



# 4 Seasons Home Inspection, LLC

150 Maple Avenue, #128, South Plainfield, NJ 07080

[www.4SeasonsHI.com](http://www.4SeasonsHI.com) 1-877-547-7383

## Buyer

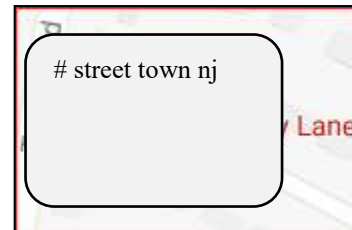
# apt street

Town nj xxxxx

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

## RECEIPT

Inspection Date: May 03, 2018 Thursday 10am- 1pm  
 Client Name: buyers (buyer@gmail.com)  
 Emails: lawyer@aol.com  
 Inspection Address: # street town nj xxxxx  
 Inspected by: Linda Geczi home inspection lic. #24GI00061500



## BUILDING DATA

Approximate Age: ~1960's  
 Style: Single family  
 Main Entrance Faces: N  
 State of Occupancy: Occupied  
 Weather Conditions: 70 °F  
 Ground cover: damp

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

Paid by: Check #348

Cc: Lawyer, Esq.  
 Cc: Realtor

**Main Concerns (p.2-4) and detailed report follows this page (5-46)**

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

© 2010 4 Seasons Home Inspection, LLC

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

1. **ROOF/GUTTERS /VENTILATION/MOLD-LIKE STAINS:** The roof was past expected life. There was aggregate/granular loss, moss build-up, curling, cupping, lifted shingles, water stains (garage & attic), dark streaks on shingles, pine sap beads on rafter or roof structure, poor ventilation/hot attic, brittle/heat damaged sheathing, dark mold like staining on sheathing & attic wall insulation, etc. Recommend more ventilation (ex- perforated soffits & baffles at eaves, ridge venting, etc. among other ventilation). Recommend the roofer advise on best options for maximizing the ventilation in attic. Hot humid and poor ventilated attics will shorten life of roof and potentially cause heat & moisture damage to wood or roof structure. Recommend a mold contractor evaluate the dark black mold like staining and advise. Damaged sheathing (ex- heat damage, brittle) and dark mold like staining should be evaluated for replacement and/or by a qualified mold or environmental contractor. Mold and environmental identification and inspection is beyond the scope of a home inspection. Recommend a roofer evaluate /advise on roof replacement, ventilation & gutters.
2. **ELECTRIC/FEDERAL PACIFIC ELECTRIC PANEL (FPE):** The GFCI in front was found tripped and would not reset. Recessed lights should be checked to verify IC rating or in contact with insulation in attic for fire safety. Some areas were missing insulation in attic near these fixtures. There were older outlets & switches, 2 prong ungrounded outlets, painted over outlets and a Federal Pacific Electric (FPE) Stab-Lok electrical panel. The FPE panels have known latent fire safety hazards and should be replaced for fire/life/safety. Recommend a licensed electrician evaluate the homes electrical (devices, electrical panel) and advise on repairs and upgrades for safety.
3. **PLUMBING:** There were cleanouts in yard; unknown (plumbing, gutters, etc- further evaluate). There were older gate valves, mix of plumbing materials & ages (piping, galvanized, fittings, gate valves, fixtures, etc.), corrosion, calcium/mineral build-up, water stains (basement ceiling tiles, attic plumbing vents, garage ceiling), sump pump connected to municipal sewer (improper), older manual sewer ejector pump (slop sink), older/original bathrooms & kitchen, etc. Recommend a licensed plumber evaluate plumbing in home and advise on plumbing upgrades/repairs and bathroom & kitchen upgrades.

4. **HEATING & COOLING/CHIMNEY/OIL TANK SWEEP** : Recommend a property tank sweep to rule out any possibility of buried oil tank. The furnace was very old, past expected life and poor condition. There was rust and yellow flickering flame, flame rollout, etc. Flame rollout can occur for a number of reasons (ie.- cracked heat exchanger, clogged/defective heat exchanger, poorly maintained, past life, drafting, etc.). Recommend a qualified HVAC contractor evaluate the heating system immediately and advise on replacement. The condensing unit had sun bleached or worn tag and appears old; have evaluated for replacement along with furnace. Recommend a certified chimney contractor evaluate chimney and advise on any repairs, liners, rain caps, etc. for fire/life/safety.
5. **WOOD DESTROYING INSECTS**: There was observed carpenter ant and carpenter bee evidence. See separate NPMA-33 Wood destroying insect report; recommend treatments.
6. **OLD DECK**: The deck was older and had unconventional by today's building practices. A typical wood deck life expectancy is approximately 10 to 15 yrs. deck is past expected life. The balusters were wide (small child safety concern), missing middle stringer & steps not boxed in (trip hazard), railings on low side (potential safety concern), steps in contact with soil (no visible footer), heavily painted, drying cracks, missing nails in floor joist hangers (need to be filled for proper supports), house/deck flashings not visible or present, etc. Recommend a carpenter or building contractor evaluate deck and advise on repairs/upgrades/replacement due to old age.
7. **GRADING & DRAINAGE/SEEPAGE/MOLD-LIKE STAINS** : There were stones around foundation, flat or negative grading; conducive to seepage and attracting wood destroying insects. There was observed seepage in basement. 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. Recommend maintaining a positive pitch of soil around foundation for proper water drainage. There was observed seepage or water stains on basement ceiling tiles, foundation walls, around basement windows, wood paneling and garage. There were dark stains or spotting on wood paneling; indication of mold like substance. Mold and environmental identification, testing or inspection is beyond the scope of a home inspection. Follow-up with an environmental company for that service. Recommend a grading & drainage contractor evaluate and advise on corrections, add bubble covers (basement windows), etc.; correct exterior conditions. Recommend a wet basement damp proofer contractor evaluate for system(s) to maintain a dry basement. The sump pump/Liberty pump was installed improperly.

**Continued . .**

8. **WINDOWS & DOORS/SIDING/EXTERIOR/FOUNDATION CRACKS/**: The doors, slider and windows were original or older. There was broken yellow plastic panel over front door windows, locked windows (inaccessible), leaking around basement windows and leaking around living room front window assembly. Recommend a window & door installer and/or building contractor evaluate windows & doors and advise on replacements/repairs. The wood siding and brick veneer was older or original to home. There was a slight bow on brick veneer as viewed at the wood siding & brick corner or junctures; gaps present and water entry points. Gaps can let water behind siding and cause rusting on strapping or attachments. Recommend a siding contractor evaluate siding, verify that attachments are holding brick veneer and advise on any repairs before closing. Junctures and gaps should always be sealed to maintain watertight seals. Siding or exterior should be maintained for proper cladding protection. There were cracks on foundation and/or parge coating visible on exterior, garage and/or basement. Recommend a mason or foundation repair contractor evaluate all foundation cracks, make repairs where needed and rule out any concealed cracks or damage. The basement and lower level (slab) was finished and structure inaccessible.
9. **INACCESSIBLE AREAS**: The home had a finished basement, family room (slab level) and storage or clutter in mechanical room. There were inaccessible area in the home; rule out any hidden damage or concealed concerns. Walls, ceilings, flooring and coverings can not be removed in a visual inspection.

