



4 Seasons Home Inspection, LLC

150 Maple Avenue, #128, South Plainfield, NJ 07080
www.4SeasonsHI.com 1-877-547-7383

Buyer

street

Town,nj xxxxx

Please carefully read the following inspection report in its entirety and the Scope of Inspection. The inspection was a visual inspection and performed accordingly to the New Jersey Standards of Practice 13:40-15.16 in readily accessible areas at time of inspection. Inspection behind walls, ceilings, flooring or other covered surfaces is excluded from a visual home inspection. That would involve destructive measures to see behind them. 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: May 29, 2015 Friday 3pm-7:45pm
Client Name: name buyers (buyer@yahoo.com)
Emails: lawyer@gmail.com
Inspection Address: # street, town, nj xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



BUILDING DATA

Approximate Age: ~1956 build
Style: Single family
Main Entrance Faces: E
State of Occupancy: Occupied
Weather Conditions: 75-80 °F
Ground cover: dry

Home Inspection:	\$----.00
Termite:	INCL.
Radon	\$----.00
Total:	\$ ----.00

Paid by: check # 300

Cc: Lawyer
Cc: Realtor

Main Concerns/Material Defects¹ (p.2-3) and detailed report follows this page (4-43)

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

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MAIN CONCERNS/DEFECTS¹: Recommend qualified contractors or licensed professionals further evaluate, address defects and/or make repairs before closing.¹ 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! ****

NOTE: (EXTENSIVE): Termite (shelter tubes, scraped off tubes, scarring damage, structural damage (sills/plate, rim/band joists/framing) was visible in the crawl space. Extent of all termite/structural damage must be determined by a structural carpenter before closing. The basement was finished, structure inaccessible and concealed damage MUST be determined or ruled out by a structural carpenter before closing. Ceilings, walls MUST be opened up by the structural carpenter to access the structure for complete and accessible evaluation of termite & structural damage. There were foundation cracks (some go through the block), unfilled drilled holes, loose or missing foundation mortar, open webbing, etc. Have a structural mason, qualified foundation building contractor and/or a structural engineer (PE) evaluate the structure and advise on all structural & foundation repairs. **Structural & termite damage or “material defects” and structural damage exist.¹**

1. **TERMITE/STRUCTURE DAMAGE/FOUNDATION¹:** Evidence of termite (shelter tubes, scraped off tubes, scarring damage, structural damage (sills/plate, rim/band joists/framing) was visible in the crawl space. There was a bulged wall (drywall) on staircase to basement adjacent to the crawl space. Ceilings, walls must be opened up by the structural carpenter to access the structure and the extent of all termite & structural damage and repairs must be determined before closing. There were foundation cracks, some cracks go through the foundation block, unfilled drilled holes, loose or missing foundation mortar, open webbing, etc. “Structural & Termite damage” or “Material defects” and structural damage exist. Have a structural carpenter, qualified mason/foundation repair building contractor and/or a structural engineer (PE) evaluate the home's structural damage/termite damage/foundation damage and advise on all repairs. Finished areas adjacent to the termite evidence in crawl must be opened up by the structural carpenter to determine extent of all termite/structural damage repaired.¹
2. **GARAGE¹:** There was a missing nut on the foundation J-bolt; have structural carpenter evaluate/add where missing. There was large settling cracks on garage floor; water and/or frost heaved damage. There was foundation block displaced/movement visible in rear left in garage where patched or cemented & on exterior partially covered by shrubs. There were foundation cracks, large cracks, flaked, etc. visible on exterior foundation. Recommend repair by structural mason or foundation repair building contractor before closing. There was clutter and partial wall covering in garage; limited access. Area should be cleared of items for structural carpenter & mason evaluations; see crawl and structural comments in report.
3. **HVAC (heating & cooling)/CHIMNEY¹:** The heating & cooling systems were very old and past expected life. The furnace had flame rollout, scorch/heat marks, condensate residue; drafting, life/safety concerns. Recommend a qualified HVAC contractor evaluate the heating & cooling for replacements; past expected life and safety concerns. Recommend a chimney contractor/sweep clean and evaluate chimney and verify liner for safety.

4. **ROOF¹**: Have a qualified roofer evaluate/repair the Rubber Membrane/EPDM type flat roofing on the Sun room; lifted, separations (seams), patched (duct tape), etc.; older roof. The asphalt shingle roof appears newer (approx. <10 yrs. old); obtain closed permits for roof installation as required by township. Skylights on sun room are as old as the sun room enclosure; plan on repairs/replacement due to old age. These should always be replaced at time of new roof or when leaking or damaged.
5. **CEILING¹**: There was ceiling damage in master bedroom; have a building contractor or drywall contractor evaluate/repair.
6. **OIL/CHIMNEY¹**: Recommend a property tank sweep to rule out any buried tank(s). Recommend a Level II chimney (camera) inspection when changing ownerships to rule out any concealed structural damage.
7. **WINDOWS¹**: There was vapor seal break (s) observed on windows. Windows in home are very old. Skylights should be replaced when roof replaced or sooner when failed vapor seals and leaking. Have a window installer evaluate windows for repairs/replacements.

