



# 4 Seasons Home Inspection, LLC

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

## CLIENT NAME address

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

## RECEIPT

Inspection Date: August 02, 2016 Tuesday 9am-1pm  
Client Name: CLIENT  
Emails: REALTOR  
Inspection Address: # street, south jersey xxxxx  
Inspected by: Linda Geczi home inspection lic. #24GI00061500



## BUILDING DATA

Approximate Age: ~1970's  
Style: 1/2 Duplex 55+ Community  
Main Entrance Faces: S  
State of Occupancy: vacant  
Weather Conditions: raining, overcast 78°F  
Ground cover: wet, damp

Home Inspection:	\$---.00
Termite:	INCL.
Radon \$100.00	\$---.00
<b>Total:</b>	<b>\$ ----.00</b>

Paid by: check # 519

Cc: REALTOR NAME

**Main Concerns (p.2-3) and detailed report follows this page (4-30)**

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

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Recommend qualified contractors or licensed professionals further evaluate, address defects and/or make repairs before closing and contractual limitations or obligations.<sup>1</sup> Responsibilities of repairs, negotiations, appraisals, 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. **CRAWL/WET/INSULATION/RUSTED METAL/ GRADING & DRAINAGE:** The crawl space was very wet; holes/damaged cover, standing water, wet insulation/improperly installed, negative grading & poor drainage, trees/shrubs too close to house, etc. Recommend contacting the Association to see who's responsible for corrections, repairs, seal siding/loose bricks, holes in trim/soffits, grading & drainage, soil/pitch, etc. to maintain a dry crawl space and home. Recommend a wet crawl space contractor evaluate the crawl space for encapsulation, sump pump/drains and dehumidification. Recommend replacing insulation when wet crawl encapsulated and dry. Have sub flooring, joists, structure evaluated for any water/moisture damage when insulation removed and metal hangers or rusted metal repaired/replaced where needed.
2. **DRYER VENT IN CRAWL/RODENTS:** The dryer vent from this unit and neighbor was venting directly into the crawl space; mounds of wet lint on floor, joists, sub flooring below. The dryer must be vented to outside for fire/safety and avoid mold-like conditions. There was mice dropping and linted filled behind the dryer; limited view due to appliances against the wall. Recommend a building contractor evaluate all gaps, door & window seals, cracks, crevices, crawl cover, etc. and seal or repair to keep out mice, insects and water.
3. **PLUMBING/BATHROOM/HABITABILITY:** There was well equipment in crawl space on right side; not part of home inspection. Ask if still in use for lawn or landscaping purposes. Recommend following up with a well service company for inspection and testing. There was poor drainage in home/tub and only one bathroom. The bathroom was old or original to home; cracked/loose tiles, water damaged, etc. Do not use shower/tub until repaired to avoid continued water damage to bathroom. Recommend gutting bathroom & plumbing upgrades; determine all concealed water damage behind walls or tiles. There was older plumbing (piping, valves/gate valves, fittings, fixtures/tubs/shower/toilet/faucets/etc., rusted pipe strapping/clamps, corrosion, slow/poor drainage, erratic/low flow/pressure, etc. The home needs plumbing repairs/upgrades and bathroom renovation/gutting. Recommend a licensed plumber and bathroom contractor evaluate the home and advise on repairs/upgrades for habitability.
4. **HEATING/ELECTRIC BASEBOARDS/CONTROLS/MOISTURE/ENERGY:** The electric baseboards in home were original to home; very old and not heating up properly on some. Some did not get very hot and others heated up only on half or one side. The older baseboards should be replaced with newer baseboards and thermostats; wiring can become brittle with age (potential overheating/fire safety concerns). Recommend a licensed electrician evaluate/advise on newer oil filled electric baseboards and thermostats. Recommend correcting wet crawl space and insulation in crawl space; energy concerns and conducive to moisture/mold-like condition. Wet conditions are conducive to attracting wood destroying insects.