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

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

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

## **SUMMARY**

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

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

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

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

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

---

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

---

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

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

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

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

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

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

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

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

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

All components designated for inspection in the **New Jersey Standards of Practice 13:40-15.16 in readily accessible areas at time of inspection** except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a 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 contractor or trades for invasive services that can open up walls, ceilings or flooring before closing since it cannot be done in a visual home inspection with permission from seller(s).*** This is under the law in the New Jersey Standards of Practice 13:40-15.16 for a licensed home inspector in the state of New Jersey.

**We Always Miss Some Minor Things & cosmetics excluded- Read Pre-Inspection agreement**

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 & Not Code inspection**

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy or warranty. Concealed & inaccessible areas cannot be inspected and should follow up with a contractor.

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

## 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:**     Recommend top coat sealing driveway to maintain     Satisfactory/ Marginal

Repair cracks/seal to maintain

**PORCH (COVERED ENTRANCE)**     None

**STOOPS/STEPS**     None     *Uneven risers*

**PATIO**     None

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

**Material:**     Wood

**Finish:**     Older- approximately 30+ yrs. A typical life expectancy of a deck is often 10-20 when maintained

Treated, painted/stained, drying cracks, etc.

Lower railings, balusters far apart (too wide), steps not boxed in & no middle stringer, missing nails on floor joist hangers, deck level with first floor or slider door, no visible flashings at house/deck juncture or attachment, etc.

*Improper attachment to house* – missing nails on hangers/add for safety

*Railing low*

**Condition:**     Older, past expected life, older unconventional building practices

Marginal     Poor- fill all holes on joist hangers for safety

*Wood steps in contact with soil (no visible step footers)*

Recommend a carpenter or building contractor evaluate deck and advise on repairs/upgrades/replacement due to age

**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

The family room had slab construction and ground close to slider and slab foundation- conducive to seepage & attracting wood destroying insects. Keep snow away in winter and correct flat or negative grading around the home for drainage.

*Recommend additional backfill & pitch or grading away from foundations (slab & basement)*

*Trim back trees/shrubberies & remove tree where too close or potential to fall and hit home*

*Wood deck steps in contact with/improper clearance to soil- conducive to moisture damage and attracting wood destroying insects*

*Recommend window wells/covers on basement windows*

**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*

**HOSE BIBS**     None     No anti-siphon valve- recommended

**Operates:**     Yes     No     Not tested     Not on

## GENERAL COMMENTS

**GROUNDS:** Maintain walks and driveway cracks free, level and clean for safety as needed. The front entrance and family room were close to ground or slab foundation. Keep snow away in winter to avoid seepage and attracting wood destroying insects. There were two gutter or plumbing cleanouts in yard; trip hazard/use caution. Recommend having these evaluated to see what they are for by plumber or ask owners. The deck was older and had unconventional by today's building practices. A typical wood deck life expectancy is approximately 10 to 15 yrs. deck is past expected life. The balusters were wide (small child safety concern), missing middle stringer & steps not boxed in (trip hazard), railings on low side (potential safety concern), steps in contact with soil (no visible footer), heavily painted, drying cracks, missing nails in floor joist hangers (need to be filled for proper supports), house/deck flashings not visible or present, etc. Recommend a carpenter or building contractor evaluate deck and advise on repairs/upgrades/replacement due to age. There were stones around foundation, flat or negative grading; conducive to seepage and attracting wood destroying insects. There was observed seepage in basement. 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. Recommend maintaining a positive pitch of soil around foundation for proper water drainage. Recommend a grading & drainage contractor evaluate and advise on corrections, add bubble covers (basement windows), etc.; correct exterior conditions.

There were trees and shrubs close to house and a large tree in rear yard near neighbor's house or garage. It is unknown if this tree is neighbors. Recommend finding out property lines and ownerships of trees, etc.; not part of home inspection. 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. Recommend upgrading exterior hose bibs to frost free anti siphon type for added measure against back flow and freeze damage.

### CONCERNS:

1. Recommend a tree service evaluate trees and shrubs for removal or trimming where too close to house or structures (deck, etc.). Find out property lines to know what trees and landscaping is part of this property; not part of home inspection.
2. The deck was older and had unconventional by today's building practices. A typical wood deck life expectancy is approximately 10 to 15 yrs. deck is past expected life. The balusters were wide (small child safety concern), missing middle stringer & steps not boxed in (trip hazard), railings on low side (potential safety concern), steps in contact with soil (no visible footer), heavily painted, drying cracks, missing nails in floor joist hangers (need to be filled for proper supports), house/deck flashings not visible or present, etc. Recommend a carpenter or building contractor evaluate deck and advise on repairs/upgrades/replacement due to age.
3. There were stones around foundation, flat or negative grading; conducive to seepage and attracting wood destroying insects. There was observed seepage in basement. 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. Recommend maintaining a positive pitch of soil around foundation for proper water drainage. Recommend a grading & drainage contractor evaluate and advise on corrections, add bubble covers (basement windows), etc.; correct exterior conditions.



Figure 1 There were two raised cleanouts; further evaluate to see what these are for ( ex- gutters or house plumbing); unknown. These pose a trip hazard.





**Figure 2** Example of older deck construction and unconventional by today's building practices. The deck was older and past expected life. The balusters were wide (small child safety concern), missing middle stringer & steps not boxed in (trip hazard), railings on low side (potential safety concern), steps in contact with soil (no visible footer), heavily painted, drying cracks, missing nails in floor joist hangers (need to be filled for proper supports), house/deck flashings not visible or present, etc. Recommend a carpenter or building contractor evaluate deck and advise on repairs/upgrades/replacement due to age.

## ROOF

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

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

### STYLE OF ROOF

**Type:**    Gable    Hip    Mansard    Shed    Flat    Other

**Pitch:**    Low    Medium    Steep    Flat

### ROOF COVERING

**Roof #1:**   Type: **Asphalt shingles**   Estimated Layers\*: **1\***   Approximate age of cover: **old, past life**  
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- inadequate    Ridge    Gable    Roof  
**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 an shortening life of roof.