¹ **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 homebuyer in a better position to make a buying decision. This inspection should not be considered as an opinion or as advice as whether or not to purchase the property. Not all recommendations will be identified during this inspection. It is not our job or function to fix or solve a problem. We report on the conditions at time of inspection and recommend a specialist to further evaluate and advise on cost of repairs or remedy. Home inspectors are “Generalists” not experts or builders. A home inspection is not a CODE inspection. ****A certificate of occupancy or habitability should be obtained before closing. Township code officers perform code inspections for that certificate; not home inspectors.*** Code issues may arise that need corrections that are not part of a general home inspection and should be addressed before closing. Unexpected repairs as well as maintenance should still be anticipated. All systems and building structure will age and need repairs regardless of the age of home. Plan and budget accordingly. The inspection is not considered a guarantee or warranty of any kind. It is a snap shot in time and conditions will change with time. A “Home Warranty” is readily available from most realtor offices or on the market to help defray the cost of repairs during the life of a home. We strongly recommend this and all other forms of service plans for HVAC and insurance on sewer and water main lines.

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

<p>.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.</p>	<p>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.</p>
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GROUNDS

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor upgrade driveway- very old

Pitched towards garage *Trip hazard* *Settling Cracks* Typical crack

PORCH (COVERED ENTRANCE) N/A

STOOPS/STEPS None *Uneven risers*

Material: Concrete/Brick Wood Other *Railing/Balusters recommended*

Condition: *Salt & water damage- flaking* Marginal *Cracked* *Settled*

Salt/water damaged

repairs needed- do not use sodium based deicers on steps, concrete or masonry- will damage concrete!

PATIO None

Material: Concrete Flagstone Kool-Deck® Brick *Trip hazard*

Condition: Satisfactory Marginal Poor *Settling Cracks*

Pitched towards home (See remarks page) Drainage provided Typical cracks

DECK/BALCONY (flat, floored, roofless area) None

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

FENCE/WALL Not evaluated in a home inspection None

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South

Add soil & pitch away from foundation for drainage

Recommend additional backfill & grade/pitch away from foundation *Recommend window wells/covers*

Trim back trees/shrubberies where needed

Wood in contact with/improper clearance to soil Yard drains observed - not tested

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*

Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*

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- recommended

Operates: Yes Not tested shut off in winter, open to drain & cover/insulate

GENERAL COMMENTS

GROUNDS: There was flaked cement on front steps; patched, salt/deicer damage, water damage, etc.; repair by a mason. The driveway was old, cracked and upper section pitched toward the garage; water drains into the garage. There was water & frost heave damage visible in garage; see garage section comments. There were patio cracks; have a mason repair cracks. Keep patio clear of snow, leaves & debris year round. There was negative grading or low spots; add soil and pitch away from house. 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.

CONCERNS:

1. The driveway was old, cracked and upper section pitched toward the garage; water drains into the garage. There was water & frost heave damage visible in garage; see garage section comments.

ROOF

ROOF VISIBILITY INSPECTED FROM

- All Partial None Limited by: Angle
 Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

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

ROOF COVERING

- Roof #1:** Type: **Asphalt shingles** Estimated Layers*: **1*** Approximate age of cover: **<10** years
Roof #2: Type: **Rubber Membrane/EPDM** Estimated Layers*: **not visible** Approximate age of cover: **very old**
 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- blocked with insulation Ridge Gable Roof
Appears Adequate: Yes No Turbine More ventilation recommended- add baffles at eaves for air flow/perforated vents are blocked
 (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
VALLEYS Not visible N/A **Material:** Galv/Alum Asphalt Lead Copper

CONDITION OF ROOF COVERINGS

- Roof #1:** (main) Satisfactory Obtain closed permits
Roof #2: Marginal Older- have evaluated for repairs

- Condition: #2** Curling Lifted seams Ponding Taped/patched (duct tape)
 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 roof 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 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.

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SKYLIGHTS Older (sun room) *Skylights should always be replaced at time of roof replacement or when leaking & damaged. These are very old skylights; plan on replacement at any time due to old age.* Cloudy or overcast; limited visibility**PLUMBING VENTS** Yes No Satisfactory Marginal Poor **Recommend roofer evaluate and advise on costs of flat roof repairs** Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: The main roof (gable) appears newer or <10 yrs.; obtain all closed permits and ask if there is a transferrable roof warranty. Have a qualified roofer evaluate/repair the Rubber Membrane/EPDM type flat roofing on the Sun room; lifted, separations (seams), patched (duct tape), etc.; older roof. The asphalt shingle roof appears newer (approx. <10 yrs. old); obtain closed permits for roof installation as required by township. All roofs will need repairs at some point during the life of the roof; expect these and plan for them. Only a roofer should make repairs and not a handyman or non-roofer. Always check roofs after rains, high winds or severe weather including winter storms. Ice and snow build-up in gutters can cause leaks in the interior; keep gutters cleaned and flowing year round for proper drainage.

