No   
 **Noisy:**  Yes  No

### GENERAL COMMENTS

**MASTER BATH:** There was no water in home at time of inspection; winterized labels. See plumbing, structural & window comments. There was no exhaust fan and no window in bathroom; have a bathroom contractor evaluate and advise on ventilation. The door closes on its own; see structural comments & basement.

### CONCERNS:

1. There was no exhaust fan and no window in bathroom; have a bathroom contractor evaluate and advise on ventilation.
2. Have a licensed plumber turn on hot water heater & evaluate all plumbing in home; "off" at time of inspection. See plumbing section comments.



**MAIN BATH:**

“No WATER IN HOME AT TIME OF INSPECTION”

**SINKS / TUBS / SHOWERS**

Faucet leaks:  Yes  No Loose:  Yes  No Pipes leak:  Yes  No water in home  
 Fixture(s) Condition:  Satisfactory  Marginal  Poor  
 Hot water:  Yes  No water in home Cold water:  Yes  No water in home

**TOILET**

Bowl Loose:  Yes  No Operates:  Yes  No water in home  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 Where:  
 Functional Drainage:  Adequate  No water in home Functional Flow:  Adequate  No water in home  
 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  Satisfactory  evaluate all windows in home  
 Exhaust Fan:  Yes  No Operates:  Yes  No Noisy:  Yes  No

**GENERAL COMMENTS**

**MAIN BATH :** See plumbing, structural and window comments. The toilet tank lid was missing off the toilet; have replaced.

**CONCERNS:**

1. Have a licensed plumber turn on hot water heater & evaluate all plumbing in home; “off” at time of inspection. See plumbing section comments.



## **LIVING/DINING ROOM**

### **LOCATION: FRONT**

**Walls & Ceiling:**  Satisfactory     Marginal     Poor  
    **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:  Yes     No    Broken Vapor Seals :  Yes     No  
    Locks/Latches Operable:  Yes     No     Missing     Cracked Glass

### **GENERAL COMMENTS**

**LIVING/DINING ROOM :** The electrical panel in this room. There was a slope on the floor towards the kitchen; obtain all closed permits for the kitchen renovations/structural modifications. See structural comments; basement. The windows are older and the left window did not go up.

## **MASTER BEDROOM REAR RIGHT**

### **LOCATION: REAR RIGHT**

**Walls & Ceiling:**  Satisfactory     Marginal     Poor  
    **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:  evaluate    Broken Vapor Seals :  Yes     No     N/A  
    Locks/Latches Operable:  Yes     No     Missing     Cracked Glass

### **GENERAL COMMENTS**

**MASTER BEDROOM REAR RIGHT :** See window section & structural comments.



## #2 BEDROOM SMALL BEDROOM

### LOCATION: FRONT LEFT

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**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:  evaluate Broken Vapor Seals :  Yes  No  N/A  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### GENERAL COMMENTS

**#2 BEDROOM FRONT LEFT:** See window section & structural comments.

## #3 BEDROOM REAR LEFT

### LOCATION: YANKEE

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**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:  evaluate  No\* Broken Vapor Seals :  Yes  No  N/A  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### GENERAL COMMENTS

**#3 BEDROOM REAR LEFT :** The slider door did not slide properly (jerking & catching); have door installer evaluate/repair/replace. See window section & structural comments.

## WINDOWS/FIREPLACES/HALL/ATTIC

### INTERIOR WINDOWS / GLASS

**Condition:**  Older, contractor quality(lower)  Marginal  Poor  **Needs repair- sticking, not opening, stiff-have a window installer evaluate/repair windows & doors where needed**

Have slider door evaluated/repared/replace as per contractor- not working properly  
 Representative number of windows operated  Ask if windows under warranty

**Evidence of Broken Vapor seals :**  No **Safety Glazing Needed:**  No

Monitor for vapor seal breaks- old windows can have seals broken at any time

Glazing compound needed  Cracked glass  Hardware not working/old/worn- replace/repair

