



4 Seasons Home Inspection, LLC

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

Mr. Buyer

Street Name

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: July 11, 2018 Wednesday 11 am- 12pm
Client Name: Mike (buyer@aol.com)
Inspection Address: # streer, town, NJ xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



BUILDING DATA

Approximate Age: ~1974
Style: Mobile home
Main Entrance Faces: W
State of Occupancy: Occupied
Weather Conditions: 80°F
Ground cover: dry

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

Paid by: PayPal Transaction ID: [9xxxxxxxxxxxxxxxxM](#)

Cc: Attorney- N/A
Cc: Name, Realtor

Main Concerns (p.2-4) and detailed report follows this page (5-48)

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.¹ 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**: The roof was original to trailer home, integral to the top of trailer and in poor condition. There were cracks, uneven surfaces, flaked/peeled sliver paint, tarred/patched, gaps at roof/siding junctures & flashings (open for leaks), granular loss (asphalt shingles), plumbing vents too short & tarred, gutters in poor condition/bent/leaking, water stains/damage in ceiling/wall interior, etc. Recommend a qualified trailer/mobile home restoration contractor evaluate roof/gutters and advise on restoration of roof & add new gutters.

2. **PLUMBING/LEAKS /SUBFLOORING/STRUCTURE DEFECTS**: The Whirlpool electric water heater was 13 yrs. old and warranty 6 yrs. on label. The water heater had extensive corrosion on tank, flexible water lines, electrical BX cables, floor in closet, sub flooring stains/fiberboard and water damage, insulation/wet/damaged and wet areas on soil under home. There were mice droppings under home and in the home. Recommend a licensed plumber make all repairs/replacements and a building contractor evaluate extent of subflooring/structure damage and advise on repairs. Mice droppings visible under home and in side home. Have all damaged repaired, holes sealed and plumbing repaired/replaced to keep out animals/insects/rodents. The plumbing vent(s) on roof were too short; need to be evaluated for extending. The kitchen fixture had poor water pressure on cold side, slow drainage in sink when initially tested, corrosion on galvanized water pipes/oozing or leaking, water stains & bottom shelf damage/buckled, warped water damaged counter top/patched/gaps, etc. There were leaks/water stains under the home on fiberboard covers or sections of plywood repairs attached to chassis near the kitchen and bathroom areas. Soil under house was wet in areas where leaking and wet/moist/damaged insulation & broken/removed fiberboard covers (holes or openings). There was an air admittance valve under the kitchen sink with water stains on PVC pipe (possible leaking of back flow) a strong sewer gas smell when water running or tested in the kitchen sink. Plumbing vents should typically be vented to outside through roof or wall and air admittance valves must be approved by the township or local authorities when used in a home. Recommend a licensed plumber evaluate the air admittance valve/water stains/if allowed by local authorities, drainage, water pressure/flow, leaks, corrosion, extent of water damage to flooring/structure or concealed damage and advise on all plumbing repairs/upgrades. There were structural concerns/defects/deficiencies. The sub flooring and/or floor joists were damaged in many areas as viewed under the home. There was limited view due to fiberboard covering below the insulation and sub flooring; view only where holes or damaged and exposed areas. Pieces of particle or flake board sub flooring was cut, holes, sagging, warped and water damaged. There were dark areas, spotting or possible mold like substances on damaged sub flooring or around leaking plumbing. Mold and environmental identification, testing or inspection is beyond the scope of a home inspection. Follow up with a mold or environmental contractor for that service and to identify the dark substances. Boards/shims/ scrap wood were placed haphazardly under sagging flooring to try to

support damaged subflooring/flooring under the home. Flooring in the home was mainly carpeted or flooring and was spongy, wavy, movement and flexing when walked upon; structural defects or deficiencies observed. Recommend a structural carpenter or a qualified trailer/mobile home restoration contractor evaluate extent of damage and advise on structural repairs/replacement/sub flooring/etc. before closing & contractual limitations for safety.

3. **ELECTRICAL/SAFETY**: The chassis should be verified that it is bonded; fiberboard covering under the home/concealed areas. There was a junction box at rear of home where electric or power comes to the trailer and green ground wire visible. The box was labeled electrical and to call before any digging for safety. There was debris, loose/hanging insulation, piping/cables/wires/etc. under the home limited access or view of utilities. All A/C units should have dedicated circuits; have verified or installed by electrician if not dedicated for safety. There were older outlets, painted over outlets, reversed polarity, no GFCI outlets in kitchen & bathroom, etc. There were handyman/loose/unconventional wiring/electrical boxes, extension cords, indoor Romex (used outdoors), loose TV/cable wires/strewn/sloppy, etc. under the chassis. The main disconnect breaker at the meter was 60A and feeds a sub panel with a 100A main disconnect inside; unsafe/overfused/fire safety hazard. The breaker in sub panel must be 60A or less and not exceed the main 60A main disconnect. The wiring on the main lugs for sub panel was not correctly installed; braided wiring spread out around the lugs/improper contact. There was a breaker 30A in sub panel labeled A/C; not known what it controls. Follow up to see if from past condensing unit or if in home as a dedicated wall unit and not visible or accessible due to furniture, storage, boxes, etc. around perimeter of interior rooms. The electrical panel may have been replaced or moved after time of build. The panel was installed to the left of the closet near the electric water heater and wall and electrical panel move; not secured properly. Recommend a licensed electrician evaluate the electrical panel main breaker, identify the 30A labels A/C breaker (in use or termite if not), braided wires/lug connections, outlets (worn, loose), add GFCI outlets (kitchen, bathroom, exterior, wet areas), clean up loose cables/wires/improper wire type (indoor Romex under home), verify that chassis/house is properly bonded (not visible), dedicated outlets or A/C units, etc. and advise on repairs, corrections, upgrades for safety.
4. **CARPENTER ANTS**: There was carpenter ant observed under the home. There were plumbing leaks and moist conditions under the home. Ants typically seek out moisture. Recommend a licensed plumber and/or building contractor evaluate all plumbing leaks, moisture damage, etc. and make repairs. Grading & drainage should be corrected and gutters replaced and extended at least 6-8ft. away from house for drainage.