5. **WINDOWS/DOORS/WEATHER SEALS/VAPOR SEALS:** The front door had gaps, worn or damaged weather seals; drafty in winter or cold weather. The doors and windows were in poor condition. Window had gaps, daylight, rot (bedroom), canted/tilted, broken counter balance, stiff/difficult to open/close, not capped or flashed properly/back pitched, capping back pitched (active moisture/leaking on interior), locks and sashes not aligning, broken/loose locks, vapor seal breaks (thermopane seals), cracked panes on front door, etc. Recommend a window and door installer evaluate doors and windows and doors for repairs/replacements. Recommend a window & door installer evaluate for repairs/replacements; rot on frame(s). There was a window in the garage; breach in the firewall. Recommend removing the window for fire wall protection.
6. **LEAK/ATTIC/INTERIOR ROOMS/PATCHED WALLS/RAFTER:** The metal vent for bathroom goes through roof; gaps, daylight and active leaking. A wet rag was wrapped around the base of pipes in attic floor. The roof was older, leaking around bath vent/soffits, fascia, gutters. There was rafter (cracks), missing/chewed drywall tape on firewall in attic. There was chewed insulation and remnants of animal or squirrel activity in attic. There were patched walls and loose peeled laminate flooring; active moisture/leaks. Recommend a building contractor evaluate/identify all water sources and make repairs in the home. The gutters were leaking into soffits, between gutters and fascia and downs siding. There was black discoloration on perforated soffits; insulation blocking eaves in attic/no air flow/poor ventilation. The windows had improper capping; back pitched and water drains toward the window or home. Recommend contacting the Association to see who is responsible for evaluations, leaks & repairs (roof, exterior siding/capping/trim/frames/wood, holes/gaps, etc.) before closing and contractual obligations. There was a split or crack on end of a rafter; have repaired by carpenter.
7. **WOOD DESTROYING INSECT:** There was observed carpenter ant evidence; see separate NPMA-33 report. Recommend correcting all exterior conditions conducive to wood destroying insects; wet crawl space, grading & drainage, extend gutters, broken crawl cover, siding/fascia/capping, etc.
8. **CO/SMOKE DETECTORS/EXTINGUISHERS:** Recommend following up with the township for all CO and smoke detector, fire extinguisher requirements; not part of home inspection.

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

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

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

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

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

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

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

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

**SAFETY HAZARD\*** - Denotes a condition that is unsafe and in need of prompt attention now

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

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

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

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

**.We Always Miss Some Minor Things**

The intent of the inspection is not to find minor problems or cosmetic items. It is to find major problems or defects. The minor problems that are identified were discovered while looking for more significant problems. We may note them simply as a courtesy.

**Not Insurance or Warranty**

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy or warranty.

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

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

**BUILDING(S) EXTERIOR WALL CONSTRUCTION**

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

**EXTERIOR DOORS**

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

**EXTERIOR A/C - HEAT PUMP** Location(s): No central A/C

Unit #1 Brand: --- Outside shutoff:  Yes  No

**GARAGE**

None  Attached  Detached  1-car  
Automatic Opener:  Yes  No  Operable  Inoperable  Remote not available  
Safety Reverse Operable:  Pressure reverse- not working  Electric eye- worked  Need(s) adjusting  
 Safety hazard  
Roofing Material:  Same as house  
Gutters :  Poor- leaking behind gutters, soffits, fascia  
Siding:  Same as house Trim:  Same as house  
Floor : Material:  Concrete  Furniture/storage- inaccessible/limited access  
Condition:  Satisfactory  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:  Yes  No  Recommend lubrication  Weather-stripping worn  
Exterior Service Door:  None  Satisfactory  Marginal  Poor  Damaged/Rusted  
Electricity Present:  Yes  No  Not visible GFCI Present:  Yes  No **Operates:**  Yes  No  
**Reverse polarity:**  Yes  No **Open ground:**  Yes  No  *Safety hazard*  
Firewall (*Between garage & living area*) :  N/A  Present  *Missing*  
 Satisfactory  *Safety hazard(s)*  *Recommend repair*  *Holes walls/ceiling*  
**Fire door:**  Not verifiable  *Recommend self-closure hinges on door to house*  Marginal  
**Moisture Stains Present:**  Yes  by overhead door Typical Cracks:  Yes  Seal where needed

**GENERAL COMMENTS**

**EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE :** The front door had gaps, worn or damaged weather seals, cracked panes (safety concern); drafty in winter or cold weather. The doors and windows were in poor condition; see window section comments. Recommend a window & door installer evaluate for repairs/replacements; rot on frame(s). 4. The metal vent for bathroom goes through roof; gaps, daylight and active leaking. A wet rag was wrapped around the base of pipes in attic floor. The roof was older, leaking around bath vent/soffits, fascia, gutters. There was rafter (cracks), missing/chewed drywall tape on firewall in attic. There was chewed insulation and remnants of animal or squirrel activity in attic. Recommend contacting the Association for all exterior evaluations & repairs of roof & structure, vents, gutters, fascia, window capping, holes, siding/exterior, etc. There was a window in the garage; breach in the firewall. Recommend removing the window for fire wall protection. The auto pressure reverse was not working ; have adjusted/corrected for safety. Ask for the garage door car remotes. Have the electrician evaluate/secure the conduit on right wall where loose. Recommend self-closure hinges on the garage door for added fire protection. The wall switch for garage light was stuck in the up or off position. Recommend replacing outlets, switches, and devices where needed by an electrician. The crawl space was very wet; holes/damaged cover, standing water, wet insulation/improperly installed, negative grading & poor drainage, trees/shrubs too close to house, etc. Recommend contacting the Association to see who's responsible for corrections, repairs, seal siding/loose bricks, holes in trim/soffits, etc. to maintain a dry crawl space and home.