**Broken counter-balance mechanism/dropping hard (finger/hand hazards)**

**Security Bars Present:**  N/A  Yes  No  Not tested  **Safety hazard**  **Test release mechanism before moving in**

**FIREPLACE**  None Location(s): ---

### STAIRS / STEPS / BALCONIES

Satisfactory  Marginal  Poor  None

**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 N/A

**Access:**  Stairs  Pull down, scuttle hole or Hatch  **No access**  Other

**Inspected From:**  Access panel  In the attic  Other

**Location:**  Bedroom hall  Bedroom closet  Garage  Other

**Access Limited By:** loose flooring

**Flooring:**  Complete  Partial/loose boards  None

**Insulation:** Type: fiberglass  Batts  Loose Average inches: 1-3 Approx. R-rating: **Unknown**  
 **Damaged**  **Displaced**  **Missing**  **Compressed**  **Recommend Baffles @ Eaves**

**Installed In:**  Rafters  Walls  Between ceiling joists  Not visible

**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  **Very Hot**  **Ventilation appears 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:**  Satisfactory  **Damaged**  **Split**  **Disconnected**  **Leaking**  **Repair/Replace**

**Chimney Chase:**  N/A  Satisfactory  **Needs repair**  Not visible

**Structural Problems Observed:**  Yes  No  **Recommend repair**  **Recommend Structural Engineer or structural carpenter evaluate and advise on all structural repairs before closing\*\***

**Roof Structure:**  Rafters  **fire damage/charred- ridge board/rafters**  Metal  Other

**Collar Ties Present:**  Yes  No  N/A

**Roof Sheathing:**  Plywood- some  OSB  approx. 1x4 Wood  **Possible mold**  **Stained**

**Delaminated**

**Evidence of Condensation/Moisture Leaking:**  Yes  No **(See remarks page)**  Possible Mold whenever there are leaks in home & poor ventilation; 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

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

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

Indication of Past fire damage  Yes  Recommend checking with Local fire Marshall and Township

Electrical:  Open junction box(es)  Handyman wiring  Visible knob-and-tube  Loose wires/live wires

#### GENERAL COMMENTS

**WINDOWS/FIREPLACES/HALL/ATTIC:** The windows were older; stiff, some not opening/closing properly, dropping hard, etc.; finger/hand hazard. The slider door in rear bedroom #3 was not opening/closing properly. Have a window and door contractor evaluate/repair/replace windows & doors where needed; ventilation & fire egress concerns. 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. Recommend chimney sweep clean/evaluate chimney. The metal chimney had gaps at connections (roof collar and inside from roof to the basement); condensate drip marks/residue visible on chimney/drafting concerns. Recommend a chimney contractor evaluate the chimney and advise on repairs/replacement for fire/life safety before closing. ***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 several roof vents and no ridge vent. There were pine sap beads on roof structure; very hot attic/poor ventilation. Attic needs more air flow; recommend adding baffles where missing in attic (insulation blocking perforrated soffits). Hot attics will shorten life of roof and promote conditions for mold & structural damage; have evaluated for more ventilation & baffles at eaves for air flow. There was white/gray film; possible mold. Mold identification, testing & inspection is beyond the scope of a home inspection; follow-up for mold & environmental testing with a qualified environmental company before closing. The roof structure was 2x4" /24 O.C. or substandard structure by today's building practices. There were two main sections (front & rear) that had sheathing (plywood) & 2x6" rafters added. There was charring on ridge board and rafters adjacent to the kitchen area; indicative of a fire. Follow-up with all documentation from sellers or the local fire department before closing. Recommend a structural carpenter and/or structural engineer evaluate roof structure for repairs and discuss additional structural supports (such as knee walls, additional collar ties, sistering, etc.).\*\* See roof section comments; lifted shingles & hump visible on exterior. There were loose wires, electrical boxes, missing covers, handyman wiring; have a licensed electrician evaluate and make all repairs/corrections for electrical/fire safety.