CONCERNS:

1. Obtain all closed permits for roof(s) as required by township before closing.
2. Have a qualified roofer evaluate/repair the Rubber Membrane/EPDM type flat roofing on the Sun room; lifted, separations (seams), patched (duct tape), etc.; older roof. Skylights on sun room are as old as the sun room enclosure; plan on repairs/replacement due to old age. These should always be replaced at time of new roof or when leaking or damaged.

CHIMNEY/GUTTERS/SIDING/TRIM

- CHIMNEY(S)** None Location(s): rear right
- 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:** Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust
- Flue/Liner:** Tile Metal *Unlined* *Not visible*
- Evidence of:** Scaling Cracks Creosote *Not evaluated (See remarks page)*
- Have flue(s) cleaned and re-evaluated* *Recommend Cricket/Saddle/Flashing*
- Condition:** Recommend a Level II chimney inspection when changing ownerships
- 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 *mix of ages & sizes*
- Leaking:** Corners Joints *Hole in main run*
- Attachment:** Loose *Missing spikes* *Improperly sloped (See remarks page)*
- Extension needed:** *Have cleaned & upsize smaller gutters to larger (~6")- screens & covers not recommended*

SIDING

- Material:** Vinyl Block/Brick Fiberboard Fiber-cement Stucco
- Typical cracks/dirty/staining *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 older
- Recommend repair- expansion foam not recommended on home*

TRIM, SOFFIT, FASCIA, FLASHING

- Material:** Vinyl Fiberboard Aluminum/Steel Fiber Cement Stucco

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:** Foam attracts wood destroying insects Poor- Expansion spray foam- handyman- have removed & properly caulked & sealed
- Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed*

WINDOWS & SCREENS

- Failed/fogged insulated glass can occur at any time*
- Material:** Wood or vinyl Older windows in home Aluminum/Vinyl Clad
- Screens:** not inspected in a home inspection- follow-up with sellers for all screens
- Condition:** Satisfactory- ask if windows are under a transferrable warranty

STORMS WINDOWS None 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: Marginal Poor- cracks

Have a structural mason or foundation building contractor evaluate/repair foundation. The basement was finished & concealed structure- rule out any concealed cracks, structural damage to walls before closing

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: There was a mix of gutter ages & sizes; have evaluated for same size (larger), clean and maintain. 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. 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. Have a structural mason or foundation building contractor evaluate/repair foundation. The basement was finished & concealed structure- rule out any concealed cracks, structural damage to walls before closing. Foam attracts wood destroying insects; recommend removal & properly caulked & sealed by contractor.

CONCERNS:

- 1. Have a structural mason or foundation building contractor evaluate/repair foundation. The basement was finished & concealed structure- rule out any concealed cracks, structural damage to walls before closing. Foam attracts wood destroying insects; recommend removal & properly caulked & sealed by contractor.**

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

Patio Storm Entrance
 Weather-stripping: Satisfactory Marginal Poor Missing Replace
 Door Condition: Satisfactory Marginal Poor

EXTERIOR A/C - HEAT PUMP Location(s): Old (~1996) approx. 20 yrs.

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

GARAGE

None Attached Detached 1-car
 Automatic Opener: Yes No Operable Inoperable Remote not available
 Safety Reverse Operable: Pressure reverse- needs adjusting Electric eye Safety hazard
 Roofing Material: Same as house
 Gutters : Marginal- mix of large & smaller gutters on home- recommend all larger gutters for best water collection & distribution away from house
 Siding: Same as house
 Trim: Same as house
 Floor : Material: Concrete- sloped toward rear left by damaged foundation block. There was extensive damage to the floor and visible cracks, patched cement (foundation & floor)- have evaluated by a structural mason, building contractor/foundation repair and/or structural engineer before closing Storage, clutter
Condition: *Large settling crack- water and/or Frost heaved damage*
(Poor) *Recommend evaluation/repair by structural mason and/or structural engineer (PE) before closing- see crawl section comments*
 Burners less than 18" above garage floor: N/A Yes No Safety hazard
Sill Plates : Elevated *Foundation block displaced/movement*
 Recommend repair by structural mason or foundation repair building contractor
 Overhead doors: N/A Wood Fiberglass Masonite Metal *Recommend repair*
 Satisfactory Marginal Poor *Overhead door hardware loose* Other
 Recommend Painting Inside & Edges: Yes No Recommend lubrication *Weather-stripping missing/damaged*
 Exterior Service Door: None Satisfactory Marginal Poor Damaged/Rusted
 Electricity Present: Yes No Not visible GFCI Present: Yes No Operates: Yes No
 Reverse polarity: Yes No Open ground: Yes No *Safety hazard*
 Handyman/extension cord wiring
 Firewall (*Between garage & living area*) : N/A Present *Missing*
 Satisfactory *Safety hazard(s)* *Recommend repair* *Holes walls/ceiling*
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
 N/A Satisfactory Inoperative Missing *Needs repair*
Moisture Stains Present: Yes Water damage and/or frost heaved Typical Cracks: Yes No