**CONCERNS:**

1. Recommend a licensed electrician evaluate older switches, stuck switch, older outlets, etc. and make repairs/upgrades where needed in the home.
2. The crawl space was very wet; holes/damaged cover, standing water, wet insulation/improperly installed, negative grading & poor drainage, trees/shrubs too close to house, etc. Recommend contacting the Association to see who's responsible for corrections, repairs, seal siding/loose bricks, holes in trim/soffits, etc. to maintain a dry crawl space and home.
3. Recommend a window & door installer evaluate for repairs/replacements; rot on frame(s). There was a window in the garage; breach in the firewall. Recommend removing the window for fire wall protection.
4. The metal vent for bathroom goes through roof; gaps, daylight and active leaking. A wet rag was wrapped around the base of pipes in attic floor. The roof was older, leaking around bath vent/soffits, fascia, gutters. There was rafter (cracks), missing/chewed drywall tape on firewall in attic. There was chewed insulation and remnants of animal or squirrel activity in attic. Recommend contacting the Association for all exterior evaluations & repairs of roof & structure, vents, gutters, fascia, window capping, holes, siding/exterior, etc.



## 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- by sink    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.\* The appliances are older and past expected life. The area where a refrigerator goes was on the same circuit as the GFCI outlet. The refrigerator needs to have a dedicated outlet. The outlets on sink counter top were not GFCI protected; have an electrician evaluate for GFCI outlets. There was metal tape around the water lines under sink; recommend proper seals. There was a vapor seal break on window; have repaired/replaced by a window installer. The slider door was older; have a windows & door installer evaluate the windows and doors in the home for repairs/replacements. There was a patched area by the slider door; tested active moisture. Recommend contacting the Association for evaluation/identify the water sources & repairs.

**CONCERNS:**

1. Recommend an electrician evaluate kitchen for GFCI outlets by sink, a dedicated outlet for refrigerator.
2. There was a patched area by the slider door; tested active moisture. Recommend contacting the Association for evaluation/identify the water sources & repairs.





## LAUNDRY ROOM

### ROOM COMPONENTS

**Laundry sink:**  N/A      **Faucet leaks:**  Yes  No      **Pipes leak:**  Yes  No  
**Hot water:**  Yes  No      **Cold water:**  Yes  No  
**Cross connections:**  Yes  No      **Heat source present:**  Yes  No      **Room vented:**  Yes  No  
**Dryer vented:**  N/A  Wall       Ceiling       Floor       Not vented  
 *Not vented to Exterior*       *Recommend repair*       *Safety hazard*  
**Electrical:**      Open ground/reverse polarity within 6' of water:  Yes  No       *Safety hazard*  
**G.F.C.I. present:**  Yes  No      **Operates:**  Yes  No  
**Appliances:**  Washer  Dryer  **Not tested or part of inspection**       Water heater  Furnace  Cluttered

Always check under washer & dryer for water damage and mold before closing; contents not manipulated or moved in a visual inspection.

**Note:** Testing/inspecting washer and dryer is not part of New Jersey home inspection.

**Washer hook-up lines/valves:**  Leaking       Corroded       Not visible  
**Gas Shut-off Valve:**  N/A       Yes       No       Cap Needed       Safety hazard       Not visible  
**Electrical Set-up :**  N/A       Yes       No

### GENERAL COMMENTS

**LAUNDRY :** The dryer vent from this unit and neighbor was venting directly into the crawl space; mounds of wet lint on floor, joists, sub flooring below. The dryer must be vented to outside for fire/safety and avoid mold-like conditions. There was mice dropping and lint filled behind the dryer; limited view due to appliances against the wall. Recommend a building contractor evaluate all gaps, door & window seals, cracks, crevices, crawl cover, etc. and seal or repair to keep out mice, insects and water.

### CONCERNS:

1. The dryer vent from this unit and neighbor was venting directly into the crawl space; mounds of wet lint on floor, joists, sub flooring below. The dryer must be vented to outside for fire/safety and avoid mold-like conditions.
2. There was mice dropping and lint filled behind the dryer; limited view due to appliances against the wall. Recommend a building contractor evaluate all gaps, door & window seals, cracks, crevices, crawl cover, etc. and seal or repair to keep out mice, insects and water.

## BATHROOMS

### MAIN BATH:

#### SINKS / TUBS / SHOWERS

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

#### TOILET

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

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

**Material:**  Ceramic/Plastic    
 Fiberglass    
 Masonite    
 Other  
**Condition:**  Satisfactory  Marginal  Poor    
 Rotted floors & walls possible/concealed  
**Caulk/Grouting Needed:**  Yes  No    
Where: recommend valuating extent of water damage to shower/tub areas\*\*  
**Functional Drainage:**  Poor    
**Functional Flow:**  Adequate  Poor-erratic  
flow/calcium/mineral deposits in the home on plumbing ( piping, valves, fittings, fixtures, etc.)  
**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  shower/tub tiles/walls/etc.    
**Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No    
**Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No    
**Potential safety hazards present:**  Yes  No