#### CONCERNS:

1. The windows were older; stiff, some not opening properly, dropping hard, etc.; finger/hand safety hazard. The slider door in rear bedroom #3 was not opening/closing properly. Have a window and door contractor evaluate/repair/replace windows & doors where needed; ventilation & fire egress concerns.
2. The roof structure was 2x4" /24 O.C. or substandard structure by today's building practices. There were two main sections (front & rear) that had sheathing (plywood) & 2x6" rafters added. There was charring on ridge board and rafters adjacent to the kitchen area; indicative of a fire. Follow-up with all documentation from sellers or the local fire department before closing. Recommend a structural carpenter and/or structural engineer (PE) evaluate roof structure for repairs and discuss additional structural supports (such as knee walls, additional collar ties, sistering, etc.).
3. The metal chimney had gaps at connections (roof collar and inside from roof to the basement); condensate drip marks/residue visible on chimney/drafting concerns. Recommend a chimney contractor evaluate the chimney and advise on repairs/replacement for fire/life safety before closing. 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.
4. There were several roof vents and no ridge vent. There were pine sap beads on roof structure; very hot attic/poor ventilation. Attic needs more air flow; recommend adding baffles where missing in attic (insulation blocking perforrated soffits). Hot attics will shorten life of roof and promote conditions for mold & structural damage; have evaluated for more ventilation & baffles at eaves for air flow. There was white/gray film; possible mold. Mold identification, testing & inspection is beyond the scope of a home inspection; follow-up for mold & environmental testing with a qualified environmental company before closing.
5. There were loose wires, electrical boxes, missing covers, handyman wiring; have a licensed electrician evaluate and make all repairs/corrections for electrical/fire safety.







**BASEMENT DRAINAGE**

**Indication of moisture:**  Yes  Standing water- unsafe  Fresh  Old stains

Environmental Hazards: Mold, etc. are Not part of a NJ Home Inspection ( See Standards of Practice & Pre-Inspection Agreement)

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:** (handyman/not professional)  Yes **Tested:**  No  Not working & piped into the municipality drain  
 standing water on floor- inaccessible/unsafe to walk in water/electric was on in home (safety concerns)

**Floor Drains:**  No  Efflorescence present  Recommend dehumidifier

**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 temporary screw jacks- corroded\* - improper supports

Wood  Inaccessible- water on floor

**Condition:**  Poor  Stained/rusted /corroded/improper supports under the main beam

Have structural carpenter evaluate main beam, lally columns, extensive sill repairs, screw jacks, additional supports (under kitchen island), roof rafters, etc. and advise on all structural repairs in the home before closing.

**JOISTS** **Material:**  Wood  Steel  Truss  Inaccessible- water on floor

Sagging/altered joists  Extensive repairs – sills- Have evaluated by a structural carpenter