5. **SIDING/WINDOWS/ANCHORS & TIE DOWNS:** The siding, roof and windows & doors were original to home; marginal/poor condition. Window(s) had vapor seal breaks (where thermopane), broken glass or storms, oxidized metal/aluminum, not opening (warped or spinning handles), gaps/drafty/energy inefficient, broken glass/storms, etc. Seams were separated, exterior had heavily caulked areas & separations, poor flashings, siding/trim screws were loose/rusted/backed out of holes, patched siding/shhet metal, etc. There were water stains and/or active moisture, ceiling/wall damage, etc. in the interior rooms of the home. All concealed water/mold damage must be determined or ruled out along with repairs. There were poor flashings around windows and doors and heavy caulking; cracked/open for water entry. Recommend a qualified trailer/mobile home restoration contractor evaluate exterior (siding/trim/flashings/etc.), windows, doors, roof, gutters or the envelop of trailer home and advise on repairs and restoration. There were structural concerns or defects observed; see plumbing section comments. There were some anchors/hooks loose or not clipped onto chassis, visible rust/corrosion and some tie downs with slack or too loose. Have anchors/hooks/buckles/tie downs evaluated, secured/attached properly and rusted/corroded anchors repalced where needed.
6. **A/C UNITS/CONDENSATE/LEAKS:** There were several through wall or window A/C units; not on or running at time of inspecticon. Ask if these are staying and test before closing. There were drip marks, active condensate/moisture and or puckered wall paint or paneling observed around these units. A/C units should have dedicated circuits; have verified or installed by electrician if not dedicated for safety.
7. **TOWNSHIP PERMITS/C of O/etc.:** Recommend obtaining closed permits for the furnace installation, all work done to home, systems & components, electrical, plumbing, etc and any required C of O certificates as required by the township.

¹ **Pursuant to NJAC 13:40-15.2 Definitions:**

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

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

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 and 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/environmental or other structural concerns within walls, floors and ceilings. ***If you are not satisfied with a visual inspection, it is recommended to engage in those contractor or trades for invasive services that can open up walls, ceilings or flooring before closing since it cannot be done in a visual home inspection with permission from seller(s).*** This is under the law in the New Jersey Standards of Practice 13:40-15.16 for a licensed home inspector in the state of New Jersey.

<p>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</p>	<p>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.</p>
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them simply as a courtesy.

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
PORCH (COVERED ENTRANCE) Covered deck/porch/sitting area*
Support Pier: Concrete Wood Not visible Other
Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*
Floor: Satisfactory Marginal Poor *Safety Hazard*

STOOPS/STEPS None *metal steps at left side door*

PATIO None

DECK/BALCONY (flat, floored, roofless area) Deck/front covered porch*
Material: Wood Metal Composite Not visible *Railing/Balusters recommended*
Finish: Treated Painted/Stained Other
 Improper attachment to house *Railing loose*
Condition: Satisfactory Marginal Poor *Wood in contact with soil*

DECK/PATIO/PORCH COVERS Roof over deck/porch *Earth to wood contact*
 Metal corrugated & asphalt combination of roofs
Condition: Satisfactory Marginal Poor *Posts/Supports need Repair*
Recommend: Metal Straps/Bolts/Nails/Flashing *Improper attachment to house*

FENCE/WALL Not evaluated in a home inspection None

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South

Correct negative grading around home for drainage

Recommend additional backfill & pitch away from home *Remove weeds/vegetation/landscaping too close to house*

Wood (deck) in contact with/improper clearance to soil- monitor for rot Should eliminate wood to soil contact (ex-footers, concrete slabs, etc.)

Moist/wet soil under house

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 or not visible No anti-siphon valve

Operates: Yes No Not tested Not on

GENERAL COMMENTS

GROUNDS: Recommend maintaining a positive pitch of soil around foundation for proper water drainage. Stones, mulch and vegetation are not recommended around foundation; tends to trap water against foundation and cause wet basements. Trim back or cut away trees, shrubs and branches away from house. Remove trees and or branches too close to roof, structures and electrical cables/communication lines for safety. Overhanging trees and overgrowth can cause mechanical damage, moss, algae, attract carpenter ants, raccoons, squirrels or other animals. Recommend window well covers for all basement windows to keep out water, ice snow and avoid wet basement.

ROOF

ROOF VISIBILITY INSPECTED FROM STYLE OF ROOF

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

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

ROOF COVERING

Roof #1: Type: **silver coated over flat roofing** Estimated Layers*: 1 Approximate age of cover: **original trailer roof /~44yrs.**
Roof #2: Type: **asphalt lower roof over deck** Estimated Layers*: 1 Approximate age of cover: **older/unknown**
Roof #3: Type: **corrugated metal** Estimated Layers*: 1 Approximate age of cover: **older/original**

Layers- only the visible layers; drip edges can conceal additional layers.*

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

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof fan/inaccessible- no attic
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 VALLEYS **Material:** Galv/Alum Asphalt Not visible Rubber
 Not visible N/A **Material:** Galv/Alum Asphalt Lead Copper
CONDITION OF ROOF COVERINGS **Roof #1:** Poor- main roof/past life
Roof #2: Marginal- lower roof over deck/porch
Roof #3: Marginal/poor- main section over deck- past life

Condition: Cracks, flaked/peeled silver paint, cracks/tarred/patched (open for water entry), gaps at roof/siding junctures
(Poor) flashings
- open for leaks. There was water stains/damage in ceiling/wall interior rooms.
 Granules missing Water stains/damaged ceiling or wall- interior
 Uneven roof surfaces
 Roof past its life and an integral part of the top of trailer/home
 Plumbing vents too short/tarred/cracks/leaking
 Gutters in poor condition- bent, gaps/separations/leaking- not functioning properly
 Recommend a qualified trailer/mobile home restoration contractor evaluate roof/gutters and advise on restoration of roof & add new gutters

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

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

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

PLUMBING VENTS Yes No Too short Poor

Recommend a qualified trailer/mobile home restoration contractor evaluate roof/gutters and advise on restoration of roof & add new 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 original to trailer home, integral to the top of trailer and in poor condition. There were cracks, uneven surfaces, flaked/peeled sliver paint, tarred/patched, gaps at roof/siding junctures & flashings (open for leaks), granular loss (asphalt shingles), plumbing vents too short & tarred, gutters in poor condition/bent/leaking, water stains/damage in ceiling/wall interior, etc. Recommend a qualified trailer/mobile home restoration contractor evaluate roof/gutters and advise on restoration of roof & add new gutters. 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:

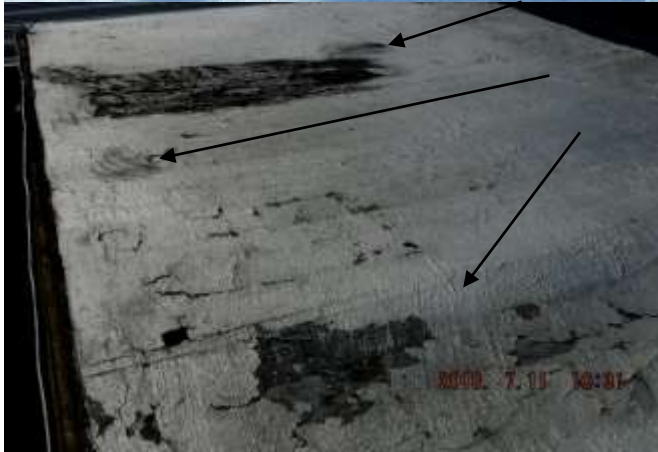
1. The roof was original to trailer home, integral to the top of trailer and in poor condition. There were cracks, uneven surfaces, flaked/peeled sliver paint, tarred/patched, gaps at roof/siding junctures & flashings (open for leaks), granular loss (asphalt shingles), plumbing vents too short & tarred, gutters in poor condition/bent/leaking, water stains/damage in ceiling/wall interior, etc. Recommend a qualified trailer/mobile home restoration contractor evaluate roof/gutters and advise on restoration of roof & add new gutters.













WINDOWS & SCREENS

- Failed/fogged insulated glass- some window(s)**
Material: cracked glass Metal & glass- original Vinyl/thermopane Aluminum/Vinyl Clad
Screens: Torn Bent Not installed Glazing/caulk needed
Condition: Satisfactory Marginal Poor **replace windows**

STORMS WINDOWS

- N/A metal & glass Wood Clad comb. Wood/metal comb.
Putty: Satisfactory **Glazing/caulk needed** N/A
Condition: Satisfactory **Broken/cracked** **Recommend new windows- poor condition**

SLAB-ON-GRADE/FOUNDATION

- N/A (See Basement/Crawl Space)

**CHASSIS- ANCHORS & TIE
DOWNS/WHEELS**

- Present yes No Wheels present- rust/corrosion on wheel & axels

Loose tie downs/slack :

- Yes No

Anchor/Hooks/Tie down

Corrosion/rust :

- Yes No

Blocks/columns present:

- Yes No

Chassis Grounded :

- Yes No Not visible or accessible- have verified by electrician- covered with fiberboard

Insulation :

- Yes- some visible where fiberboard damage & open or holes No
 Not visible- covered with fiberboard
 Plumbing leaks/wet fiberboard & insulation/dark staining- have all plumbing evaluated/repared where leaking. All dark staining should be inspected for mold by a qualified environmental contractor. Mold and environmental substances is beyond the scope of a home inspection. Refer to standards of practice and pre-inspection agreement.

Other Comments :

- Structural concerns: Sub flooring and or floor joist damage, patched/shimmed/handyman repairs
 Debris/wood/clutter
 Observed carpenter ant frass under the home- recommend removing debris, repair plumbing leaks and have treated for carpenter ants
 Acorns/torn paper/insulation- indication of squirrel or animal activity

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: The gutters were bent, separated seams, tilted, dirty & leave filled and not flowing; have replaced. Clean gutters often to ensure proper flow or distribution away from structure. Clogged, dirty or covered (gutters helmets, screens, etc.) will reduce the collection ability and spillage or water damage can occur to interior of home. Gutters and rain leaders or downspouts are important for rainwater collections and distribution away from structure. Vegetation, grading surface drainage, rotted tree stumps among other forms of plant material is likely to adversely affect the home or dwelling adversely. Grounds are viewed during a home inspection from the perspective of how they may affect the home negatively. Homes can typical experience wet basements, crawl spaces and attract Wood destroying insect infestation as a result of negative grading, landscaping and soil too close to home and poor maintenance. Recommend chimney sweep clean/evaluate chimney. *All chimneys will need repairs and or linings at some point(s) in their life. Proper maintenance and cleanings are extremely important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. It is strongly recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships 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.* The siding, roof and windows & doors were original to home; marginal/poor condition. Window(s) had vapor seal breaks (where thermopane), broken glass or storms, oxidized metal/aluminum, not opening (warped or spinning handles), gaps/drafty/energy inefficient, broken glass/storms, etc. Seams were separated, exterior had heavily caulked areas & separations, poor flashings, siding/trim screws were loose/rusted/backed out of holes, patched siding/shhet metal, etc. There were water stains and/or active moisture, ceiling/wall damage, etc. in the interior rooms of the home. All concealed water/mold damage must be determined or ruled out along with repairs. There were poor flashings around windows and doors and heavy caulking; cracked/open for water entry. Recommend a qualified trailer/mobile home restoration contractor evaluate exterior (siding/trim/flashings/etc.),

windows, doors, roof, gutters or the envelop of trailer home and advise on repairs and restoration. There were structural concerns or defects observed; see plumbing section comments. There were some anchors/hooks loose or not clipped onto chassis, visible rust/corrosion and some tie downs with slack or too loose. Have anchors/hooks/buckles/tie downs evaluated, secured/attached properly and rusted/corroded anchors replaced where needed. All debris under house should be removed and grading & drainage corrected to keep water or moisture away from the underside of home. Gutters should be replaced for drainage and extended away from house (6-8 ft.). Recommend a licensed Pest company treat for carpenter ants; frass observed under the home.