#### HEAT / COOLING SOURCE

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

#### GENERAL COMMENTS

**MAIN BATH :** There was poor drainage on tub and only one bathroom; not able to use tub/shower (uninhabitable). Have a plumber evaluate the home's drainage for habitability. The bathroom was old or original to home; cracked/loose tiles, water damaged, etc. Do not use shower/tub until repaired to avoid continued water damage to bathroom. Recommend gutting bathroom & plumbing and determine any concealed damage behind walls or tiles. Recommend a bathroom contractor evaluate for bathroom & plumbing upgrades.\*\*

#### CONCERNS:

1. There was poor drainage on tub and only one bathroom; not able to use tub/shower (uninhabitable). Have a plumber evaluate the home's drainage for habitability. The bathroom was old or original to home; cracked/loose tiles, water damaged, etc. Do not use shower/tub until repaired to avoid continued water damage to bathroom.
2. Recommend gutting bathroom & plumbing and determine any concealed damage behind walls or tiles. Recommend a bathroom contractor evaluate for bathroom & plumbing upgrades.\*\*

## **LIVING ROOM**

### LOCATION:

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

### GENERAL COMMENTS

**LIVING ROOM :** See heating section comments; baseboards not working properly. There was active moisture around the windows/walls; have a building contractor evaluate all water sources; see pg. 2 comments. There was a through wall A/C ; see cooling section comments.

### CONCERNS:

1. There were active leaks/moisture in the home around windows/walls, etc. Recommend a building contractor evaluate all water sources and make repairs.



## SUN ROOM

### LOCATION: FRONT

<b>Walls &amp; Ceiling:</b>	<input checked="" type="checkbox"/> Patched	<input checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	
	<b>Moisture stains:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Where:
<b>Floor:</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Squeaks <input checked="" type="checkbox"/> Slopes
	<b>Typical cracks:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Ceiling Fan:</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input checked="" 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"/> see window section	Broken Vapor Seals :	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	Locks/Latches Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass	

### GENERAL COMMENTS

**SUN ROOM :** There were patched walls and loose peeled laminate flooring; active moisture/leaks. Recommend a building contractor evaluate/identify all water sources and make repairs in the home. The gutters were leaking into soffits, between gutters and fascia and down siding. There was black discoloration on perforated soffits; insulation blocking eaves in attic/no air flow/poor ventilation. The windows had improper capping; back pitched and water drains toward the window or home. Recommend contacting the Association to see who is responsible for repairs before closing and contractual obligations.

### CONCERNS:

1. **Recommend contacting the Association to see who is responsible for repairs before closing and contractual obligations.**





**Figure 1 Example of soffits, leaking, dark staining, etc.- have evaluated by the Association before closing and all repairs where leaking & water sources into the interior.**



## MASTER BEDROOM

### LOCATION:

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

### GENERAL COMMENTS

**MASTER BEDROOM :** See heating section comments. The windows were not installed properly; gaps, water damage (carpenter ants coming out of window), gaps, daylight, not aligning, difficult to open/close, etc. There was water damage around side window. There was active moisture in interior rooms of the home. There was improperly capped windows (back pitched/drains toward the window & walls), leaking gutters/soffits/fascia, loose door & window flashings/wrapping/capping, loose brick, etc. Recommend contacting the Association to see who is responsible for repairs/corrections. Recommend a window installer and exterior building contractor identify & repair all water leaks/sources. Recommend a window & door installer evaluate all doors & windows and advise on repairs/replacements, flashing, capping, etc. to maintain protection and leak free interior. There was a knob on wall; unknown switch. Have an electrician evaluate & advise on purpose.

### CONCERNS:

1. Recommend a window & door installer evaluate all doors & windows and advise on repairs/replacements, flashing, capping, etc. to maintain protection and leak free interior.
2. See heating section comments; baseboards old and poor condition.
3. There were active leaks/moisture in room and throughout the home. Follow-up with the Association for evaluations, responsibilities and repairs.





**Figure 2** Example of vapor seal breaks, water damage (carpenter ants coming out of window rot), locks not aligned, window sashes not aligned, etc.

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

**Condition:**  Have evaluated for repairs/replacements  Poor  Needs repair (See remarks page)

Representative number of windows operated  Ask if windows under warranty

**Evidence of Broken Vapor seals :**  Yes  No  N/A **Safety Glazing Needed:**  Yes  No

Glazing compound needed  Cracked glass- front door  Hardware missing

Broken counter-balance mechanism

Capping back pitched- water drains toward the windows. There was active moisture in the interior around windows & walls

**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

**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**  laundry room

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

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

**Location:**  Bedroom hall  Bedroom closet  Garage  Other- laundry room

**Access Limited By:** floor boards, carpeting, insulation

**Flooring:**  Complete  Partial  None

**Insulation:** Type: fiberglass  Batts  Loose Average inches: 3+ Approx. R-rating: Unknown

Damaged  Displaced  Missing  Compressed  Recommend Baffles @ Eaves

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

Recommend more ventilation

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

**Ventilation:**  Yes  No  Ventilation appears adequate  Recommend additional ventilation

Maximum ventilation is always recommended to avoid shortening life of roof, avoid hot humid conditions conducive to mold growth, condensation/rusted nails/frost on sheathing & rafters, heat build-up, sheathing damage, etc. Discuss ventilation & insulation with a qualified contractor.