**Condition:**  Satisfactory  Marginal  Poor

(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

**GENERAL COMMENTS**

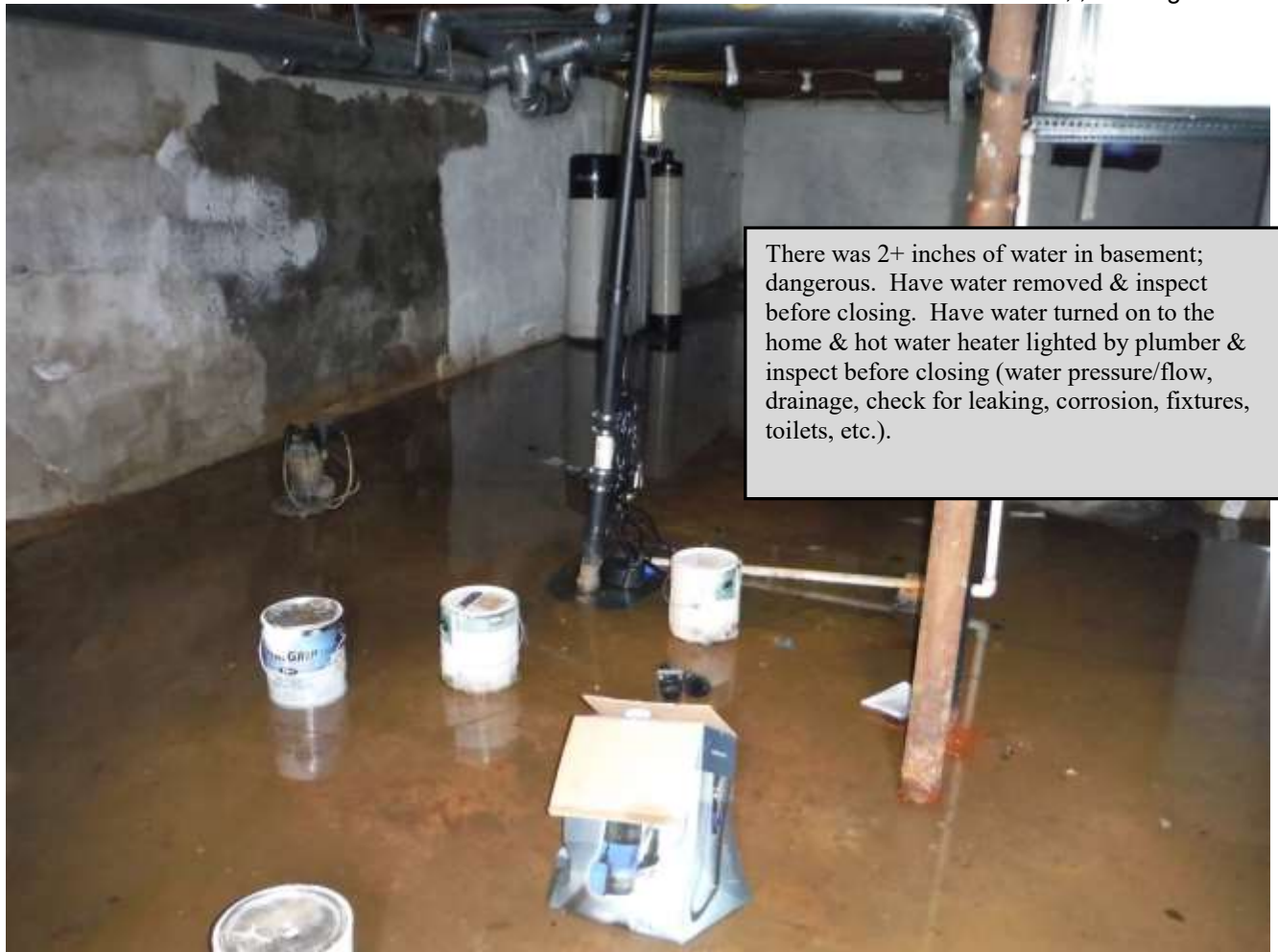
**BASEMENT (Wet/Standing Water/Structural defects) :** The basement had standing water (at least 2" or more) and the submersed pump was plugged into a ceiling outlet and not working. There was very limited access & dangerous to walk in water with electric present. A surface pump was lying on floor in water; unplugged. Have a wet basement contractor evaluate for water management system(s)/French/perimeter drains, sump pumps/pit/check valve and pipe to exterior. The sump pit was small/narrow, handyman/improperly installed, no check valve and piped to the *municipality drain pipe*; not allowed in New Jersey. The basement had ongoing seepage or wet conditions; water stains, efflorescence, patched walls, dark staining (possible mold), etc. Have the wet basement/foundation contractor evaluate walls for clean-up/mitigation, crack repairs, etc. before closing. The charcoal radon canister could not be placed for testing due to the standing water & high moisture in basement. Have wet basement damp proofer contractor evaluate for system(s) to maintain a dry basement. Basement shows signs of water penetration, seepage or wet conditions for a long time; conducive to wood destroying insects and water/mold conditions. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Gutters were clogged, growing plants/vegetation and spilling onto ground and around foundation at time of inspection. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice. Recommend "battery backup sump pumps" or "water-powered back-up sump pumps" should there be power loss to home. The latter or newer technology uses venturi principle and does not require a battery. Confer with a plumber for further details, costs of installation and operation. Consider a whole house generator in case of extended power outage to operate essential equipment in the home (sump pumps, refrigerator, HVAC, etc.); have a licensed electrician evaluate and discuss generator options. There was water coming into basement around the Bilco door & windows; have a contractor evaluate & repair all leak points. The main beam/girder was undersized, sagging/wavy, sagging/sloped floors, corroded lally columns, and several corroded temporary screw jacks under girder (haphazardly placed); structural deficiencies/defects exist. There were extensive sill repairs, termite scarring & shelter tubes visible in basement.

Recommend a structural carpenter evaluate the roof rafters (under sized 2x4" and charred, brittle, cracked/sistering) and the main beam/girder & lally columns for replacement and evaluate the extensive repair and advise on them and all needed structural repairs before closing. Have the structural carpenter evaluate and advise on further supports needed under the kitchen island; sagging joists. Recommend inspecting basement & crawl spaces when made accessible; follow-up with structural carpenter & building contractor(s) & licensed professionals for all systems not accessible at time of inspection before closing.