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : Recommend upgrading electrical devices; have electrician add GFCI outlets in garage or where potentially wet for safety. There was a missing nut on the foundation J-bolt; have structural carpenter evaluate/add where missing. There was large settling cracks on garage floor; water and/or frost heaved damage. There was foundation block displaced/movement visible in rear left in garage where patched or cemented & on exterior partially covered by shrubs. There were replaced wall sheathing or repairs after time of build. There was clutter and partial wall covering in garage; limited access. Area should be cleared of items for structural carpenter & mason evaluations; see crawl and structural comments in report. There was expansion foam sprayed in garage, under bottom of siding, in cracks, around basement windows, etc.; handyman sealant. Recommend having removed and properly sealed by a building contractor. The foam breaks down and attracts wood destroying insects/carpenter ant. There was water damage on rear man door frame; have carpenter make repairs. There were foundation cracks, parge cracks, flaked, etc. visible on exterior foundation. Recommend repair by structural mason or foundation repair building contractor before closing. See NPMA-33 report- termite and crawl space section comments. Rule out all concealed termite/structural damage before closing. Recommend having auto pressure reverse adjusted/corrected for *child safety*. The basement was finished and structure inaccessible; rule out or determine extent of all termite, foundation, structural damage and repairs by the structural carpenter, foundation building contractor and structural engineer before closing. See basement & crawl space section comments.

CONCERNS:

1. There was a missing nut on the foundation J-bolt; have structural carpenter evaluate/add where missing. There was large settling cracks on garage floor; water and/or frost heaved damage. There was foundation block displaced/movement visible in rear left in garage where patched or cemented & on exterior partially covered by shrubs. There were foundation cracks, parge cracks, flaked, etc. visible on exterior foundation. Recommend repair by structural mason or foundation repair building contractor before closing. There was clutter and partial wall covering in garage; limited access. Area should be cleared of items for structural carpenter & mason evaluations; see crawl and structural comments in report.
2. The basement was finished and structure inaccessible; rule out or determine extent of all termite, foundation, structural damage and repairs by the structural carpenter, foundation building contractor and structural engineer before closing. See basement & crawl space section comments.
3. There was expansion foam sprayed in garage, under bottom of siding, in cracks, around basement windows, etc.; handyman sealant. Recommend having removed and properly sealed by a building contractor. The foam breaks down and attracts wood destroying insects/carpenter ant.
4. Have auto pressure reverse adjusted for safety; not working/unsafe.
5. There was water damage on rear man door frame; have carpenter make repairs.





Figure 1 Examples of foundation cracks; have evaluated by a structural mason and/or engineer (PE).



Figure 2 Damage to floor & foundation visible in garage; have a structural mason or qualified foundation repair contractor and/or structural engineer evaluate the homes structure (cracks & termite damage).



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

WALLS & CEILING

Condition: Satisfactory Marginal Poor 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 : There as corrosion under sink on the water lines; have a plumber evaluate/repair/upgrade where needed in home. Consider upgrading valves to ¼ turn ball valves. The appliances were older; consider upgrading. The windows are older; see window section comments.

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 Dryer old 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 : Recommend cleaning dryer vent yearly & replace dryer flexible (metal) hose for fire safety. There is a sewer ejector pump for the laundry sink; needs power to turn on and remove the water in sink.

BATHROOMS

BATH: MASTER BATH

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

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

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

WALLS / CEILING / CABINETS

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

HEATING / COOLING SOURCE Yes No

Window/Door: Yes No Satisfactory Marginal Poor- windows/vapor seal breaks
Exhaust Fan: Yes No
Operates: Yes No
Noisy: Yes No

GENERAL COMMENTS

MASTER BATH: There is a vapor seal break; have window sin home evaluated/repaired/replaced by window installer. Clean fan periodically.

CONCERNS:

1. There were older windows in the home and vapor seal breaks; see window section comments. Have a window installer evaluate windows in home and advise on repairs/replacements where needed.

MAIN BATH:

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

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

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE

Yes No
 Window/Door: Yes No Satisfactory Marginal Poor
 Exhaust Fan: Yes No Operates: Yes No Noisy: Yes No

GENERAL COMMENTS

MAIN BATH : Test GFCI monthly & clean fans as needed.

SUN ROOM

LOCATION: SLAB PATIO

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

GENERAL COMMENTS

SUN ROOM : There is one GFCI; tested properly. Do not use GFCI for motor appliances, refrigerators or heavy draw items to avoid tripping the outlet. Consider upgrading outlets to tamper resistant type (TR) if small children present or living in home for added safety measures.