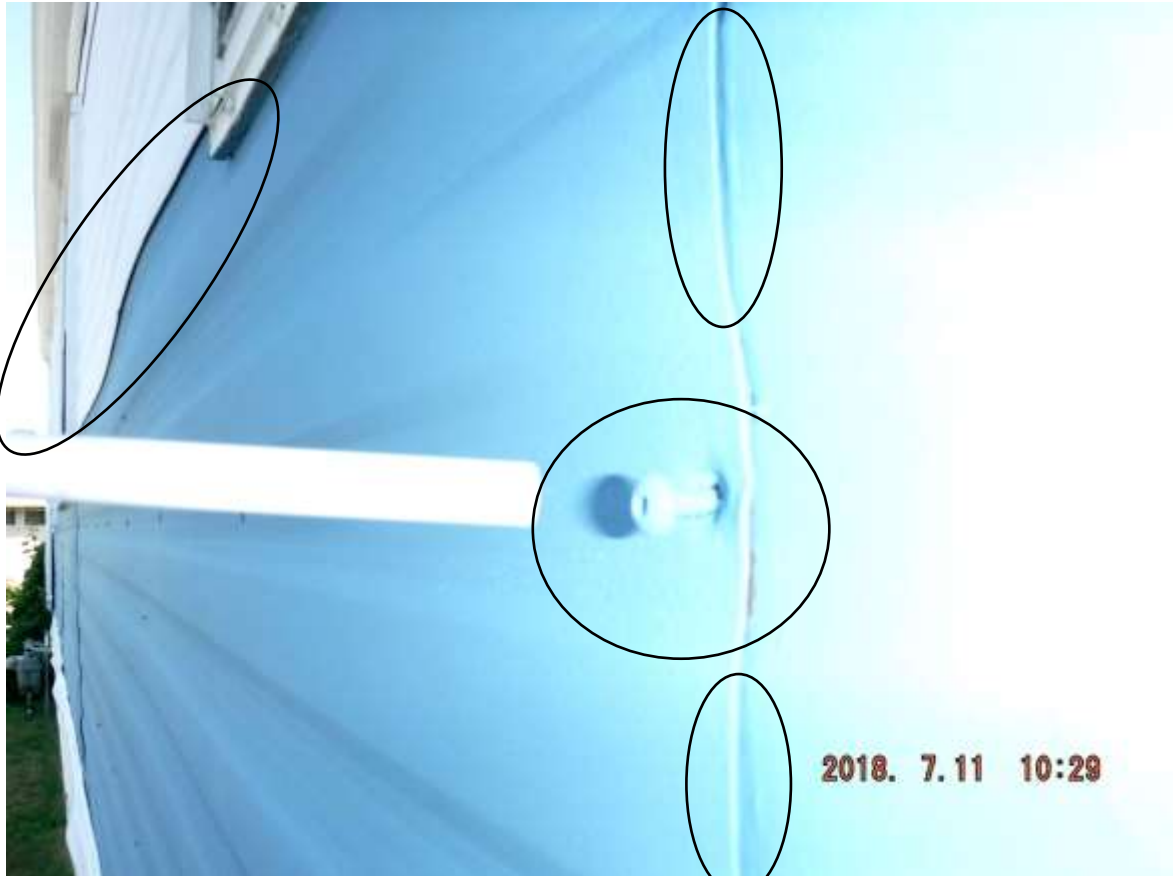
CONCERNS:

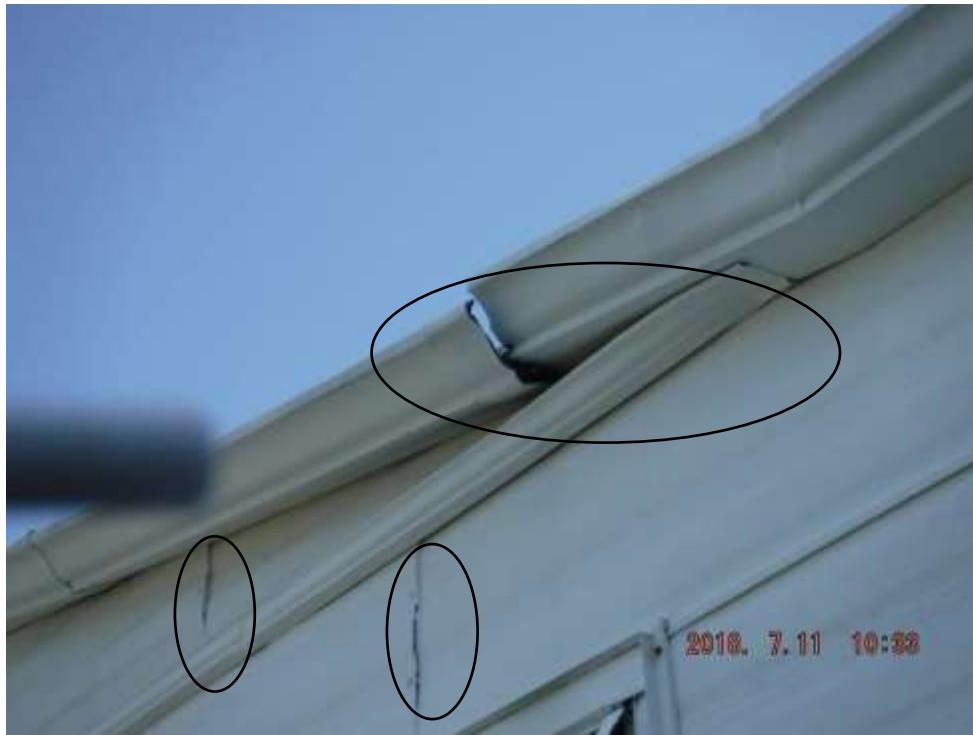
1. The siding, roof and windows & doors were original to home; marginal/poor condition. Window(s) had vapor seal breaks (where thermopane), broken glass or storms, oxidized metal/aluminum, not opening (warped or spinning handles), gaps/drafty/energy inefficient, broken glass/storms, etc. Seams were separated, exterior had heavily caulked areas & separations, poor flashings, siding/trim screws were loose/rusted/backed out of holes, patched siding/shhet metal, etc. There were water stains and/or active moisture, ceiling/wall damage, etc. in the interior rooms of the home. All concealed water/mold damage must be determined or ruled out along with repairs. There were poor flashings around windows and doors and heavy caulking; cracked/open for water entry. Recommend a qualified trailer/mobile home restoration contractor evaluate exterior (siding/trim/flashings/etc.), windows, doors, roof, gutters or the envelop of trailer home and advise on repairs and restoration. There were structural concerns or defects observed; see plumbing section comments. There were some anchors/hooks loose or not clipped onto chassis, visible rust/corrosion and some tie downs with slack or too loose. Have anchors/hooks/buckles/tie downs evaluated, secured/attached properly and rusted/corroded anchors replaced where needed.
2. All debris under house should be removed and grading & drainage corrected to keep water or moisture away from the underside of home. Gutters should be replaced for drainage and extended away from house (6-8 ft.). Recommend a licensed Pest company treat for carpenter ants; frass observed under the home.



Figure 1 Examples of rust/corrosion, anchors not attached, loose or slack on tie downs, chassis/frame, wheels/axels, etc. Recommend having all anchors & tie downs evaluate/corrected or replaced where needed.