**CONCERNS:**

1. The main beam/girder was undersized, sagging/wavy, sagging/sloped floors, corroded lally columns, and several corroded temporary screw jacks under girder (haphazardly placed); structural deficiencies/defects exist. There were extensive sill repairs, termite scarring & tubes visible in basement. Recommend a structural carpenter evaluate the roof rafters (under sized 2x4" and charred, brittle, cracked/sistering) and the main beam/girder & lally columns for replacement and evaluate the extensive repair and advise on them and all needed structural repairs before closing. Have the structural carpenter evaluate and advise on further supports needed under the kitchen island; sagging joists. The left side of house was added or structural modifications as well as the main room/kitchen area; obtain all closed permits as required by township before closing.
2. The basement had standing water (at least 2" or more) and the submersed pump was plugged into a ceiling outlet and not working. There was very limited access & dangerous to walk in water with electric present. A surface pump was lying on floor in water; unplugged. Have a wet basement contractor evaluate for water management system(s)/French/perimeter drains, sump pumps/pit/check valve and pipe to exterior. The sump pit was small/narrow, handyman/improperly installed and piped to the municipality drain pipe; not allowed in New Jersey. The basement had ongoing seepage or wet conditions; water stains, efflorescence, patched walls, dark staining (possible mold), etc. Have the wet basement/foundation contractor evaluate walls for clean-up/mitigation, crack repairs, etc. before closing. The charcoal radon canister could not be placed for testing due to the standing water & high moisture in basement. Radon was finally set 6/23/15 after two attempts when water recessed somewhat around the perimeter and retrieved 6/26/15. The basement could not be accessed still due to water on floor. Refer to the radon lab report for results. Recommend inspecting basement & crawl spaces when made accessible; follow-up with structural carpenter & building contractor(s) & licensed professionals for all systems not accessible at time of inspection before closing.





There was 2+ inches of water in basement; dangerous. Have water removed & inspect before closing. Have water turned on to the home & hot water heater lighted by plumber & inspect before closing (water pressure/flow, drainage, check for leaking, corrosion, fixtures, toilets, etc.).

**Figure 6** Basement had 2+ inches of water on floor; inaccessible.

## CRAWL SPACES

**CRAWL SPACE**    N/A    Full crawlspace    Combination basement/crawl spaces  
 Conditioned (heated/cooled):    Yes    No

**ACCESS**    Via basement  
 **No Access- left side due to several ducts & fiberglass insulation in the Crawl opening- have removed and inspect crawl for structure & wood destroying insects (termite) by structural carpenter before closing**  
 The front crawl had small opening- not accessible (Evaluate all areas by a structural carpenter before closing). See basement section comments- structural concerns in the home (roof & basement/crawl)

**Inspected from:**    Access panel  
 In the crawl space- by Bilco and a few pockets of low water or perimeter- water on floor 2+ inches and inaccessible /limited view

**FOUNDATION WALLS**   **Condition:**    Satisfactory    Marginal    *Have evaluated*    *Monitor*  
 Concrete block    Poured    **not visible/inaccessible**

**FLOOR**  
 Concrete    Gravel    Dirt- front crawl  
 **Inaccessible/further evaluate before closing- ducts in opening**

**SEISMIC BOLTS**  
 N/A    None visible    Appear satisfactory    Recommend evaluation

**DRAINAGE**  
 Outside drain   Sump pump:    Yes    No/not visible   Operable:    Yes    No  
 None apparent   **Evidence of moisture damage:**    Yes    No    **Recommend dehumidifier**

**VENTILATION**    Wall vents- left crawl    Power vents    **None apparent/not visible- front crawl**

**GIRDERS / BEAMS / COLUMNS**    Steel    Wood    Masonry    Not visible  
**Condition:**    Undersized beam/sagging    **Poor-** corroded screw jacks under main beam

**Have structural carpenter evaluate main house beam, sagging floor joists, lally columns, extensive sill repairs, screw jacks, additional supports (under kitchen island), roof rafters, etc. and advise on all structural repairs in the home before closing.**

**JOISTS**   **Material:**    Wood    Steel    Truss    Not visible  
 **Sagging/altered joists/patched handyman in front crawl (limited view/water on floor)**  
**Condition:**    Satisfactory    Marginal    Poor

**(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**    Not visible    Wood    Concrete    Other

**MOISTURE STAINS**    None    Walls    Sub floor    Other  
 **Possible mold when basements are wet, flooded or standing water; testing recommended by a mold contractor (beyond the scope of a home inspection)**

**INSULATION**    None   **Type:** **unknown-not visible**  
**Location:**    Walls    Between floor joists    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.