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

**CONDITION OF ROOF COVERINGS**   **Roof #1:**    Poor, past expected life

**Condition:**

- Curling    Cracking    Water stains/leaks attic & garage
- Nail popping    Granules missing    Dark streaks    Missing Tabs/Shingles/Tiles
- Moss buildup    Exposed felt/aggregate loss    Cupping, lifted shingles
- Water stains in attic & garage
- Pine sap beads, rusted nails/dark rings    Brittle/heat damaged sheathing    Steaks/staining shingles
- dark mold like staining on sheathing, dark staining on insulation, splits/drying cracks on rafters
- Multi-layer roof- not recommended when replacing roof
- Missing insulation in areas, no baffles at eaves
- Poor ventilation-Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

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

**MULTI-LAYER ROOFS:** Multi- layers will shorten life of existing roof. There are many disadvantages of having multi-layer roofs even though it may be acceptable in many municipalities across New Jersey. Multi layers wear faster or shorten the current roof layer because of the uneven surface that it was laid over. These roofs are heavier and increase the dead load thereby placing the roof structure under greater load often causing deflection. Deflection was observed from street or

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

distance looking at roof. Multi layers (ML) are more inclined to have shingles blow off especially if nails cannot penetrate the roof decking. The key factor or weakness in ML layer roofs are the fact that flashings are not replaced without stripping off roof. This makes the roof vulnerable in areas where old flashings remain and often tarred over. The sun's UV rays cracks tar year to year and water leaks in these areas. ML roofs tend not to dry out sufficiently and thus accelerating the ageing or deterioration of the newest layer. Flashings are the most important detail of a well installed roof to help protect the junctures and penetrations from water entry. A ML roof lacks new flashings since it was not stripped off for their installations. ML roofs will make attic hotter, trap moisture and cause sheathing damage, rot and mold due to trapped heat and moisture. Roofs should have more or maximum ventilation. Have roof, ventilation and gutters evaluated by qualified roofer before closing.

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

**PLUMBING VENTS**  Yes  No  Satisfactory  Marginal  Poor

Recommend roofer evaluate and advise on costs of roof replacement, ventilation and gutters

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

*Conditions reported above reflect visible portion only*

### GENERAL COMMENTS

**ROOF:** The roof was past expected life. There was aggregate/granular loss, moss build-up, curling, cupping, lifted shingles, water stains (garage & attic), dark streaks on shingles, pine sap beads on rafter or roof structure, poor ventilation/hot attic, brittle/heat damaged sheathing, dark mold like staining on sheathing & wall insulation, etc. Recommend more ventilation (ex- perforated soffits & baffles at eaves, ridge venting, etc. among other ventilation). Recommend the roofer advise on best options for maximizing the ventilation in attic. There was missing insulation in areas by recessed lighting. Recommend adding insulation where missing and have electrician verify that all recessed lighting is IC rated or in contact with insulation for fire safety. If not, discuss IC rated sealed canister or recessed lighting as well as options such as LED fixtures, etc. Hot humid and poor ventilated attics will shorten life of roof and potentially cause heat & moisture damage to wood or roof structure. Recommend a mold contractor evaluate the dark black mold like staining and advise. Damaged sheathing (ex- heat damage, brittle) and dark mold like staining should be evaluated for replacement. Recommend a roofer evaluate /advise on roof replacement, ventilation & gutters before closing. The gutters were older; recommend upgrading with roof replacement. There were covers on gutters and spillage onto ground. Clogged, dirty or covered (gutters helmets, screens, etc.) gutters will reduce the collection ability and spillage or water damage can occur to interior of home. There was a detached rain leader/downspout in front. There were trees too close or over hanging branches. Recommend a tree service remove trees & branches too close to home to avoid potential damage. There were underground drains for gutters; unknown termination & internal condition. Recommend having underground gutters cleaned and inspected to make sure they drain water away from house. Discuss options such as above ground gutters and extend at least 6-8ft away from drainage. Underground drains can potentially pond or collect water around the foundation. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable. All roofs will need repairs at some point during the life of the roof; expect these and plan for them. Only a roofer should make repairs and not a handyman or non-roofer. Always check roofs after rains, high winds or severe weather including winter storms. Ice and snow build-up in gutters can cause leaks in the interior; keep gutters cleaned and flowing year round for proper drainage.

### CONCERNS:

1. The roof was past expected life. There was aggregate/granular loss, moss build-up, curling, cupping, lifted shingles, water stains (garage & attic), dark streaks on shingles, pine sap beads on rafter or roof structure, poor ventilation/hot attic, brittle/heat damaged sheathing, dark mold like staining on sheathing & attic wall insulation, etc. Recommend more ventilation (ex- perforated soffits & baffles at eaves, ridge venting, etc. among other ventilation). Recommend the roofer advise on best options for maximizing the ventilation in attic. Hot humid and poor ventilated attics will shorten life of roof and potentially cause heat & moisture damage to wood or roof structure. Recommend a mold contractor evaluate the dark black mold like staining and advise. Damaged sheathing (ex- heat damage, brittle) and dark mold like staining should be evaluated for replacement and/or by a qualified mold or environmental contractor. Mold and environmental identification and inspection is beyond the scope of a home inspection. Recommend a roofer evaluate /advise on roof replacement, ventilation & gutters.
2. There was missing insulation in areas by recessed lighting. Recommend adding insulation where missing and have electrician verify that all recessed lighting is IC rated or in contact with insulation for fire safety. If not, discuss IC rated sealed canister or recessed lighting as well as options such as LED fixtures, etc.

**Examples of roof conditions on exterior, interior or attic:** Past expected life and water stains/leaking, hot & humid/poor ventilation, etc.





Figure 3 Example of dark mold like staining and pine sap beads; poor ventilation, hot & humid conditions.





**OLD WOOD STORMS WINDOWS**  
**SLAB-ON-GRADE/FOUNDATION** N/A  Not installed  Wood  Clad comb.  Wood/metal comb.**Stem Wall:**  N/A- no crawl space**Slab:**  Slab at front entrance & family room slab level **Condition:**  wall to wall carpeting- slab structure inaccessible**GENERAL COMMENTS**

**CHIMNEY/GUTTERS/SIDING/TRIM:** The gutters were older; recommend upgrading with roof replacement. There were covers on gutters and spillage onto ground. Clogged, dirty or covered (gutters helmets, screens, etc.) gutters will reduce the collection ability and spillage or water damage can occur to interior of home. There was a detached rain leader/downspout in front. There were trees too close or over hanging branches. Recommend a tree service remove trees & branches too close to home to avoid potential damage. There were underground drains for gutters; unknown termination & internal condition. Recommend having underground gutters cleaned and inspected to make sure they drain water away from house. Discuss options such as above ground gutters and extend at least 6-8ft away from drainage. Underground drains can potentially pond or collect water around the foundation. Clean gutters often to ensure proper flow or distribution away from structure. 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. The furnace was past expected life and poor condition; see heating section comments. Recommend a chimney contractor evaluate the chimney along with the furnace or HVAC contractor. Chimney's interior should be evaluated and have a liner for fire/life/safety. Have verified that a proper liner is present. *Proper maintenance and cleanings are extremely important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. It is strongly recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety. The Internal elements of the chimney could not be evaluated and fall outside the scope of a visual home inspection. Internal defects and/or fire hazards often exist in any chimney of any age and especially in older structures. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing. Buyer accepts all risk, cost of repairs, possibility of dangerous conditions ( fire, carbon monoxide, unstable structure, etc) if he or she fails to conduct this type of Level II chimney inspection.* The wood siding and brick veneer was older or original to home. There was a slight bow on brick veneer as viewed at the wood siding & brick corner or junctures; gaps present and water entry points. Gaps can let water behind siding and cause rusting on strapping or attachments. Recommend a siding contractor evaluate siding, verify that attachments are holding brick veneer and advise on any repairs before closing. Junctures and gaps should always be sealed to maintain water tight seals. Siding or exterior should be maintained for proper cladding protection. There were cracks on foundation and/or parge coating visible on exterior, garage and basement. Recommend a mason or foundation repair contractor evaluate all cracks and make repairs where needed and rule out any concealed cracks or damage. Older home will have settled over the years and cracks and settling should be addressed by qualified contractors where needed. The basement and lower level (slab) was finished and structure inaccessible).