EXTERIOR/ELECTRICAL/AC/HEAT PUMP/GARAGE

SERVICE ENTRY

- Underground
 ground & electrical hookup rear of home
 Weather head/mast needs repair
 Condition:
 Sat.
 Marginal
 Poor
Exterior outlets:
 Yes
 No/not visible
Operative:
 Yes
 No
 Overhead wires too low
GFCI present:
 Yes
 No
Operative:
 Yes
 No
 Less than 3' from balcony/deck/windows
 Reverse polarity
 Open ground
 Safety Hazard

BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

EXTERIOR DOORS

- | | | | | |
|---------------------------|---|--|----------------------------------|----------------------------------|
| | <i>Patio</i> | <i>Storm</i> | <i>Entrance</i> | |
| Weather-stripping: | <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input checked="" type="checkbox"/> Poor | <input type="checkbox"/> Missing | <input type="checkbox"/> Replace |
| Door Condition: | <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input checked="" type="checkbox"/> Poor | | |

EXTERIOR A/C - HEAT PUMP

Location(s): N/A

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

GARAGE

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

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : The window and through wall A/C units were older and condensate drip marks, peeled paint or active moisture observed in the interior. Recommend having removed and evaluate extent of damage before closing & contractual limitations. Recommend a licensed electrician verify that the chassis/house is bonded; not visible or accessible. There was fiberboard covering under the house. See plumbing section comments- photos. The windows and doors were original or very old; recommend replacing. See window section comments.

KITCHEN

COUNTERTOPS Patched by sink/water damage on counter top Marginal *Recommend repairs/replacement*

CABINETS older 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- under sink/galvanized water line **Pipes leak/corroded:** Yes No
Sink/Faucet: Marginal Corroded Chipped Cracked *Recommend repair*
Functional Drainage: slow Poor **Functional Flow:** Adequate Poor-cold side
Hot water: Yes No **Cold water:** Yes No

WALLS & CEILING

Condition: Marginal Poor- condensate damage around air conditioner Typical cracks *Moisture stains*

HEATING / COOLING SOURCE Yes No

FLOOR

Condition: *Structural concerns- see plumbing section comments & photos* 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 gas
 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 *Potential safety hazard(s)- recommend GFCI outlets*

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 right side or cold water had poor water pressure/flow and sink had initially slow drainage when water tested. There was corrosion and leaking on the galvanized water line under sink (hot side) under sink inside cabinet. There was buckled/warped bottom shelf/water damage under sink. The counter top was warped/water damage and patched around the faucet and to sides. There were leaks/water stains under the home on fiberboard covers or sections of plywood repairs attached to chassis near the kitchen and bathroom areas. There was an air admittance valve under the kitchen sink with water stains on PVC pipe (possible leaking of back flow) a strong sewer gas smell when water running or tested in the kitchen sink. Plumbing vents should typically be vented to outside through roof or wall and air admittance valves must be approved by the township or local authorities when used in a home. Recommend a licensed plumber evaluate the air admittance valve/water stains/if allowed by local authorities, drainage, water pressure/flow, leaks, corrosion, extent of water damage to flooring or concealed damage and advise on all plumbing repairs/upgrades and damage repairs before closing & contractual limitations. There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See plumbing section comments & photos. The left window handles spins and window does not open. The windows in home were old or original and in poor condition. Metal or aluminum frames and single pane glass are drafty and energy inefficient. Recommend replacing windows in the home; see window section comments. There was condensate or moisture damage on paneling around the through wall A/C unit; active moisture & damaged paneling. All through wall and window units should be properly installed so that condensate does not drip into the interior rooms, walls or between siding & components. Recommend checking all A/C units for any moisture/water/concealed damage before closing. These units are not removed in a home inspection. See cooling section comments. Recommend GFCI outlets on counter top by sink for safety. Outlets were worn or loose tester when plugged into outlets. Recommend upgrading older worn outlets where needed. There were mice droppings in closet and under the sink cabinet; have all gaps or opening under the home sealed/repared to control entry. Mice or rodents can chew on electrical and cause damage.

CONCERNS:

1. **Recommend a licensed plumber evaluate the air admittance valve/water stains/if allowed by local authorities, drainage, water pressure/flow, leaks, corrosion, extent of water damage to flooring or concealed damage and advise on all plumbing repairs/upgrades and damage repairs before closing & contractual limitations.**
2. **There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See plumbing section comments & photos.**
3. **Recommend replacing windows in the home; see window section comments.**





LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Hot water: Yes No **Cold water:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A- no dryer 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- not tested or part of inspection No Dryer present 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 N/A
Electrical Set-up : N/A Yes N/A

GENERAL COMMENTS

LAUNDRY (in bathroom) : There was a washer in the bathroom ; ask if staying/not part of home inspection. Recommend replacing windows; see window section comments. There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See structural comments; plumbing section.

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
Caulk/Grouting Needed: Yes No
Where: handyman caulking tape in tub/shower
Functional Drainage: slow/poor 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
 Poor- warped/not opening
Exhaust Fan: Yes No
Operates: Yes No
Noisy: Yes- rattled when first turned on

GENERAL COMMENTS

MAIN BATH : The washer was in this room; see laundry section comments. Recommend GFCI outlets in bathroom and kitchen for safety. The fan was older and needs to be cleaned/lint or dust build-up. The window in shower does not open; warped/swollen. The stopper for sink was missing. The drainage on tub was slow; poor. The bathroom had water damaged around window, flooring and in shower/tub area. There was handyman caulking tape and water damage in the shower/tub area. There were water stains behind/around toilet and spongy/warped flooring. See plumbing section comments; leaks and visible damage and structural defects/damage observed. qualified trailer/mobile home restoration contractor evaluate the home and advise on restoration/structural repairs, etc. There were electrical safety concerns; see electrical section comments.

CONCERNS:

1. **The bathroom had water damaged around window, flooring and in shower/tub area. There was handyman caulking tape and water damage in the shower/tub area. There were water stains behind/around toilet and spongy/warped flooring. See plumbing section comments; leaks and visible damage and structural defects/damage observed. qualified trailer/mobile home restoration contractor evaluate the home and advise on restoration/structural repairs, etc. There were electrical safety concerns; see electrical section comments.**
2. **Recommend replacing windows and evaluate extent of concealed water/structure damage in the home.**
3. **Recommend a licensed plumber evaluate plumbing fixtures, piping, valves, fittings, etc. and advise on upgrades.**
4. **Recommend GFCI outlets in bathroom and kitchen for safety.**



Figure 2 Warped window; not opening. See window section comments.