**Fans Exhausted To:**  N/A Attic:  Yes  No Outside:  Yes  Leaking

**HVAC Duct:**  N/A  Damaged  Split  Disconnected  Leaking  Repair/Replace

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

**Structural Problems Observed:**  Yes  split/cracked rafter- Recommend repair

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

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

**Roof Sheathing:**  Plywood  OSB  1x Wood  Cedar shingles  Rotted  Stained  Delaminated

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

**Ceiling Joists:**  Wood  Metal  Other  Not visible

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

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

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

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

**GENERAL COMMENTS**

**WINDOWS/FIREPLACES/HALL/ATTIC:** The front door had gaps, worn or damaged weather seals; drafty in winter or cold weather. The doors and windows were in poor condition. Window had gaps, daylight, rot (bedroom), canted/tilted, broken counter balance, stiff/difficult to open/close, not capped or flashed properly/back pitched, capping back pitched (active moisture/leaking on interior), locks and sashes not aligning, broken/loose locks, vapor seal breaks (thermopane seals), cracked panes on front door, etc. Recommend a window and door installer evaluate doors and windows and doors for repairs/replacements. There was carpenter ant chewed drywall tap and loose drywall tape; have secured. There was squirrel activity; have addressed & all holes sealed on exterior. There were rusted nails and dark rinks around the roof nails; poor ventilation. There was a split or crack on end of a rafter; have repaired by carpenter. The eaves were blocked with insulation; not venting properly/hot attic. Recommend baffles at eaves for air flow at perforated soffits. Hot humid attics will shorten life of roof and can cause heat damage to roof structure, promote conditions conducive to mold and moisture damage. There was daylight/leaking around the bathroom fan through the roof; have the Association evaluate & make proper repairs. Tarring & caulking not recommended; will crack and leak. Recommend proper pipe covers/flashings. Hot humid attics will typically shorten life of roof, can potentially cause heat damage (splits, delamination, etc.) and conducive to mold/mildew. Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up. Recommend upgrading the pull down ladder; old/weak. Recommend following up with the township for all CO and smoke detector requirements; not part of home inspection.

**CONCERNS:**

- 1. The front door had gaps, worn or damaged weather seals; drafty in winter or cold weather. The doors and windows were in poor condition. Window had gaps, daylight, rot (bedroom), canted/tilted, broken counter balance, stiff/difficult to open/close, not capped or flashed properly/back pitched, capping back pitched (active moisture/leaking on interior), locks and sashes not aligning, broken/loose locks, vapor seal breaks (thermopane seals), cracked panes on front door, etc. Recommend a window and door installer evaluate doors and windows and doors for repairs/replacements.**
- 2. There was daylight/leaking around the bathroom fan through the roof; have the Association evaluate & make proper repairs. Tarring & caulking not recommended; will crack and leak. Recommend proper pipe covers/flashings.**
- 3. Recommend following up with the township for all CO and smoke detector requirements; not part of home inspection.**
- 4. There was a split or crack on end of a rafter; have repaired by carpenter.**





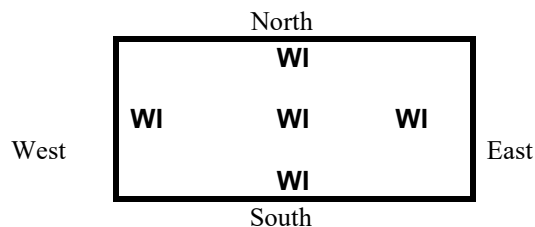
**BASEMENT/CRAWL SPACE WALLS**

Diagram indicates where wall not visible and type of covering:

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

W= Wet crawl, standing water, puddles at ladder & opening

I= Insulation, wet/hanging/backwards/improper installation

**GENERAL COMMENTS**

**CRAWL SPACE/SLAB ON GRADE :** The dryer vent for this unit and the neighbor vents directly into the crawl space; dryer lint on floor, walls, wood/structure. Recommend venting to the exterior; contact the Association to see who is responsible for corrections; fire hazard, adds moisture in crawl and attracts wood destroying insects. There was observed carpenter ant in crawl, exterior, window frames, broken crawl cover, etc. There was a well gauge/piping; ask Association who is responsible for the well equipment. Well water & related equipment is not part of home inspection. Recommend following up with a well service company for well testing and inspection; beyond the scope of a home inspection. The crawl cover was broken and water entering the opening; replace cover to crawl space. Follow-up with Association for cover; recommend non-wood cover. There was wet hanging insulation and missing insulation. The insulation was installed backwards or improperly; vapor barrier should be installed with vapor barrier against the heated or living space. Recommend a building contractor remove wet insulation; no longer effective when wet. Check all areas of wood/sub flooring/joists when insulation removed and accessible for inspection. There was rusted nails, hangers, and anything metal in the crawl space; high moisture/wet conditions and musty/moldy/mildew odor. Recommend a wet crawl space contractor evaluate the crawl space for encapsulation, sump pump/drains and dehumidification. Recommend having the grading & drainage corrected on exterior and all gutters pitched away and extended at least 6-8 ft. away from foundation for drainage. There was negative grading and low spots, trees & shrubs too close, etc. ; conducive to retaining water, seepage and attracting wood destroying insects. Recommend contacting the Association to evaluate the gutters, exterior, window trim/capping, fascia, soffits, etc. There was leaking behind gutters, fascia, soffits, windows/doors, etc.; active moisture in the interior of home. The crawl space was very wet; holes/damaged cover, standing water, wet insulation/improperly installed, negative grading & poor drainage, trees/shrubs too close to house, etc. Recommend contacting the Association to see who's responsible for corrections, repairs, seal siding/loose bricks, holes in trim/soffits, etc. to maintain a dry crawl space and home. Recommend a wet crawl space contractor evaluate the crawl space for encapsulation, sump pump/drains and dehumidification.

**CONCERNS:**

- 1. The crawl space was very wet; holes/damaged cover, standing water, wet insulation/improperly installed, negative grading & poor drainage, trees/shrubs too close to house, etc. Recommend contacting the Association to see who's responsible for corrections, repairs, seal siding/loose bricks, holes in trim/soffits, etc. to maintain a dry crawl space and home. Recommend a wet crawl space contractor evaluate the crawl space for encapsulation, sump pump/drains and dehumidification. Recommend replacing insulation when wet crawl encapsulated and dry. Have sub flooring, joists, structure evaluated for any water/moisture damage when insulation removed and metal hangers or rusted metal repaired/replaced where needed.**
- 2. The dryer vent for this unit and the neighbor vents directly into the crawl space; dryer lint on floor, walls, wood/structure. Recommend venting to the exterior; contact the Association to see who is responsible for corrections; fire hazard, adds moisture in crawl and attracts wood destroying insects.**



**Figure 3 Rotted crawl space cover; have replaced. Example of dryer vent and lint terminating in crawl space; have vented to exterior.**



**Figure 4 Puddles at opening, wet sandy soil, dryer lint, wet insulation, musty/mildew odor, etc. Recommend a wet crawl space contractor evaluate the crawl space for encapsulation, sump pump/drains and dehumidification. Recommend venting dryers to exterior (including neighbor).**



**Figure 5 Example of wet conditions in the crawl space; have evaluated for grading & drainage, extend gutters, replace cover to crawl and have evaluated for encapsulation ( vapor barrier, sump pump/drains and dehumidifier).**



**PLUMBING****WATER SERVICE****Main Shut-off Location:** crawl space by meter labeled #419B **All home will have plumbing repairs/upgrades at some point- monitor plumbing****Water Entry Piping:**  Not visible  Copper/Galv.  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)  Unknown**Visible Water Distribution Piping:**  Copper  Galvanized  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)  Unknown**Condition:**  Satisfactory  Marginal  Poor**Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry**Functional Flow:**  Adequate  Low  Poor  **Water pressure over 80 psi; high****Pipes, Supply/Drain:**  **Corroded**  **Leaking**  **old gate valves, corrosion, and calcium/mineral deposits**  
 **Dissimilar metal**  **Old plumbing****Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS**Condition:**  Satisfactory  Marginal  Poor **Cross connection:**  not visible**Support/Insulation:** Type: metal straps on plumbing rusted/corroded**Traps Proper P-Type:**  N/A  Yes  No; some S-type or other  **P-traps recommended****Functional Drainage:**  Adequate  **Poor**  **Recommend plumber evaluate****Interior Fuel Storage System:**  Yes  No Leaking:  Yes  No**Gas Line:**  Copper  Brass  Black iron  Stainless steel  Flexible CSST (yellow)  N/A**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**Crawl space front wall by water meters  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**Location:**  In crawl space- not part of home inspection. Ask if in use for the lawn or landscaping- evaluate before closing with a well service company  Well house  Well pit  Shared well**Pressure Gauge Operates:**  Yes  No  Unknown Well pressure: ??? psi  Not visible Well system and water testing not part of NJ home inspection. Well inspection and water testing should be conducted prior to closing.**SANITARY / GRINDER PUMP** N/A**WATER HEATER #1****Condition:**  **Poor- replace water heat now to avoid potential failure and flooding or damage to the home****Brand name:** AO Smith**Type:**  Gas  Electric  Oil  Other**Unit Elevated:**  Yes  No  N/A  **Tank/Piping corroded/leaking****Capacity:** 40 gallons **Approximate age: ~ 20 yrs. year(s)- past life/replace now****Combustion Air Venting Present:**  Yes  No  N/A Seismic restraints needed:  Yes  No  N/A**Relief Valve:**  Yes  No **Extension proper:**  Yes  No  **Missing**  **Recommend repair****Vent Pipe:**  N/A  Satisfactory  Pitch proper  **Improper**  **Rusted**  **Recommend repair****WATER SOFTENER****(Unit not evaluated)**  **N/A- recommended****Loop Installed:**  Yes  No **Plumbing Hooked Up:**  Yes  No**Softener Present:**  Yes  No **Plumbing Leaking:**  Yes  No**NOTE:** Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after**This confidential report is prepared exclusively for Client on contract for them to rely on and not transferrable.**