**CONCERNS:**

1. The gutters were older; recommend upgrading with roof replacement. There were covers on gutters and spillage onto ground. Clogged, dirty or covered (gutters helmets, screens, etc.) gutters will reduce the collection ability and spillage or water damage can occur to interior of home. There was a detached rain leader/downspout in front. There were trees too close or over hanging branches. Recommend a tree service remove trees & branches too close to home to avoid potential damage. There were underground drains for gutters; unknown termination & internal condition. Recommend having underground gutters cleaned and inspected to make sure they drain water away from house. Discuss options such as above ground gutters and extend at least 6-8ft away from drainage. Underground drains can potentially pond or collect water around the foundation.
2. The wood siding and brick veneer was older or original to home. There was a slight bow on brick veneer as viewed at the wood siding & brick corner or junctures; gaps present and water entry points. Gaps can let water behind siding and cause rusting on strapping or attachments. Recommend a siding contractor evaluate siding, verify that attachments are holding brick veneer and advise on any repairs before closing. Junctures and gaps should always be sealed to maintain water tight seals. Siding or exterior should be maintained for proper cladding protection. There were cracks on foundation and/or parge coating visible on exterior, garage and basement. Recommend a mason or foundation repair contractor evaluate all cracks and make repairs where needed and rule out any concealed cracks or damage. Older home will have settled over the years and cracks and settling should be addressed by qualified contractors where needed. The basement and lower level (slab) was finished and structure inaccessible).

---

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





**Figure 4** Examples of foundation cracks; exterior, garage, etc. The brick veneer had gap and slight bow; have evaluated by siding contractor before closing & contractual limitations.



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

Underground  Overhead  *Weather head/mast needs repair* Condition:  Sat.  Marginal  Poor  
**Exterior outlets:**  Yes  No **Operative:**  No- found tripped /further evaluate cause & correct/repair\*  
 *Overhead wires too low*  
**GFCI present:**  Yes- exterior **Operative:**  No\*- found tripped  *Less than 3' from balcony/deck/windows*  
 Reverse polarity  Open ground  Safety Hazard

**BUILDING(S) EXTERIOR WALL CONSTRUCTION**

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

**EXTERIOR DOORS**

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

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

Unit #1 Brand: Haier Outside shutoff:  Yes  No  
Condition:  Marginal  *data tag worn off- appears older*  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- worked  Electric eye- worked  Safety hazard  
Roofing Material:  Same as house- past expected life  
Gutters :  Marginal  Recommend upsizing/replacing with roof- see roofing section comments  
Siding:  Same as house Trim:  Same as house  
**Floor :** Material:  Concrete  **floor & perimeter storage- in accessible areas. Check all areas when storage removed**  
Condition:  Marginal- seal cracks  Typical cracks  Large settling cracks  Recommend evaluation/repair  
Burners less than 18" above garage floor:  N/A  Yes  No  Safety hazard  
Sill Plates :  Not visible  Floor level  Elevated  Rotted/Damaged  Recommend repair  
Overhead doors:  N/A  Wood  Fiberglass  Masonite  Metal  Recommend repair  
 Satisfactory  Marginal  Poor  Overhead door hardware loose  Other  
Recommend Painting Inside & Edges:  No  Recommend lubrication as needed  Weather-stripping missing/damaged  
Exterior Service Door:  None  Satisfactory  Marginal  Poor  Damaged/Rusted  
Electricity Present:  Yes- garage door opener  Not visible  
GFCI Present:  Not visible or accessible **Operates:**  Yes  No  check for outlets when storage removed  
**Reverse polarity:**  Yes  No Open ground:  Yes  No  Safety hazard  
 Handyman/extension cord wiring  
Firewall (*Between garage & living area*) :  N/A  Present  Missing  
 Seal/repair/add drywall where needed for fire safety- check all areas when storage, peg boards, shelving,  
etc. removed and accessible  Safety hazard(s)  Recommend repair  Holes walls/ceiling  
**Fire door:**  Not verifiable  Not a fire door  Needs repair  Satisfactory  
**Moisture Stains Present:**  Yes- around plumbing vent (Ceiling), walls Typical Cracks:  Yes  No

**GENERAL COMMENTS**

**EXTERIOR/ELECTRICAL/AC/HEAT PUMP/GARAGE :** The GFCI in front was found tripped and would not reset. Recommend asking sellers if there is a switch or a GFCI that was tripped and not obvious that must be reset for this outlet to also reset. If not, recommend having evaluated by electrician. There were foundation and/or parge coat cracks visible on exterior and garage. Recommend a foundation contractor or structural mason evaluate all cracks and advise on repairs. There were water/moisture stains around a PVC (wood ceiling patch) plumbing vent in garage and attic; recommend a plumber further evaluate by roofer. Roof was very old and past expected life; see roofing section comments. The home was furnished and appears that not currently occupied; unknown period of time. Recommend sealing all drywall to maintain firewall safety. Wood patch is not firewall; have corrected. Check all areas in garage when storage, shelving, peg boards, etc. removed and accessible. There was moisture stains on foundation walls; see grading & drainage comments.

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

**CONCERNS:**

1. The GFCI in front was found tripped and would not reset. Recommend asking sellers if there is a switch or a GFCI that was tripped and not obvious that must be reset for this outlet to also reset. If not, recommend having evaluated by electrician.
2. There were foundation and/or parge coat cracks visible on exterior and garage. Recommend a foundation contractor or structural mason evaluate all cracks and advise on repairs.
3. There were water/moisture stains around a PVC plumbing vent in garage and attic; recommend a plumber further evaluate by roofer. Roof was very old and past expected life; see roofing section comments.



Figure 5 Water or moisture stains around a PVC plumbing vent in garage and foundation walls. Recommend a licensed plumber further evaluate and advise on any active leaking or rule out. See grading & drainage comments.