DINING ROOM

LOCATION:

- Walls & Ceiling:** Satisfactory Marginal Poor
Moisture stains: Yes No Where:
- Condition:** Structural concerns- see plumbing section comments & photos Marginal/ Poor
 Sloping Squeaks
- 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:** see window section Broken Vapor Seals : Yes No N/A
Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

DINING ROOM (off kitchen) : There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See plumbing section comments & photos. See window section comments.

LIVING ROOM

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No **Where:**
Condition: Structural concerns- see plumbing section comments & photos Marginal/ Poor
 Sloping Squeaks
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- window on left side
Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

LIVING ROOM : There is a through wall A/C in this room. Recommend checking all A/C units for any moisture/water/concealed damage before closing. There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See plumbing section comments & photos. There was a vapor seal break on window; hazy/condensate filled between panes of glass. Window sin home were original or very old and should be evaluated for replacements. See window section comment.

CONCERNS:

1. See structural comments in plumbing section.
2. Recommend upgrading/replacing windows/doors in the home.



Figure 3 Example of vapor seal breaks; recommend replacing window in the home. See window section comments.

MASTER BEDROOM

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes Where: ceiling/wall /junctures
Condition: Structural concerns- see plumbing section comments & photos Marginal/ Poor
 Sloping Squeaks
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: see window section Broken Vapor Seals : Yes No N/A
Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

MASTER BEDROOM : There were drip marks around the A/C unit. All through wall and window units should be properly installed so that condensate does not drip into the interior rooms, walls or between siding & components. Recommend checking all A/C units for any moisture/water/concealed damage before closing. These units are not removed in a home inspection. See cooling section comments. There was water stains/ceiling/wall damage on rear or end wall. See roofing section comments. There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See plumbing section comments & photos.



Figure 4 Water damage on ceiling/wall; see roof & exterior section comments.

#2 BEDROOM

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No **Where:**
Condition: Structural concerns- see plumbing section comments & photos Marginal/ Poor
 Sloping Squeaks
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: see window section **Broken Vapor Seals :** Yes No N/A
Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

#2 BEDROOM : This room was converted to one large bedroom; walls removed and the door to room sealed form hallway (inaccessible). Obtain all closed permits for structural modifications as required by the township before closing & contractual limitations. There were some outlets with reversed polarity. Recommend a licensed electrician evaluate/correct all outlets where needed in the home. There were structural concerns or defects observed; sloped, uneven, wavy, movement, etc. in the flooring when walked upon. See plumbing section comments & photos.

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

Condition: Satisfactory Marginal Poor *Recommend replacing window s& doors*
 Representative number of windows operated Ask if windows under warranty

Evidence of Broken Vapor seals : Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing *Broken counter-balance mechanism*

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

FIREPLACE None Location(s): N/A

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**GENERAL COMMENTS**

WINDOWS/FIREPLACES/HALL/ATTIC: The siding, roof and windows & doors were original to home; marginal/poor condition. Window(s) had vapor seal breaks (where thermopane), broken glass or storms, oxidized metal/aluminum, not opening (warped or spinning handles), gaps/drafty/energy inefficient, broken glass/storms, etc. Recommend replacing windows & doors in the home by a building contractor or a mobile home restoration contractor. Proper chimney maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. *It is always recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety.*

CONCERNS:

1. The siding, roof and windows & doors were original to home; marginal/poor condition. Window(s) had vapor seal breaks (where thermopane), broken glass or storms, oxidized metal/aluminum, not opening (warped or spinning handles), gaps/drafty/energy inefficient, broken glass/storms, etc. Recommend replacing windows & doors in the home by a building contractor or a mobile home restoration contractor.

PLUMBING

WATER SERVICE

Main Shut-off Location: under house & by water heater

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

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

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

Condition: Satisfactory Marginal Poor

Lead Other Than Solder Joints: Yes No Unknown Service entry

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

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

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

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

Support/Insulation: Type: ---

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

Functional Drainage: slow - kitchen Poor- bathroom Recommend plumber evaluate

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- outside on right 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: Poor- corrosion/leaking

Brand name: Whirlpool electric water heater

Type: Gas Electric Oil Other

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

Capacity: 40 gallons **Approximate age:** past life/poor condition- replace tank

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- electric Pitch proper Improper Rusted Recommend repair

WATER SOFTENER

(Unit not evaluated) N/A

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

GENERAL COMMENTS

PLUMBING: The Whirlpool electric water heater was 13 yrs. old and warranty 6 yrs. on label. The water heater had extensive corrosion on tank, flexible water lines, electrical BX cables, floor in closet, sub flooring stains/fiberboard and water damage, insulation/wet/damaged and wet areas on soil under home. There were mice droppings under home and in the home. Recommend a licensed plumber make all repairs/replacements and a building contractor evaluate extent of subflooring/structure damage and advise on repairs. Mice droppings visible under home and in side home. Have all damaged repaired, holes sealed and plumbing repaired/replaced to keep out animals/insects/rodents. The plumbing vent(s) on roof were too short; need to be evaluated for extending. The kitchen fixture had poor water pressure on cold side, slow drainage in sink when initially tested, corrosion on galvanized water pipes/oozing or leaking, water stains & bottom shelf damage/buckled, warped water damaged counter top/patched/gaps, etc. There were leaks/water stains under the home on fiberboard covers or sections of plywood repairs attached to chassis near the kitchen and bathroom areas. Soil under house was wet in areas where leaking and wet/moist/damaged insulation & broken/removed fiberboard covers (holes or openings). There was an air admittance valve under the kitchen sink with water stains on PVC pipe (possible leaking of back flow) a strong sewer gas smell when water running or tested in the kitchen sink. Plumbing vents should typically be vented to outside through roof or wall and air admittance valves must be approved by the township or local authorities when used in a home. Recommend a licensed plumber evaluate the air admittance valve/water stains/if allowed by local authorities, drainage, water pressure/flow, leaks, corrosion, extent of water damage to flooring/structure or concealed damage and advise on all plumbing repairs/upgrades. There were structural concerns/defects/deficiencies. The sub flooring and/or floor joists were damaged in many areas as viewed under the home. There was limited view due to fiberboard covering below the insulation and sub flooring; view only where holes or damaged and exposed areas. Pieces of particle or flake board sub flooring was cut, holes, sagging, warped and water damaged. There were dark areas, spotting or possible mold like substances on damaged sub flooring or around leaking plumbing. Mold and environmental identification, testing or inspection is beyond the scope of a home inspection. Follow up with a mold or environmental contractor for that service and to identify the dark substances. Boards/shims/ scrap wood were placed haphazardly under sagging flooring to try to support damaged subflooring/flooring under the home. Flooring in the home was mainly carpeted or flooring and was spongy, wavy, movement and flexing when walked upon; structural defects or deficiencies observed. Recommend a structural carpenter or a qualified trailer/mobile home restoration contractor evaluate extent of damage and advise on structural repairs/replacement/sub flooring/etc. before closing & contractual limitations for safety. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Discuss water descaler units with a licensed plumber to help control hard water (ex- scale buster, eddy, Vulcan, etc. among others on market). Recommend a camera inspection of sewer lines to rule out cracks, roots, obstructions or damage; follow-up with a plumbing or a Roto-rooter type company. Recommend maintaining water & sewer main line insurance to help defray costs of main line repairs. Check with the local utilities or Water Company for participating insurers if available. Plumbing code or any other code inspection in NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