**VAPOR BARRIER**

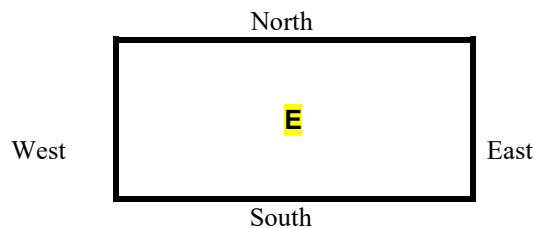
- Yes       No  
 Kraft/foil face       Plastic       Other       Not visible

**BASEMENT/CRAWL SPACE WALLS**

Diagram indicates where wall not visible and type of covering:

- P = Paneling      C = Crack(s)  
 D = Drywall      M = Monitor  
 S = Storage      E = Evaluate

**E= Evaluate structure by a structural carpenter, building contractor and/or a structural engineer before closing**



**GENERAL COMMENTS**

**CRAWL SPACE/SLAB ON GRADE :** The crawl spaces were inaccessible; left crawl had ducts going into opening; limited view. Recommend a building contractor or HVAC contractor remove for access and have structural carpenter evaluate the crawl spaces along with the basement structural defects/deficiencies. See basement section comments.



Figure 7 Left addition crawl space had duct work & insulation along with water (2" plus) on basement floor (camera zoom shot); inaccessible.

## PLUMBING

### WATER SERVICE

**Main Shut-off Location:** basement (inaccessible)- water on floor/dangerous

All home will have plumbing repairs/upgrades at some point- monitor plumbing

**Water Entry Piping:**  Not visible  Copper/Galv.  Plastic\* (PVC, CPVC, Polybutylene, PEX)  Inaccessible

**Visible Water Distribution Piping:**  Copper  Galvanized  Plastic\* (PVC, CPVC, Polybutylene, PEX)  Unknown

**Condition:**  Satisfactory  Marginal  Poor  Inaccessible

**Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry  Inaccessible

**Functional Flow:**  Adequate  Low  Poor  Water pressure over 80 psi; high  Inaccessible

**Pipes, Supply/Drain:**  Inaccessible  Corroded  Leaking  Valves broken/missing  Dissimilar metal

**Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS  Inaccessible

**Condition:**  Satisfactory  Marginal  Poor

**Cross connection:**  Yes  No  Inaccessible

**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

**Interior Fuel Storage System:**  Yes  No Leaking:  Yes  No

**Gas Line:**  Copper  Brass  Black iron  Stainless steel  Flexible CSST (yellow)  Inaccessible

**Condition:**  Satisfactory  Marginal  Poor  Inaccessible

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- exterior**  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

No water "on" in the home & unknown if works\*\*

**Condition:**  Satisfactory  Marginal  Have a plumber turn on hot water heater & test all plumbing before closing\*\*

**Brand name:** Bradford White

**Type:**  Gas  Electric  Oil  Gas to unit was "off" or "tee" position  
and no water "on" in the home

**Unit Elevated:**  Yes  No  cement blocks in basement- water everywhere at time of inspection

Tank/Piping corroded/leaking

**Capacity:** 40 gallons Approximate age: 2011 mfg. date "H"=first letter of serial number (~4 yrs. old)

**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- recommend having water tested for hardness

**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

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

© 2010 4 Seasons Home Inspection, LLC

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 plumber 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.

#### GENERAL COMMENTS

**PLUMBING:** There was no water “on” at time of inspection. Recommend testing all water related items in the home before closing; dishwasher, sinks, drainage, water pressure, toilets, etc. Recommend a plumber or water company further evaluate and turn on for testing. Have a plumber evaluate all plumbing functions, check for leaks, water pressure, clogs, etc. before closing. Turning on or opening any valves is beyond the scope of a home inspection; not accessible to test at time of inspection. The hot water heater gas valve was “off” and no water “on” at time of inspection. The first letter of the serial number as per Bradford white indicates the year of manufacturer or “H” = 2011; approximately 4 yrs. old. Recommend plumber test the hot water heater when turned on/lighted and test all plumbing in home (drainage, pressure/flow, corrosion, leaking, etc.) and when the basement water is removed and accessible before closing.\*\* The home has been vacant. 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 as 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 is 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. **There was no water “on” at time of inspection. Recommend a plumber or water company further evaluate and turn on for testing. Have a plumber evaluate all plumbing functions, check for leaks, water pressure, clogs, etc. before closing. Turning on or opening any valves is beyond the scope of a home inspection; not accessible to test at time of inspection. The hot water heater gas valve was “off” and no water “on” at time of inspection. The first letter of the serial number as per Bradford white indicates the year of manufacturer or “H” = 2011; approximately 4 yrs. old. Recommend a plumber test all water related items in the home before closing; dishwasher, sinks, drainage, water pressure, hot water, cold water, toilets, etc.**