**Figure 6 The GFCI in front was found tripped and would not reset; further evaluate and retest when repaired or resolved.**

## 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, etc. for leaks, damage & mold before closing by licensed plumber & building contractor. Mold/environmental inspections are beyond the scope of a home inspection. Contents of home not manipulated and moved in a visual home inspection.*

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

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

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

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

1. Inspect:

v. Household appliances limited to:

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

### GENERAL COMMENTS

**KITCHEN :** Recommend anti tip brackets on all stoves for safety.\* Recommend GFCI outlets for safety. See electrical section comments. There was older plumbing, bathrooms and kitchen; recommend discussing upgrades with plumber and building contractor. There was calcium/mineral deposits on fixtures or plumbing; indicative of hard water.

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

## 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  Brand:       Dryer  Brand:       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- capped pipe for future hookup       Cap Needed   
**Safety hazard**  Not visible  
**Electrical Set-up :**  N/A       Yes       No

### GENERAL COMMENTS

**LAUNDRY :** The dryer present was electric and a gas line was capped for future gas hookup. Ask if appliances are staying with home; not tested. There was a half bath in this room as well.

## BATHROOMS

### BATH: ½ BATH

#### SINKS / TUBS / SHOWERS

**Faucet leaks:**  Yes  No      **Loose:**  Yes  No      **Pipes leak:**  Yes  No  
**Condition:**  Satisfactory       Marginal       Older bathroom       Rotted floors  
**Hot water:**  Yes  No      **Cold water:**  Yes  No

#### TOILET

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

#### WALLS / CEILING / CABINETS

**Moisture stains present:**  Yes  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       Older- see window section comments  
**Exhaust Fan:**  Yes  No      **Operates:**  Yes  No      **Noisy:**  Yes  No

### GENERAL COMMENTS

**1/2 BATH:** The washer & dryer were also in this room. The plumbing, bathrooms and kitchen were older. There was calcium/mineral deposits on fixtures or plumbing; indicative of hard water. Discuss upgrades and renovations with a building contractor and licensed plumber. Recommend added GFCI outlets in this room for safety.

#### CONCERNS:

1. The bathrooms, kitchen and plumbing in home were older or original. Recommend discussing plumbing, bathroom & kitchen upgrades with a building contractor.

**MAIN BATH:**

**SINKS / TUBS / SHOWERS**

Faucet leaks:  Yes  No    Loose:  Yes  No    Pipes leak:  Yes  No  
 Fixture(s) Condition:  Satisfactory  Marginal     Calcium/mineral deposits  
 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     Older bathroom     Rotted floors  
 Caulk/Grouting Needed:  Yes  No    Where:  
 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     Older- see window section comments  
 Exhaust Fan:  Yes  No    Operates:  Yes  No    Noisy:  Yes  No

**GENERAL COMMENTS**

**MAIN BATH :** There was a flexible hose for exhaust fan was partially visible in attic and not able to see where it terminates. Recommend having the bathroom fan termination checked to see that it goes to exterior; not verified or accessible. There was calcium/mineral deposits on fixtures or plumbing; indicative of hard water. The bathrooms, kitchen and plumbing in home were older or original. Recommend discussing plumbing, bathroom & kitchen upgrades with a building contractor.

**CONCERNS:**

1. The bathrooms, kitchen and plumbing in home were older or original. Recommend discussing plumbing, bathroom & kitchen upgrades with a building contractor.



## DINING ROOM

### LOCATION: REAR LEFT

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

### GENERAL COMMENTS

**DINING ROOM :** The windows were locked with a corner nail or hardware. Follow up with sellers for the key or device to open the windows. Recommend checking windows before closing.



**Figure 7** Example of window locks in the home; inaccessible. Recommend having locks opened up and check windows.

## LIVING ROOM

### LOCATION: FRONT LEFT

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

### GENERAL COMMENTS

**LIVING ROOM :** The front window was leaking; water stains & flaked paint and vapor seal breaks. Recommend a window installer evaluate for replacement/repairs. The railing on steps was very loose and splits on the wood flooring around the railing. Recommend a carpenter evaluate the railing and make repairs.

#### CONCERNS:

1. **Recommend a window installer evaluate front window for replacement; active moisture/leaking, flaked paint and water stains.**
2. **The railing on steps was very loose and splits on the wood flooring around the railing. Recommend a carpenter evaluate the railing and make repairs.**





**Figure 8 Active leaking/moisture, water stains, flaking paint, vapor seal breaks, etc. Recommend a window installer evaluate window for replacement/repairs and rule out any concealed damage.**



## #2 BEDROOM

### LOCATION: FRONT RIGHT

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

### GENERAL COMMENTS

**#2 BEDROOM :** There were nail pops and drywall seams in this room or in the home; cosmetic and repaired at time of painting. Recommend replacing older outlets; two prong ungrounded and painted over.

## #3 BEDROOM

### LOCATION: FRONT LEFT

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  
**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 :** Recommend replacing older outlets; two prong ungrounded and painted over.

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

**Condition:**  Old/Original  Marginal  Locked windows- inaccessible/have opened before closing & inspect  
 Representative number of windows operated  Ask if windows under warranty

**Evidence of Broken Vapor seals :**  Yes- living room **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): ---

**STAIRS / STEPS / BALCONIES**

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

**Handrail:**  Satisfactory  Marginal  Poor  *Safety hazard*  *Loose; secure properly*

**Risers/Treads:**  Satisfactory  Marginal  Poor  *Risers/Treads uneven/unsafe*

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

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

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

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

**ATTIC/STRUCTURE/FRAMING/INSULATION**  N/A

**Access:**  Stairs  Pull down  Scuttle hole/Hatch  *No access*  Other

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

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

**Access Limited By:** lack of flooring, storage

**Flooring:**  Complete  Partial- a few loose narrow boards- not safe  None- most

**Insulation:** Type: fiberglass  Batts  Loose Average inches: 4+ Approx. R-rating: Unknown  
 *Damaged*  *Displaced*  *Missing*  *Compressed*

*Recommend Baffles @ Eaves & perforated soffits*

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

*Recommend more ventilation & check where the bathroom fan terminates- not verified or accessible*

*Some missing 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:** Attic:  further evaluate to make sure its vented to exterior- inaccessible  Not visible