CONCERNS:

1. The Whirlpool electric water heater was 13 yrs. old and warranty 6 yrs. on label. The water heater had extensive corrosion on tank, flexible water lines, electrical BX cables, floor in closet, sub flooring stains/fiberboard and water damage, insulation/wet/damaged and wet areas on soil under home. There were mice droppings under home and in the home. Recommend a licensed plumber make all repairs/replacements and a building contractor evaluate extent of subflooring/structure damage and advise on repairs. Mice droppings visible under home and in side home. Have all damaged repaired, holes sealed and plumbing repaired/replaced to keep out animals/insects/rodents. The plumbing vent(s) on roof were too short; need to be evaluated for extending. The kitchen fixture had poor water pressure on cold side, slow drainage in sink when initially tested, corrosion on galvanized water pipes/oozing or leaking, water stains & bottom shelf damage/buckled, warped water damaged counter top/patched/gaps, etc. There were leaks/water stains under the home on fiberboard covers or sections of plywood repairs attached to chassis near the kitchen and bathroom areas. Soil under house was wet in areas where leaking and wet/moist/damaged insulation & broken/removed fiberboard covers (holes or openings). There

was an air admittance valve under the kitchen sink with water stains on PVC pipe (possible leaking of back flow) a strong sewer gas smell when water running or tested in the kitchen sink. Plumbing vents should typically be vented to outside through roof or wall and air admittance valves must be approved by the township or local authorities when used in a home. Recommend a licensed plumber evaluate the air admittance valve/water stains/if allowed by local authorities, drainage, water pressure/flow, leaks, corrosion, extent of water damage to flooring/structure or concealed damage and advise on all plumbing repairs/upgrades. There were structural concerns/defects/deficiencies. The sub flooring and/or floor joists were damaged in many areas as viewed under the home. There was limited view due to fiberboard covering below the insulation and sub flooring; view only where holes or damaged and exposed areas. Pieces of particle or flake board sub flooring was cut, holes, sagging, warped and water damaged. There were dark areas, spotting or possible mold like substances on damaged sub flooring or around leaking plumbing. Mold and environmental identification, testing or inspection is beyond the scope of a home inspection. Follow up with a mold or environmental contractor for that service and to identify the dark substances. Boards/shims/ scrap wood were placed haphazardly under sagging flooring to try to support damaged subflooring/flooring under the home. Flooring in the home was mainly carpeted or flooring and was spongy, wavy, movement and flexing when walked upon; structural defects or deficiencies observed. Recommend a structural carpenter or a qualified trailer/mobile home restoration contractor evaluate extent of damage and advise on structural repairs/replacement/sub flooring/etc. before closing & contractual limitations for safety.



Figure 5 Examples of leaking/corroded plumbing and water stains & damage under the home on subflooring, insulation and fiberboard coverings. Mice droppings visible under home and in side home. Have all damaged repaired, holes sealed and plumbing repaired/replaced.

Example how to read date

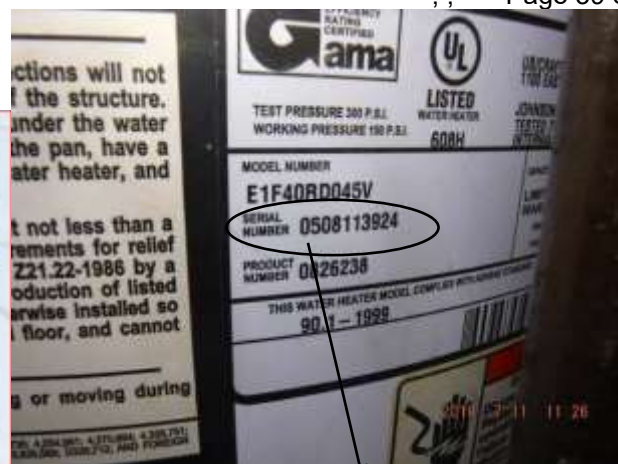


Figure 6 First two number represents year (example on blue label). The water heater in home was 2005 mfg. date or 13 yrs. old and a warranty on label of 6 yrs. Tank was in poor condition and should be replaced immediately.



Figure 7 Whirlpool electric water heater in poor condition; electrical wires not recessed in top & covered (shock hazard), heavy corrosion on tank, flexible water lines & BX wiring



Figure 8 Very short plumbing vent(s); have plumbing vents and the air admittance valve (AAV) evaluated by a licensed plumber & advise on repairs and if AAV allowed by local authorities.



Figure 9 Examples of damaged sub flooring and/or floor joists/structure, dark mold like substances, shimmed with pieced or lumber or boards where sagging, etc.; structural concerns/defects.