OFFICE ROOM

LOCATION: BASEMENT

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

GENERAL COMMENTS

OFFICE ROOM : The basement was finished and structure was inaccessible. There was extensive termite/structural damage observed in the home; see crawl space section comments and NPMA-33 Termite report. All concealed areas must be opened up by a structural carpenter to determine the extent of all termite/structural damage before closing.

CONCERNS:

1. See crawl space comments; structure.

MASTER BEDROOM

LOCATION: REAR RIGHT

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

GENERAL COMMENTS

MASTER BEDROOM : There was sagging drywall; have a drywall contractor evaluate& repair. See crawl space comments; structure.

#2 BEDROOM (office furniture)

LOCATION: FRONT RIGHT

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

GENERAL COMMENTS

#2 BEDROOM FRONT RIGHT : This is painted over wall paper and several other areas (bedrooms, hallway, etc.); considered cosmetic. See crawl space comments; structure.

#3 BEDROOM ORANGE

LOCATION: ORANGE CENTER

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 N/A
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

#3 BEDROOM (orange) center: There is a scuttle in the attic; limited view/access on ladder in closet. See crawl space comments; structure.

#4 BEDROOM FRONT LEFT

LOCATION: FRONT LEFT

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 N/A
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

#4 BEDROOM FRONT LEFT : Several rooms had painted over wall paper; seams visible.

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

Condition: Poor- vapor seal breaks Marginal Older window sin home ~20 yrs.+
 Representative number of windows operated Ask if windows under warranty

Evidence of Broken Vapor seals : Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing *Broken counter-balance mechanism*
Security Bars Present: N/A Yes No Not tested *Safety hazard* *Test release mechanism before moving in*

FIREPLACE None Location(s): --

Recommend having flue cleaned and re-examined

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/Hatch No access Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By: small opening in closet & no flooring
Flooring: Complete Partial 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 insulation

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

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

Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: N/A Damaged Split Disconnected Leaking Repair/Replace
Chimney Chase: N/A Satisfactory Needs repair Not visible
Structural Problems Observed: Limited access at scuttle on ladder in closet No
Roof Structure: Rafters Trusses Wood Metal Other
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB lx Wood Cedar shingles Rotted Stained Delaminated

Evidence of Condensation/Moisture Leaking: Yes No (See remarks page) Possible Mold whenever there are leaks in home; testing and identification of mold and environmental hazards is NOT part of home inspection. Follow-up with an environmental testing contractor before closing for that type of inspection.

Ceiling Joists: Wood Metal Other Not visible
Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed
Firewall Between Units: N/A Yes No Needs repair/sealing (See remarks page)
Indication of Past fire damage Yes No Recommend checking with Local fire Marshall and Township
Electrical: Open junction box(es) Handyman wiring Visible knob-and-tube Loose wires/live wires

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: There was vapor seal break (s) observed on windows. Have a window installer evaluate windows for repairs/replacements. Windows in home are very old. Proper chimney maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. *It is always recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety.*

CONCERNS:

1. There was vapor seal break (s) observed on windows. Windows in home are very old. Skylights should be replaced when roof replaced or sooner when failed vapor seals and leaking. Have a window installer evaluate windows for repairs/replacements.
2. 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.

FINISHED BASEMENT

STAIRS N/A

Condition: Satisfactory Marginal Poor Wear Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory Low clearance Safety hazard

FOUNDATION **Condition:** Satisfactory Marginal*- limited view due to finished basement

Material: Brick Concrete block Fieldstone Poured concrete Hollow clay tiles (1930's)
Horizontal Cracks: Inaccessible- finished basement
Step Cracks: Inaccessible- finished basement
Vertical Cracks: Inaccessible- finished basement
Covered Walls: Yes Finished Basement- recommend a structural carpenter open up ceilings, walls to rule out or determine extent of structural/termite damage. Recommend a structural engineer evaluate home's structure before closing
Movement Apparent: Inaccessible- finished basement
Indication Of Moisture: Yes Water stains, flaked paint, seepage, efflorescence Fresh Old stains

Condition reported above reflects visible portion only

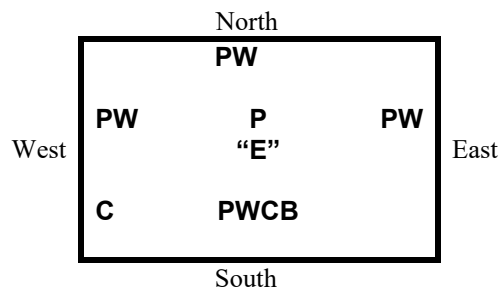
BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

P = Paneling C = Crack(s)
 D = Drywall M = Monitor
 S = Storage E = Evaluate
 Engineer/structural
 carpenter before closing

W=Water stains, wet, seepage, flaked paint, efflorescence

B= Bulged wall basement stairwell



FLOOR **Material:** Concrete Dirt/Gravel Not visible Other
Condition: Covered with flooring Basement finished

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

SEISMIC BOLTS N/A

BASEMENT DRAINAGE

Indication of moisture: Yes Efflorescence 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: Yes No **Tested:** Yes No Working Not working Needs cleaning Not tested
Floor Drains: Yes No Not visible 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 Wood Block Concrete Not visible

Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS Material: Wood Steel Truss Not visible

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

FINISHED BASEMENT : The basement was finished; limited view of structure by laundry area/mechanicals. Recommend a structural carpenter evaluate the home for extent of all structural damage; walls & ceilings must be opened up to determine damage. See crawl space section comments. Recommend a water management system; follow-up with a damp proofer/wet basement contractor for recommendations to maintain a dry basement. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice.