**HVAC Duct:**  N/A  *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*

**Roof Structure:**  Rafters  Trusses  Wood  Metal  Other

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

**Roof Sheathing:**  Plywood  Water stains  Dark mold like stains  *Delaminated/heat damaged/splits*

*See roof section comments*

**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  Loose wires/live wires/cables, storage

#### GENERAL COMMENTS

**WINDOWS/FIREPLACES/HALL/ATTIC:** The railing on steps was very loose and splits on the wood flooring around the railing. Recommend a carpenter evaluate the railing and make repairs. The front door had broken yellowed panel over the glass panes; original door. There was older slider and doors in the home. The windows were older and mainly single pane; drafty or energy inefficient. The front window in living room had broken vapor seals and active moisture/leaking, stains and flaked paint. There were some windows on first floor with a pin or rod locking system; not able to unlock. Recommend these locks be opened and check windows. Recommend a window & door installer evaluate the front living room window for replacement and advise on window and slider door upgrades before closing and contractual limitations. There were nail pops and drywall seams in this room or in the home; cosmetic and repaired at time of painting. All chimneys will need repairs and or linings at some point(s) in their life. The furnace was past expected life and poor condition; see heating section comments. Recommend a chimney contractor evaluate the chimney along with the furnace or HVAC contractor. Chimney's interior should be evaluated and have a liner for fire/life/safety. Have verified that a proper liner is present. 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.* See heating section comments. Recommend having the bathroom fan termination checked to see that it goes to exterior; not verified or accessible. There was pine sap beads on rafters/roof lumber and dark rings around roofing nails; indicative of hot humid attics. There was poor ventilation in attic. There was a box fan at gable in attic; not functioning and very old. The attic needs more ventilation. Recommend a roofer evaluate and advise on best ventilation for maximum ventilation. Hot humid attics will typically shorten life of roof, can potentially cause heat damage (splits, delamination, etc.) and conducive to mold/mildew. There were water stains, dark mold like stains and brittle or heat damaged sheathing in attic. Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up. See roofing section comments; roof past expected life. There was missing insulation in areas by recessed lighting. Recommend adding insulation where missing and have electrician verify that all recessed lighting is IC rated or in contact with insulation for fire safety. If not, discuss IC rated sealed canister or recessed lighting as well as options such as LED fixtures, etc.

#### CONCERNS:

1. The doors, slider and windows were original or older. There was broken yellow plastic panel over front door windows, locked windows (inaccessible), leaking around basement windows and leaking around living room front window assembly. Recommend a window & door installer and/or building contractor evaluate windows & doors and advise on replacements/repairs before closing and contractual limitations.
2. There was pine sap beads on rafters/roof lumber and dark rings around roofing nails; indicative of hot humid attics. There was poor ventilation in attic. There was a box fan at gable in attic; not functioning and very old. The attic needs more ventilation. Recommend a roofer evaluate and advise on best ventilation for maximum ventilation. Hot humid attics will typically shorten life of roof, can potentially cause heat damage (splits, delamination, etc.) and conducive to mold/mildew. There were water stains, dark mold like stains and brittle or heat damaged sheathing in attic. Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up. See roofing section comments; roof past expected life.
3. There was missing insulation in areas by recessed lighting. Recommend adding insulation where missing and have electrician verify that all recessed lighting is IC rated or in contact with insulation for fire safety. If not, discuss IC rated sealed canister or recessed lighting as well as options such as LED fixtures, etc.
4. The furnace was past expected life and poor condition; see heating section comments. Recommend a chimney contractor evaluate the chimney along with the furnace or HVAC contractor. Chimney's interior should be evaluated and have a liner for fire/life/safety. Have verified that a proper liner is present. 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. See heating section comments.



Figure 9 Yellowed plastic panel over glass on front door.



## FINISHED BASEMENT

### STAIRS

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

### FOUNDATION

- Condition:**  Inaccessible structure- limited view  
 Marginal- limited view due to finished basement, wall hangings, storage, etc.  
 **Finished Basement- inaccessible/concealed structure\***  
 *Obtain closed permits for finished basement as required by township/Boro/city.*

### Material:

- Concrete block  
 cemented lower foundation in mechanical room- follow up for history for this cement application  
 Foundation inaccessible/structure inaccessible/ not readily accessible- finished basement  
 Seepage observed, cemented lower foundation( mechanical room), sump pump/ Liberty water powered pump

### Horizontal Cracks:

- Yes  No  Typical  not ascertainable/not visible/inaccessible\*

### Step Cracks:

- Yes  No  Typical  not ascertainable/not visible/inaccessible\*

### Vertical Cracks:

- Yes -limited view /see siding & garage section comments  
 not ascertainable/not visible/inaccessible\*

### Covered Walls\*:

- Yes-**concealed structure\***  Ceilings, flooring/carpeting/walls\*  
 \*Concealed areas, cluttered areas, storage/perimeter/floor, etc. are inaccessible and cannot be viewed & not readily accessible. Have the structural foundation contractor, Structure Engineer, etc. rule out any concealed cracks or structural damage before closing & contractual limitations.

### Movement Apparent:

- not ascertainable- finished basement, storage, clutter, inaccessible, etc.

### Indication of Moisture:

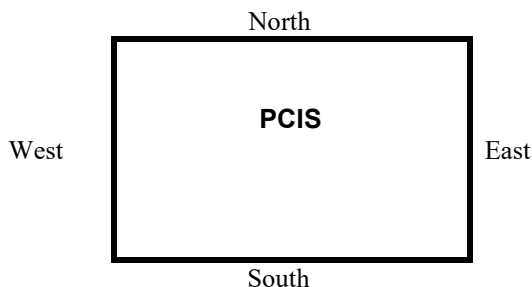
- Yes  Water in sump pit  
 Fresh  Old stains  Efflorescence, water stains, seepage, wet conditions  
 Recommend a Wet basement/crawl contractor/damp proofer evaluate for water management system(s) and advise to maintain dry conditions & structural integrity  
 Exterior poor/negative grading & drainage- have corrected by grading & drainage contractor

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

### BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

- |  |  |
|--|--|
| <p><b>P</b> = Paneling<br/> <b>D</b> = Drywall<br/> <b>O</b> = Other</p> <p><b>S</b> = Storage, furnishings<br/> <b>I</b> = Inaccessible structure-evaluate before closing &amp; contractual limitation to rule out any concealed structural damage.</p> | <p><b>C</b> = Crack(s)<br/> <b>W</b> = Wet, moisture, seepage, staining<br/> <b>E</b> = Evaluate</p> |
|--|--|



### FLOOR

- Material:**  Concrete- limited view by mechanicals  Flooring/slab & structure inaccessible  
 Basement cluttered- floor, perimeter storage, furnished  Other

- Condition:**  Satisfactory  Marginal  Poor  Cracks

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

**SEISMIC BOLTS**  N/A

### BASEMENT DRAINAGE

**Indication of moisture:**  Yes- exterior conducive to seepage  Fresh  Old stains  Efflorescence, water stains, dark stains, etc.  Water stains, yellow stains on ceiling tiles

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

Mold & environmental inspection & testing are beyond the scope of a home inspection. Follow-up with an environmental inspection & testing company.

Basements are not intended for legal bedrooms or living spaces unless deemed by Local Township, which requires Egress compliant windows among other requirements. Have township code official evaluate any basements for purpose other than mechanicals, electrical and utilities or laundry. Living in a basement may affect overall health and breathing.