HEATING**HEATING SYSTEM - UNIT #1** Location: **hall closet/vented door**

(See remarks page)

- Brand name: Revolv- Unitary products Approximate age: ~2012 mfg.
- Ducts: Have ducts cleaned **Energy Source:** Gas LP Oil Electric
- Warm Air System:** Belt drive Direct drive Gravity Central system Floor/Wall unit
- Heat Exchanger:** N/A (sealed) Visual w/mirror **Flame distortion** **Rusted** **Carbon/soot buildup**
- Carbon Monoxide:** N/A Detected at Plenum/Register Not tested
- CO Test:** Yes No **Combustion Air Venting Present:** Yes No N/A
- Controls:** Disconnect: Yes No Normal operating and safety controls observed
- Distribution:** Metal duct Insul. flex duct Cold air returns Duct board
- Internal inspection of ducts and removal of registers, plenum, grilles, vents, etc. is NOT part of inspection; beyond the scope of a visual home inspection. Follow-up with a duct cleaning contractor for cleaning /HVAC contractor for internal inspection to rule out any unhealthy conditions (ex- mildew, mold, etc.) as well as corrosion, internal conditions, etc. before closing & contractual obligations. Environmental inspections (mold, mildew, asbestos, etc.) is beyond the scope of a home inspection.
- Flue Piping:** N/A Rusted Improper slope **Safety hazard**
- Supports for Piping/Insulation:** N/A Yes No
- Filter:** Standard two 16x20x1" filters on top door attached) Electrostatic Satisfactory
- Needs cleaning/replacement Missing
- When Turned On By Thermostat:** Fired Did not fire Proper Operation: Yes No Not tested
- Heat Pump:** Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
- System Not Operated Due To:** Exterior temperature Other Recommend testing prior to **closing**
- Recommend technician examine yearly**
- System Condition:** Satisfactory
- Obtain closed permits for the furnace installation as required by the township before closing
- 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 servicing yearly

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

HEATING: Recommend obtaining closed permits for furnace installation as required by the township before closing & contractual limitations. Recommend cleaning filters periodically as per manufacturer. Recommend having ducts cleaned professionally yearly or as recommended by duct cleaning contractor for good indoor air quality. Change batteries in thermostats yearly.

ELECTRICAL**MAIN DISCONNECT BREAKER**Location: **outside by meters** Condition: Satisfactory Marginal Poor

Adequate Clearance To Panel: Yes No **Amperage: 60 Volts 120/240** Breakers Fuses
 Appears Grounded: Yes No Not visible
 Read **REMARKS** addendum to report- "tripping breakers"

SUB PANEL(S) Breakers **over fused** (100 breaker in sub panel & 60A at meter disconnect)Location 1: **Master bedroom**

Predominant Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No **Safety hazard**
 Condition: Satisfactory Marginal- sloppy wiring inside panel **Recommend separating/isolating neutrals**

ELECTRICAL FIXTURES

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

Condition: Satisfactory Marginal Poor Not accessible, clutter, furniture
 Open grounds Reverse polarity
 GFCIs recommended in kitchen, bathroom, exterior or where wet
 Over fused main breaker in sub panel (100 amps on a 60A feed from meter)
 Improper braided wire/lug connections – sub panel
 Loose wires/TV cables/strewn wires/handyman electrical/white indoor Romex used outdoors/boxes under chassis
 Recommend electrician evaluate/repair all concerns for safety

GENERAL COMMENTS

ELECTRICAL: The chassis should be verified that it is bonded; fiberboard covering under the home/concealed areas. There was a junction box at rear of home where electric or power comes to the trailer and green ground wire visible. The box was labeled electrical and to call before any digging for safety. There was debris, loose/hanging insulation, piping/cables/wires/etc. under the home limited access or view of utilities. All A/C units should have dedicated circuits; have verified or installed by electrician if not dedicated for safety. There were older outlets, painted over outlets, reversed polarity, no GFCI outlets in kitchen & bathroom, etc. There was handyman/loose/unconventional wiring/electrical boxes, extension cords, indoor Romex (used outdoors), loose TV/cable wires/strewn/sloppy, etc. under the chassis. The main disconnect breaker at the meter was 60A and feeds a sub panel with a 100A main disconnect inside; unsafe/overfused/fire safety hazard. The breaker in sub panel must be 60A or less and not exceed the main 60A main disconnect. The wiring on the main lugs for sub panel was not correctly installed; braided wiring spread out around the lugs/improper contact. There was a breaker 30A in sub panel labeled A/C; not known what it controls. Follow up to see of from past condensing unit or if in home as a dedicated wall unit and not visible or accessible due to furniture, storage, boxes, etc. around perimeter of interior rooms. The electrical panel may have been replaced or moved after time of build. The panel was installed to the left of the closet near the electric water heater and wall and electrical panel move; not secured properly. Recommend a licensed electrician evaluate the electrical panel main breaker, identify the 30A labels A/C breaker (in use or termite if not), braided wires/lug connections, outlets (worn, loose), add GFCI outlets (kitchen, bathroom, exterior, wet areas), clean up loose cables/wires/improper wire type (indoor romex under home), verify that chassis/house is properly bonded (not visible), dedicated outlets or A/C units, etc. and advise on repairs, corrections, upgrades for safety. 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.

Continued . .

CONCERNS:

1. The chassis should be verified that it is bonded; fiberboard covering under the home/concealed areas. There was a junction box at rear of home where electric or power comes to the trailer and green ground wire visible. The box was labeled electrical and to call before any digging for safety. There was debris, loose/hanging insulation, piping/cables/wires/etc. under the home limited access or view of utilities. All A/C units should have dedicated circuits; have verified or installed by electrician if not dedicated for safety. There were older outlets, painted over outlets, reversed polarity, no GFCI outlets in kitchen & bathroom, etc. There was handyman/loose/unconventional wiring/electrical boxes, extension cords, indoor Romex (used outdoors), loose TV/cable wires/strewn/sloppy, etc. under the chassis. The main disconnect breaker at the meter was 60A and feeds a sub panel with a 100A main disconnect inside; unsafe/overfused/fire safety hazard. The breaker in sub panel must be 60A or less and not exceed the main 60A main disconnect. The wiring on the main lugs for sub panel was not correctly installed; braided wiring spread out around the lugs/improper contact. There was a breaker 30A in sub panel labeled A/C; not known what it controls. Follow up to see if from past condensing unit or if in home as a dedicated wall unit and not visible or accessible due to furniture, storage, boxes, etc. around perimeter of interior rooms. The electrical panel may have been replaced or moved after time of build. The panel was installed to the left of the closet near the electric water heater and wall and electrical panel move; not secured properly. Recommend a licensed electrician evaluate the electrical panel main breaker, identify the 30A labels A/C breaker (in use or termite if not), braided wires/lug connections, outlets (worn, loose), add GFCI outlets (kitchen, bathroom, exterior, wet areas), clean up loose cables/wires/improper wire type (indoor romex under home), verify that chassis/house is properly bonded (not visible), dedicated outlets or A/C units, etc. and advise on repairs, corrections, upgrades for safety.



Figure 10 Sub panel was installed unconventional electrical practices; safety concerns.