CONCERNS:

- 1. The basement was finished; limited view of structure by laundry area/mechanicals. Recommend a structural carpenter evaluate the home for extent of all structural damage; walls & ceilings must be opened up to determine damage. See crawl space section comments.**

CRAWL SPACE

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

ACCESS Exterior Interior hatch door Via basement No Access or Sealed
Inspected from: Access panel In the crawl space

FOUNDATION WALLS **Condition:** Satisfactory Marginal *Have evaluated* *Monitor*
 Concrete block Cracks Movement

FLOOR
 Concrete Gravel Dirt Other
 Cracks Large cracks

SEISMIC BOLTS
 N/A None visible Appear satisfactory Recommend evaluation

DRAINAGE
 Outside drain Sump pump: Yes No Operable: Yes No
 None apparent **Evidence of moisture damage:** Yes No **Recommend dehumidifier**

VENTILATION Wall vents Power vents None apparent/not visible

GIRDERS / BEAMS / COLUMNS Steel Wood Masonry Not visible
Condition: Satisfactory Marginal Poor

JOISTS **Material:** Wood Steel Truss Not visible
 Sagging/altered joists/patched handyman sill repairs (poor)
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

INSULATION None **Type: ---**
Location: Walls Between floor joists All Crawl spaces & basements need to have proper vapor barrier(s), ventilation & insulation (between floor joists). Energy loses 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.

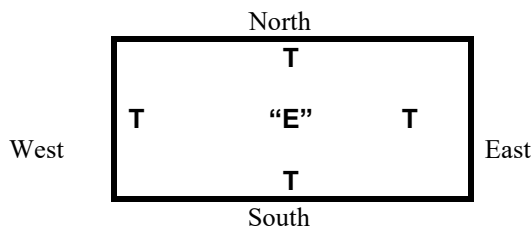
VAPOR BARRIER Yes No
 Kraft/foil face Plastic Other Not visible

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

T = Extensive Termite/Structural Damage



GENERAL COMMENTS

CRAWL SPACE : Evidence of termite (shelter tubes, scraped off tubes, scarring damage , structural damage (sills/plate, rim/band joists/framing) was visible in the crawl space. There was a bulged wall (drywall) on staircase to basement adjacent to the crawl space. Ceilings, walls must be opened up by the structural carpenter to access the structure and the extent of all termite & structural damage and repairs must be determined before closing. There were foundation cracks, some cracks go through the foundation block, unfilled drilled holes, loose or missing foundation mortar, open webbing, etc. Have a structural mason, qualified foundation building contractor and/or a structural engineer (PE) evaluate the structure and advise on all structural repairs. “Structural & Termite damage” or “Material defects” and structural damage exist. There were mice droppings, fur, seeds, acorns, etc. Have a licensed Pest Company evaluate and advise on rodent management. Mice or rodents can damage electrical wiring and pose potential health concerns.

CONCERNS:

1. **“Structural & Termite damage” or “Material defects” and structural damage exist . Have a structural carpenter, qualified mason/foundation repair building contractor and/or a structural engineer (PE) evaluate the homes structural damage/termite damage/foundation damage and advise on all repairs. Finished areas adjacent to the termite evidence in crawl must be opened up by the structural carpenter to determine extent of all termite/structural damage repaired.**
2. **There were mice droppings, fur, seeds, acorns, etc. Have a licensed Pest Company evaluate and advise on rodent management. Mice or rodents can damage electrical wiring and pose potential health concerns.**

EXAMPLES OF TERMITE/STRUCTURAL DAMAGE/FOUNDATION CRACKS:

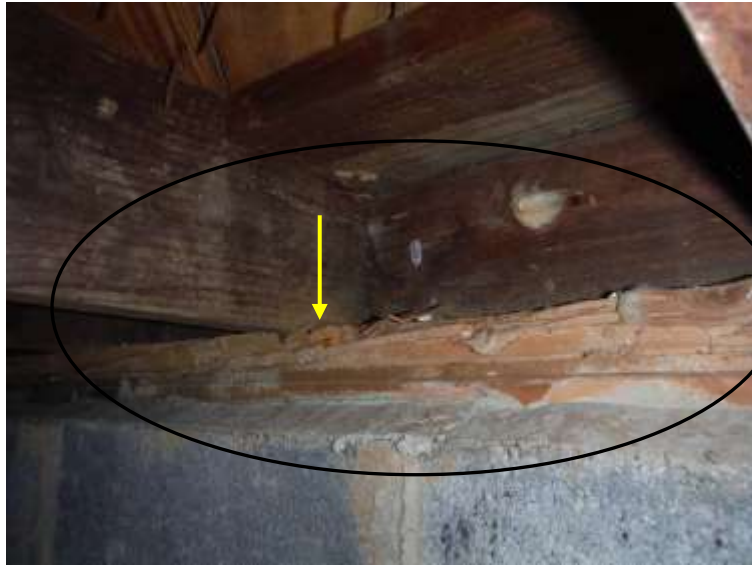




Figure 3 Joists compressing termite damaged sills; structural/material defects.











PLUMBING

WATER SERVICE

Main Shut-off Location: basement

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

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

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

Condition: Satisfactory Marginal Poor

Lead Other Than Solder Joints: Yes No Unknown Service entry

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

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

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

Condition: Satisfactory Marginal Poor **Cross connection:** Yes No

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 corrosion/repair

Interior Fuel Storage System: Yes No Leaking: Yes No

Gas Line: Copper Brass Black iron Stainless steel Flexible CSST (yellow) Not visible

Condition: Satisfactory Marginal Poor

NOTE: T-Valves, ball valves, gate valves or any shut off valves, are not tested in a New Jersey home inspection.

MAIN FUEL SHUT-OFF LOCATION FIXTURES IN HOME

By gas meter 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 Condition: Satisfactory Marginal nearing end of life*

Brand name: Kenmore 12* (12 yrs. label)

Type: Gas Electric Oil Other

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

Capacity: 50 gallons Approximate age: ~10 year(s)

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

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

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

WATER SOFTENER

(Unit not evaluated) N/A- recommended

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

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

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

GENERAL COMMENTS

PLUMBING: There as corrosion under kitchen sink on the water lines; have a plumber evaluate/repair/upgrade where needed in home. Note that fixtures, drains and pipes may clog, leak or back-up when a home in left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection in NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

CONCERNS:

1. Have a licensed plumber evaluate corrosion, older plumbing (piping, valves, etc.) and upgrade where needed in the home.

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

(See remarks page)

Ducts: Brand name: Fedders Approximate age: very old (~1980's) ~35+
 Have ducts cleaned **Energy Source:** Gas LP Oil Electric
 Solid Fuel

Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit

Heat Exchanger: N/A (sealed) Visual w/mirror **Flame distortion** **Rusted** **Flame rollout -dangerous****

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:** **NO****

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: **Poor**

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 testing prior to **closing**

OTHER SYSTEMS

Breaker "Off" in Electrical panel Electric baseboard Radiant ceiling cable

Gas space heater Wood burning stove (See Remarks page)

Proper Operation: Yes Not tested- breaker was "off"- test before closing

System Condition: Satisfactory Marginal Old

GENERAL COMMENTS

HEATING: Recommend a property tank sweep to rule out any possibility of a buried oil tank on property before closing. The furnace was very old ~ 35+ yrs. old and past expected life; typical life expectancy is ~25 yrs. There was flickering flame, flame rollout (when blower motor kicked on), scorch/heat marks, rust, condensate residue, etc.; drafting & safety concerns. Flame rollout can be from a cracked heat exchanger (CO- danger), poor drafting, poor service, old age (past life), etc.; have a qualified HVAC contractor evaluate the furnace & A/C for replacement; safety concerns. There was an older electric baseboard in finished basement; not tested (breaker was off in electrical panel); have electrician evaluate and advise. Older unit should be replaced or upgraded for safety. Recommend cleaning filters periodically as per manufacturer. There are typically 30, 60, 90 day filters, washable filters, etc.; personal choice. There was a humidifier on furnace; not part of home inspection. Follow-up with an HVAC contractor for inspection.

CONCERNS:

1. The heating & cooling systems were very old and past expected life. The furnace had flame rollout, scorch/heat marks condensate residue; drafting, life/safety concerns/dangerous.** Recommend a qualified HVAC contractor evaluate the heating & cooling for replacements; past expected life and safety concerns. Recommend a chimney contractor/sweep clean and evaluate chimney and verify liner for safety.