**Sump Pump:**  Yes **Tested:**  No  Piped to the municipality drain- improper installation\*  
 Not required to test in a home inspection  Add a cover on sump for safety  
 Add dedicated outlet for safety  
 Have plumber pipe sump to outside; should not be piped to municipality sewer (not legal in most NJ municipalities)\*

**Floor Drains:**  Yes  No  Not visible  Efflorescence present  Recommend dehumidifier  
 Recommend a condensate pump and pipe to sump pump/pit or drain- water or condensate should not be piped to perimeter of slab to avoid mold like conditions and attracting wood destroying insects

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

**GIRDERS / BEAMS / COLUMNS** **Material:**  Steel  Wood  Block  Concrete  Not visible  
**Condition:**  Satisfactory- limited view by mechanicals  Stained/rusted  Structure inaccessible

**JOISTS** **Material:**  Wood  Steel  Truss  Not visible  Structure inaccessible  
 Engineered I-Type  Sagging/altered joists

**Condition:**  Satisfactory- limited view by mechanicals  Marginal  Poor

(IF CHECKED) Wood destroying insect evidence was present: Hidden damage possible. Recommend structural contractor evaluate and licensed treatment company exterminate prior to closing.

### SUB FLOOR

Indication of moisture stains/rotting \*\* Areas around shower stalls, etc., as viewed from basement or crawl space. Have a structural carpenter/building contractor evaluate extent of water damage and repair. There was heavy corrosion on older plumbing or galvanized piping in home. See plumbing section comments.

### GENERAL COMMENTS

**FINISHED BASEMENT :** Recommend a licensed plumber pipe sump to outside; should not be piped to municipality sewer (not legal in most NJ municipalities). There was a sewer ejector pump in the finished side of basement and a manual switch. Recommend a plumber evaluate for an auto sensed pump to avoid over flowing the sink. The finished basement was very old with 1960's paneling. There is always a chance for hidden cracks, water and wood destroying insect damage. Paneling, wall & ceilings and carpeting or flooring cannot be removed in a visual non-invasive inspection. Plan & budget for unexpected or hidden damage in older home or rule out any damage before closing & contractual limitations by qualified contractors. There were water stains on some ceiling tiles; have plumber evaluate to rule out any active plumbing leaks. See plumbing section comments. There were water stains on painted foundation walls in the mechanical area and cemented lower foundation walls in mechanical room. There were dark stains, spotting or moisture stains on paneling. Mold and environmental testing & inspection are beyond the scope of a home inspection. Follow up with a mold or environmental company for that service. There was water filled in the sump pit and not evacuating. There was indication of seepage or

water intrusion. Recommend a wet basement damp proofer contractor evaluate for system(s) to maintain a dry basement. Basement shows signs of water penetration, seepage or wet conditions. 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. Recommend a licensed plumber pipe sump to outside; should not be piped to municipality sewer (not legal in most NJ municipalities).
2. There were dark stains, spotting or moisture stains on paneling. Mold and environmental testing & inspection are beyond the scope of a home inspection. Follow up with a mold or environmental company for that service.
3. There was observed seepage or water stains on basement ceiling tiles, foundation walls, around basement windows and wood paneling. There were dark stains or spotting on wood paneling; indication of mold like substance. Mold and environmental identification, testing or inspection is beyond the scope of a home inspection. Follow-up with an environmental company for that service. Recommend a grading & drainage contractor evaluate and advise on corrections, add bubble covers (basement windows), etc.; correct exterior conditions. Recommend a wet basement damp proofer contractor evaluate for system(s) to maintain a dry basement. The sump pump/Liberty pump was installed improperly.



Figure 10 A1 sump pump/Liberty water powered pump was piped to the municipality drain; improper installation and not allowed in NJ.





**Figure 11** Example of water & dark stains on painted foundation walls or paneling in basement; limited view due to storage, wall hangings, finished basement. There were dark stains, spotting or moisture stains on paneling. Mold and environmental testing & inspection are beyond the scope of a home inspection. Follow up with a mold or environmental company for that service.



Figure 12 Water stains on ceiling tiles; further evaluate by a licensed plumber.

### **SLAB ON GRADE**

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

### **GENERAL COMMENTS**

**SLAB ON GRADE :** The slab level had flooring or wall to wall carpeting; slab inaccessible.

## 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:**  Corrosion  Leaking potential  Valves broken/missing  Dissimilar metal  
 Water/dark/yellow stains on basement ceiling tiles

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

**Condition:**  Satisfactory  Marginal  Poor **Cross connection:**  not visible

**Support/Insulation:** Type: ---

**Traps Proper P-Type:**  N/A  Yes  No; some S-type or other  P-traps recommended

**Functional Drainage:**  Adequate  Poor

Recommend plumber evaluate plumbing in home & advise on plumbing, bathroom & kitchen upgrades

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

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

**Condition:**  Satisfactory  Marginal  Poor

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

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

Gas meter- basement

N/A

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

**Note:** Fixtures in home are not inspected for product brand, quality, manufacturer, expected life or predicted failure.

Fixtures are tested for adequate flow, adequate drainage and any noted leaks or corrosion at time of inspection. If brand and life service is a concern, obtain information and warranty from sellers before closing.

### WELL PUMP

N/A  Submersible

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

### SANITARY / GRINDER PUMP

N/A

### WATER HEATER #1

N/A

**Condition:**  Satisfactory  Marginal- nearing end of life

6yrs old- a typical life expectancy is 8-10 yrs. depending on manufacturer's warranty

**Brand name:** AO Smith

**Type:**  Gas  Electric  Oil  Other

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

**Capacity:** 50 gallons **Approximate age:** 2012- 6 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 when hard water in home- have tested

**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.

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

© 2010 4 Seasons Home Inspection, LLC

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 were two gutter or plumbing cleanouts in yard; trip hazard/use caution. Recommend having these evaluated to see what they are for by plumber or ask owners. Recommend upgrading exterior hose bibs to frost free anti siphon type for added measure against back flow and freeze damage. There were water/moisture stains around a PVC plumbing vent in garage; recommend a plumber further evaluate to rule out active leaking. The home was furnished and appears that not currently occupied; unknown period of time. Recommend a licensed plumber pipe sump to outside; should not be piped to municipality sewer (not legal in most NJ municipalities). There was a sewer ejector pump in the finished side of basement and a manual switch. Recommend a plumber evaluate for an auto sensed pump to avoid over flowing the sink. There was corrosion on galvanized piping in basement under bathrooms and or kitchen. There were old gate valves; typically leak as they age and difficult to operate in an emergency; upgrade to ball valve single handle. There was a mix of plumbing materials/types and ages; mostly older or original. Galvanized piping corroded from inside out and will leak and restrict flow. Recommend a licensed plumber evaluate plumbing in home and advise on upgrades (ex- piping, fittings, valves, fixtures, etc.). There were water stains on some ceiling tiles; have plumber evaluate to rule out any active plumbing leaks. The bathrooms, kitchen and plumbing in home were older or original. Recommend evaluating plumbing and advise on plumbing upgrades (piping, fittings, valves, fixtures, etc.). Discuss bathroom & kitchen upgrades with a building contractor; older or original. 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. Discuss water descaler units with a licensed plumber to help control hard water (ex- scale buster, eddy, Vulcan, etc. among others on market). Recommend a camera inspection of sewer lines to rule out cracks, roots, obstructions or damage; follow-up with a plumbing or a Roto-rooter type company. Recommend maintaining water & sewer main line insurance to help defray costs of main line repairs. Check with the local utilities or Water Company for participating insurers if available.

Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection in NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

### CONCERNS:

1. **There were cleanouts in yard; unknown. There were older gate valves, mix of plumbing materials & ages (piping, galvanized, fittings, gate valves, fixtures, etc.), corrosion, calcium/mineral build-up, water stains (basement ceiling tiles, attic plumbing vents, garage ceiling), sump pump connected to municipal sewer, older manual sewer ejector pump (slop sink), older/original bathrooms & kitchen, etc. Recommend a licensed plumber evaluate plumbing in home and advise on plumbing upgrades/repairs and bathroom & kitchen upgrades.**





Figure 13 Examples of older plumbing, corrosion, water stains/leaks, etc.

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

(See remarks page)

Brand name: American Std. Approximate age: past expected life  
 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**  **flame rollout**  
**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  
 Internal inspection of ducts and removal of registers, plenum, grilles, vents, etc. is NOT part of inspection; beyond the scope of a visual home inspection. Follow-up with a duct cleaning contractor for cleaning /HVAC contractor for internal inspection to rule out any unhealthy conditions (ex- mildew, mold, etc.) as well as corrosion, internal conditions, etc. before closing & contractual obligations. Environmental inspections (mold, mildew, asbestos, etc.) are beyond the scope of a home inspection.  
**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- safety concerns  
**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- past life & poor condition

**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 evaluate furnace for replacement**

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

**HEATING:** Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations. The furnace was very old, past expected life and poor condition. There was rust and yellow flickering flame, flame rollout, etc. Flame rollout can occur for a number of reasons (ie.- cracked heat exchanger, clogged/defective heat exchanger, poorly maintained, past life, drafting, etc. Recommend a qualified HVAC contractor evaluate the heating system immediately and advise on replacement along with the condensing unit (worn tag or sun bleached/appears older). Recommend a certified chimney contractor evaluate chimney and advise on any repairs, liners, rain caps, etc. for fire/life/safety. Filters should be changed as per the manufacturers recommendation. There are typically 30,60 and 90 day paper filters; personal choice. Change batteries in thermostat yearly. Recommend having ducts cleaned professionally yearly or as recommended by duct cleaning contractor for good indoor air quality.

**CONCERNS:**

1. **Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations.**
2. **The furnace was very old, past expected life and poor condition. There was rust and yellow flickering flame, flame rollout, etc. Flame rollout can occur for a number of reasons (ie.- cracked heat exchanger, clogged/defective heat exchanger, poorly maintained, past life, drafting, etc.). Recommend a qualified HVAC contractor evaluate the heating system immediately and advise on replacement along with the condensing unit (worn tag or sun bleached/appears older). Recommend a certified chimney contractor evaluate chimney and advise on any repairs, liners, rain caps, etc. for fire/life/safety.**



**Figure 14** Example of flickering yellow flame and flame rollout when blower kicked on; have an HAVC contractor evaluate furnace for replacement (safety concerns).

## COOLING

### COOLING SYSTEM – UNIT #1

Central system    Location: **outside**    Age: data tag worn off- appears older  
**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 worn     Satisfactory  
**Condensate Line/Drain:**     To exterior     To pump     Floor drain     Laundry sink     not visible  
**Temperature Differential :**    Unit 1 15 °F

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

**Compressor Condition:**     Satisfactory     Marginal     Appears older- data tag worn off /sun bleached  
**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 an HVAC contractor evaluate the heating and cooling and advise on replacement. See heating section comments. The coolant system should be checked before cooling season for leaks and proper coolant levels every year; coolant can leak out and fittings loosen after winter.

#### CONCERNS:

1. Recommend an HVAC contractor evaluate the heating and cooling and advise on replacement. See heating section comments.



**Figure 15** Data tag on condensing unit was worn off; indication of possible older unit. Have evaluated along with the furnace by an HVAC contractor.

**ELECTRICAL****MAIN PANEL** Location: garage**Condition:**  **Poor\*\* - Replace panel****Adequate Clearance To Panel:**  Yes  No Amperage: 100 Volts 120/240  Breakers  No 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**Condition:**  Satisfactory  Poor  **Federal Pacific Panel Stab Lok® - replace panel****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:**  Older outlets  Marginal  Poor  Not accessible, clutter, furniture  
 Open grounds  Reverse polarity  GFCIs not operating- by front door on exterior Painted over outlets **Solid conductor aluminum branch wiring circuits\*** (See remarks page) Ungrounded 2-prong outlets  **Recommend electrician evaluate/repair\*****GENERAL COMMENTS**

**ELECTRICAL:** The GFCI in front was found tripped and would not reset. Recommend asking sellers if there is a switch or a GFCI that was tripped and not obvious that must be reset for this outlet to also reset. If not, recommend having evaluated by electrician. There was missing insulation in areas by recessed lighting. Recommend adding insulation where missing and have electrician verify that all recessed lighting is IC rated or in contact with insulation for fire safety. If not, discuss IC rated sealed canister or recessed lighting as well as options such as LED fixtures, etc. Recommend replacing older outlets; two prong ungrounded and painted over. There was a Federal Pacific Electric panel. These panels are known latent fire hazards. Recommend a licensed electrician evaluate for replacement. There were older 2 prong ungrounded outlets, painted over outlets, older switches and older fixtures. Recommend upgrading to tamper resistant outlets for child safety. Recommend a licensed electrician evaluate panel for replacement and advise on electrical repairs & upgrades where needed. 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; fire 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 as sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

**CONCERNS:**

1. The GFCI in front was found tripped and would not reset. Recessed lights should be checked to verify IC rating or in contact with insulation in attic for fire safety. Some areas were missing insulation in attic near these fixtures. There were older outlets & switches, 2 prong ungrounded outlets, painted over outlets and a Federal Pacific Electric (FPE) Stab-Lok electrical panel. The FPE panels have known latent fire safety hazards and should be replaced for fire/life/safety. Recommend a licensed electrician evaluate the homes electrical (devices, electrical panel) and advise on repairs and upgrades for safety.
2. Recommend tamper resistant outlet for child safety when replacing outlets.



Figure 16 Recommend a licensed electrician evaluate panel for replacement. Federal Pacific Electric Stab-Lok panels are known latent fire hazards.