**HEATING****HEATING SYSTEM - UNIT #1**Location: **basement ceiling/suspended**

(See remarks page)

Brand name: York Approximate age: ~2001 mfg. date\*\* year(s)  ~14 yrs.  
 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)  Visual w/mirror  *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  *Asbestos-like wrap*  
**Flue Piping:**  N/A  Rusted  Improper slope  *Safety hazard*  
**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:  Yes  No  Not tested  
**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 yearly**

**System Condition:**  Furnace was in a Very wet basement- floor covered with at least 2+ inches of water (rust on unit).  
 Have furnace serviced/evaluated before closing; water on floor  
 Marginal  No service/maintenance tags visible- should be serviced yearly & maintain a service plan with a qualified HVAC contractor

**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 an HVAC contractor service before closing**

**OTHER SYSTEMS** N/A Electric baseboard Radiant ceiling cable**GENERAL COMMENTS**

**HEATING:** There was water on floor in basement; furnace suspended or hung from ceiling in basement; inaccessible/dangerous. Recommend a wet basement contractor evaluate for water removal immediately and advise on a water management system; 2+ inches of water on floor at time of inspection. There was a partial view of cement mud cap in floor along the left side of basement; limited due to standing water on floor. These mud covers can indicate prior oil in home; used to cover copper oil lines. Recommend a property tank sweep to rule out any possibility of a buried oil tank before closing. The furnace was found "off" and turned on to test and returned to "off" as found. The furnace was approximately 14 yrs. old and no visible service tags or twp permit. Recommend having serviced now and yearly. Basement was very wet and rust visible on cabinet or components. Obtain all closed permits for furnace and hot water heater before closing. The metal chimney had gaps at connections (roof collar and inside from roof to the basement); condensate drip marks/residue visible on chimney/drafting concerns. Recommend a chimney contractor evaluate the chimney and advise on repairs/replacement for fire/life safety before closing. 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.

**CONCERNS:**

1. There was a partial view of cement mud cap in floor along the left side of basement; limited due to standing water on floor. These mud covers can indicate prior oil in home; used to cover copper oil lines. Recommend a property tank sweep to rule out any possibility of a buried oil tank before closing.
2. The furnace was found "off" and turned on to test and returned to "off" as found. The furnace was approximately 14 yrs. old and no visible service tags or twp permit. Recommend having serviced now and yearly. Basement was very wet and rust visible on cabinet or components. Obtain all closed permits for furnace and hot water heater before closing. The metal chimney had gaps at connections (roof collar and inside from roof to the basement); condensate drip marks/residue visible on chimney/drafting concerns. Recommend a chimney contractor evaluate the chimney and advise on repairs/replacement for fire/life safety before closing.

## COOLING

### COOLING SYSTEM – UNIT #1

Central system     Wall Unit  
 Location: **outside- rear**    Age: **14+** yrs./past expected life

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     **not visible**  
 Temperature Differential :    Unit 1    10-12 °F (not cooling properly)

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

Compressor Condition:     Satisfactory     Marginal     Poor     Rusted     Damaged

Operation: Satisfactory:     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 :** The A/C condenser had damaged fins, oxidized/flaked off when touched and did not cool properly (~10-12F differential); poor condition. The A/C was approximately 14 yrs. old and past expected life. A typical manufacturer's warranty is ~ 10 yrs. depending on the manufacturer & product installed. Recommend an HVAC contractor evaluate the cooling system for repair/replacement; past expected life.

#### CONCERNS:

1. The A/C was not cooling properly and old/past expected life. Recommend a qualified HVAC contractor evaluate for replacement.