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an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such as galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection is NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection.

#### GENERAL COMMENTS

**PLUMBING:** There was well equipment in crawl space on right side; not part of home inspection. Ask if still in use for lawn or landscaping purposes. Recommend following up with a well service company for inspection and testing. There was poor drainage in home/tub and only one bathroom. The bathroom was old or original to home; cracked/loose tiles, water damaged, etc. Do not use shower/tub until repaired to avoid continued water damage to bathroom. Recommend gutting bathroom & plumbing upgrades; determine all concealed water damage behind walls or tiles. There was older plumbing (piping, valves/gate valves, fittings, fixtures/tubs/shower/toilet/faucets/etc., rusted pipe strapping/clamps, corrosion, slow/poor drainage, erratic/low flow/pressure, etc. The home needs plumbing repairs/upgrades and bathroom renovation/gutting. Recommend a licensed plumber and bathroom contractor evaluate the home and advise on repairs/upgrades for habitability. There was calcium/mineral deposits, stiff fixtures/handles, erratic flow, slow flow/pressure, etc.; indicative of hard water. The home has been vacant. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such as galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection is NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

#### CONCERNS:

1. **There was well equipment in crawl space on right side; not part of home inspection. Ask if still in use for lawn or landscaping purposes. Recommend following up with a well service company for inspection and testing. There was poor drainage in home/tub and only one bathroom. The bathroom was old or original to home; cracked/loose tiles, water damaged, etc. Do not use shower/tub until repaired to avoid continued water damage to bathroom. Recommend gutting bathroom & plumbing upgrades; determine all concealed water damage behind walls or tiles. There was older plumbing (piping, valves/gate valves, fittings, fixtures/tubs/shower/toilet/faucets/etc., rusted pipe strapping/clamps, corrosion, slow/poor drainage, erratic/low flow/pressure, etc. The home needs plumbing repairs/upgrades and bathroom renovation/gutting. Recommend a licensed plumber and bathroom contractor evaluate the home and advise on repairs/upgrades for habitability.**
2. **There was calcium/mineral deposits, stiff fixtures/handles, erratic flow, slow flow/pressure, etc.; indicative of hard water. The home has been vacant. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection.**

## HEATING

**HEATING SYSTEM - UNIT #1** Location: all electric house *(See remarks page)*

**OTHER SYSTEMS**     N/A                                     Electric baseboard     Radiant ceiling cable  
 Gas space heater                                     Wood burning stove *(See Remarks page)*

*Proper Operation:*     Yes- some     No

*System Condition:*     Satisfactory     Marginal     Poor

### GENERAL COMMENTS

**HEATING:** The electric baseboards in home were original to home; very old and not heating up properly on some. Some did not get very hot and others heated up only on half or one side. The older baseboards should be replaced with newer baseboards and thermostats; wiring can become brittle with age (potential overheating/fire safety concerns). Recommend a licensed electrician evaluate/advise on newer oil filled electric baseboards and thermostats. Recommend correcting wet crawl space and insulation in crawl space; energy concerns and conducive to moisture/mold-like condition. Wet conditions are conducive to attracting wood destroying insects. See crawl space comments.

### CONCERNS:

1. The electric baseboards in home were original to home; very old and not heating up properly on some. Some did not get very hot and others heated up only on half or one side. The older baseboards should be replaced with newer baseboards and thermostats; wiring can become brittle with age (potential overheating/fire safety concerns). Recommend a licensed electrician evaluate/advise on newer oil filled electric baseboards and thermostats. Recommend correcting wet crawl space and insulation in crawl space; energy concerns and conducive to moisture/mold-like condition. Wet conditions are conducive to attracting wood destroying insects.

## COOLING

### COOLING SYSTEM – UNIT #1

NO Central system     Wall Unit- 1 older    Location: --    Age: -- yrs.  
**Energy Source:**     Electric     Gas     Water     Other  
**Unit Type:**     Air cooled     Water cooled     Gas chiller     Geothermal     Heat pump  
**Evaporator Coil:**     Satisfactory     Not visible     Needs cleaning     Damaged  
**Refrigerant lines:**     *Leak*     *Damage*     *Insulation missing*     Satisfactory  
**Condensate Line/Drain:**     To exterior     To pump     Floor drain     Laundry sink     Other  
**Temperature Differential :**    Unit 1 ??? °F

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

**Compressor Condition:**     Satisfactory     Marginal     Poor     Rusted     sealed in wall unit/inaccessible  
 Operation:    Satisfactory:     Yes     running when arrived     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 :** 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. Ask if A/C unit staying with the home; running when arrived.