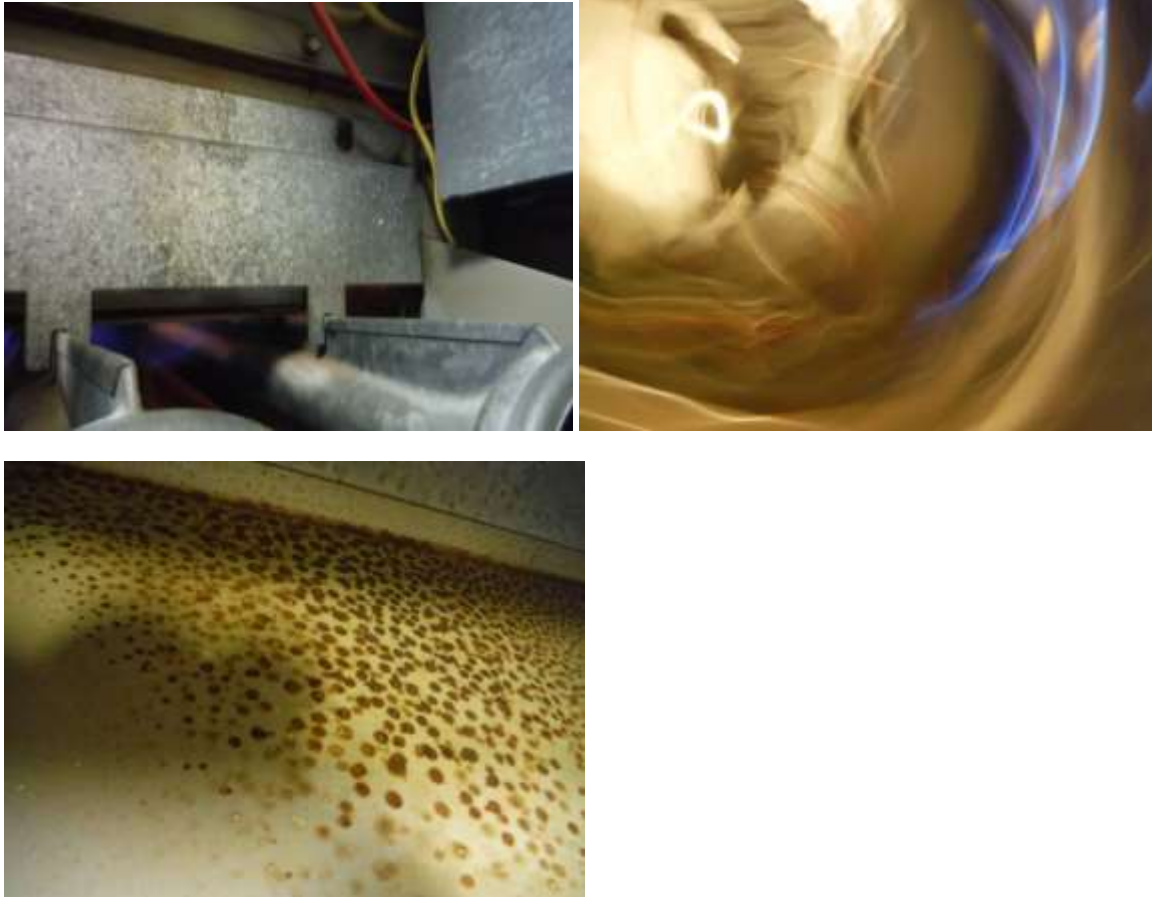


Figure 4 Furnace had flame rollout when blower kicked on; dangerous. Have a qualified HVAC contractor evaluate the heating & cooling systems for replacement; past life.

COOLING

COOLING SYSTEM – UNIT #1

Central system Wall Unit Location: **outside** Age: ~20 yrs.

Energy Source: Electric Gas Water Other

Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump

Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged

Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory

Condensate Line/Drain: To exterior To pump Floor drain Laundry sink Other

Temperature Differential : Unit 1 ??? °F Unit 2 ??? °F Unit 3 ??? °F Unit 4 ??? °F Unit 5 ??? °F

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

Compressor Condition: Satisfactory Marginal Poor Rusted Damaged

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

Recommend HVAC technician examine/clean/service yearly

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

GENERAL COMMENTS

COOLING : Recommend a qualified HVAC contractor evaluate the furnace & cooling systems for replacements; past life & safety/drafting concerns (furnace).

CONCERNS:

1. See heating section comments.

ELECTRICAL

MAIN PANEL Location: **basement** Condition: old Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: **100** Volts 120/240 Breakers Spares
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****
 Double tapping **Wires undersized/oversized breaker/fuse**
 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
 Missing covers/open junction boxes- add covers Reverse polarity GFCIs recommended
 Solid conductor aluminum branch wiring circuits* (See remarks page)
 Upgrade older electrical devices **Recommend electrician evaluate/repair***

GENERAL COMMENTS

ELECTRICAL: Consider adding tamper resistant if small children present in home for safety. Recommend adding GFCI outlets in garage and areas where potentially wet or damp. Add covers on open junction boxes for safety. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. Home needs electrical upgrades throughout home, garage and exterior. 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. There were mice droppings, fur, seeds, acorns, etc. Have a licensed Pest Company evaluate and advise on rodent management. Mice or rodents can damage electrival wiring and pose potential health concerns.

CONCERNS:

1. There were mice droppings, fur, seeds, acorns, etc. Have a licensed Pest Company evaluate and advise on rodent management. Mice or rodents can damage electrival wiring and pose potential health concerns.

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.