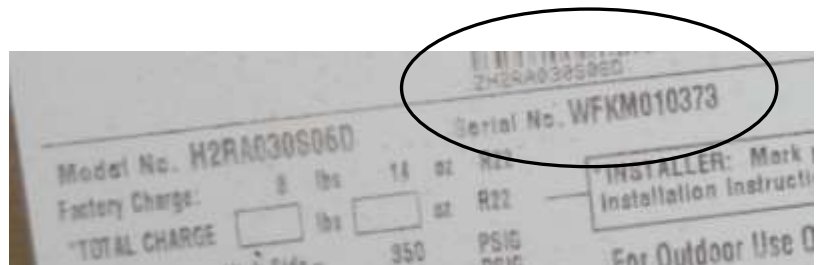


Figure 8 York condenser SN# WFKM010373 (K=2001)\*- past expected life/damaged fins & not cooling properly.

# York® Serial Number Format

Sample Serial #: WAKM011379



The Date of Manufacture is coded in the 2<sup>nd</sup> and 3<sup>rd</sup> digits of the serial number and represent the month and year of production.

Y  
O  
R  
K®

**WAKM011379**

This style of Serial Number began in 1971 and ran to October 2004

Six Digit Sequence Number

PLANT	
A	ADDISON
B	BLACKVILLE
C	CANADA
D	MEDINA
E	ELYRA
M	MADVILLE
N	NORMAN
W	WICHITA
X	MEXICO
Y	YORK

MONTH	
A	JANUARY
B	FEBRUARY
C	MARCH
D	APRIL
E	MAY
F	JUNE
G	JULY
H	AUGUST
K	SEPTEMBER
L	OCTOBER
M	NOVEMBER
N	DECEMBER

Letter	Year	Letter	Year
A	1971 or 1992	M	1982 or 2003
B	1972 or 1993	N	1983 or 2004
C	1973 or 1994	P	1984
D	1974 or 1995	R	1985
E	1975 or 1996	S	1986
F	1976 or 1997	T	1987
G	1977 or 1998	V	1988
H	1978 or 1999	W	1989
J	1979 or 2000	X	1990
K	1980 or 2001	Y	1991
L	1981 or 2002		

TYPE OF ITEM	
M	Mfg. Basic Unit
P	Purchased Basic Unit
S	Mfg. Low Side Item
T	Purchased Low Side Item
Y	Mfg. Accessory
Z	Purchased Accessory
O	Filler

York® is a registered trademark of York International. – A Johnson Controls Company. Johnson Controls Company includes Coleman®, EVCON®, Fraser-Johnson®, Guardian®, Luxaire® & York®. Manufactured by Unitary Groups, Inc.

This page was last updated: May 2013  
 ©Building Intelligence Center  
 All Rights Reserved

## ELECTRICAL

**MAIN PANEL** Location: living room Condition:  Satisfactory  **No Spare Breakers in panel**

**Adequate Clearance To Panel:**  Yes  No Amperage: 100 Volts 120/240  Breakers  Fuses

**Appears Grounded:**  Yes  No  Not visible

**G.F.C.I. present:**  Yes  No **Operative:**  Yes  No

**A.F.C.I. present:**  Yes  No **Operative:**  Yes  No

**MAIN WIRE:**  Copper  Aluminum  Copper clad aluminum  Tin clad copper  Not visible

*Tapping before the main breaker*  *Double tapping of the main wire*

**Condition:**  Satisfactory  Poor  **Federal Pacific Panel Stab Lok® (See remarks page)\***

**Predominant BRANCH WIRE:**  Copper  Aluminum\*  Copper clad aluminum  Not visible

**Condition:**  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 not operating

**Solid conductor aluminum branch wiring circuits\* (See remarks page)**

Loose wires/cables, open junction boxes/missing covers, handyman- have electrician clean-up /correct in home where needed

**Recommend electrician evaluate/repair\***

### GENERAL COMMENTS

**ELECTRICAL:** Recommend a GFCI breaker for the sump pump; water was on floor and inaccessible. The sump pump was not working; see basement section comments. There were loose wires, electrical boxes, missing covers, handyman wiring; have a licensed electrician evaluate and make all repairs/corrections for electrical/fire safety in the home. Obtain all closed permits for panel & electrical installations in the home as required by the township before closing. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. 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.

## **SUMMARY**

Repairs are recommended for any comments or defects that are stated in this report. Every home must be 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. Recommend checking with local authorities for permits on additions and alterations. ***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 and other mechanical problems or issues as they occur, with qualified contractors, 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. It is recommended to obtain township permits for history of home. Recommend a "Home Warranty." 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 to provide a water tight 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. 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.**

---

\* 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.