**ELECTRICAL**

**MAIN PANEL** Location: garage Condition:  Satisfactory  Marginal  few spares  
**Adequate Clearance To Panel:**  Yes  No Amperage: 150 Volts 120/240  Breakers  Fuses  
**Appears Grounded:**  Yes  No  Not visible  
**G.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**A.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**MAIN WIRE:**  Copper  Aluminum  Copper clad aluminum  Tin clad copper  Not visible  
 *Tapping before the main breaker*  *Double tapping of the main wire*  
**Condition:**  Satisfactory  Poor  **Federal Pacific Panel Stab Lok<sup>®</sup> (See remarks page)\***  
**Predominant BRANCH WIRE:**  Copper  Aluminum\*  Copper clad aluminum  Not visible  
**Condition:**  Satisfactory  Poor  **Recommend electrician evaluate/repair\***  
 Romex  BX cable  Conduit  **Knob & tube\*\***  
 Read **REMARKS** addendum to report- "tripping breakers"

**SUB PANEL(S)**  None apparent  Breakers  Fuses

**ELECTRICAL FIXTURES**

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

**Condition:**  Satisfactory  Marginal  Poor  Not accessible, clutter, furniture  
 Open grounds  Reverse polarity  Stuck wall switch older outlets, switches, etc.- upgrade  
 Loose wires in attic on right side over the insulation- have secured/cleaned-up  
 GFCIs recommended in kitchen and where potentially wet or damp for safety  
 **Solid conductor aluminum branch wiring circuits\* (See remarks page)**  
 Recommend dedicated outlet for refrigerator  
 **Recommend electrician evaluate/repair\***

**GENERAL COMMENTS**

**ELECTRICAL:** The outlets on sink counter top were not GFCI protected; have an electrician evaluate for GFCI outlets. Recommend a dedicated outlet for the refrigerator. The wall switch for garage light was stuck in the up or off position. Recommend replacing outlets. Switches and devices where needed. Have the electrician evaluate/secure the conduit on right wall where loose. Recommend a licensed electrician evaluate older switches, stuck switch, older outlets, etc. and make repairs/upgrades where needed in the home. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. Home needs electrical upgrades throughout home, garage and exterior. Each family has different electrical requirements or needs. If more power is needed, discuss needs with electrician and have added. Do not use extension cords, multiplier adapters or power strips to add more power; fir safety concern. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Items such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

**CONCERNS:**

- The outlets on sink counter top were not GFCI protected; have an electrician evaluate for GFCI outlets. Recommend a dedicated outlet for the refrigerator. Recommend contacting the Association for evaluation/identify the water sources & repairs. The wall switch for garage light was stuck in the up or off position. Recommend replacing outlets. Switches and devices where needed. Have the electrician evaluate/secure the conduit on right wall where loose. Recommend a licensed electrician evaluate older switches, stuck switch, older outlets, etc. and make repairs/upgrades where needed in the home.**

## **SUMMARY**

Repairs are recommended for any comments or defects that are stated in this report. Every home must be maintained and will require repairs. Problems will occur and things will break. This report is designed to help reduce the possibility, but will not eliminate them from happening. Issues can and will arise at any time. budget accordingly. Recommend checking with local authorities for permits on additions and alterations. ***Please be advised that it is important to read the entire report and the remarks pages that are sent separately to the client. These remarks pages contain important maintenance information that the client needs to be aware of.*** All homes will need repairs, routine maintenance and upgrades over the course of its life. Addressing plumbing, heating, electrical and other mechanical problems or issues as they occur, with qualified contractors, should be done to keep home maintained properly. Older homes will often require structural upgrades when renovations are made. These will be dictated by the engineer and or architect designing the renovation or modification to bring structure up to current building practices and township specifications. It is recommended to obtain township permits for history of home. Recommend a "Home Warranty." Roof leaks are number one cause of water damage to interior of home. Damage can often be concealed inside walls of interior and often revealed either when renovations are done or when water issue is ongoing for a period of time. Water damage can include structural as well as environmental manifestations such as mold and mildew among others. All roofs should be inspected yearly, gutters cleaned several times a year. These systems must be maintained to provided a water tight cladding to protect the home. Often a damage found does not necessarily correspond to the roof directly above, but at some other part of the roof. Water can travel below the surfaces of roof and end up in any number of places that are hidden or concealed. A general visual home inspection cannot open up walls, ceilings, flooring or guess what is behind them. This uncertainty is always possible when roof, flashing, siding and all exterior systems are not maintained.

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

**All items must be addressed and repaired prior to closing.**

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\* 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.