



# 4 Seasons Home Inspection, LLC

1308 Centennial Avenue, Suite 160, Piscataway NJ 08854  
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**Mr. Client**  
**Xx Lake Drive**  
**Township, NJ**

Please carefully read the following inspection report in its entirety. 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 is emailed to you if email is available and also enclosed with your hard copies for your review. Please read all addenda and supplementary attachments. Other inspection reports such as Wood Destroying Insect (Form NPMA-33) are also included with your hard copies if applicable. Any other requested tests will follow. Please call us with any questions or concerns that you may have so that they may be promptly answered before your closing.

## RECEIPT

Inspection Date: August 06, 2009 10am  
Client Name: Client (Emails to send report)  
Inspection Address: Address/Township/Zip  
Inspected by: Linda Geczi home inspection lic. #24GI00061500

## BUILDING DATA

Approximate Age: 50+ yrs  
Style: Single Family, with addition  
Main Entrance Faces: S  
State of Occupancy: Occupied, storage, cluttered  
Weather Conditions: Clear, 80°F  
Ground cover: Dry

Home Inspection:	\$495.00
Radon & Termite:	INCL.
Septic Inspection (Sat)	\$575.00
<b>Total Paid :</b>	<b>\$ 495.00</b>
<b>Payment Due upon receipt:</b>	<b>\$575.00</b>

Paid by: Check # 1095

Cc: Attorney, Esq.  
Cc: Realtor, Office/Branch

**Summation follows this page (2-8 with pictures)**

## **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. 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 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.

**GROUNDS:** Property has negative grade from front to rear property. There is soil erosion and steep slopes around foundation. Recommend adding retaining wall(s) to help control soil erosion. Confer with landscaper. Recommend maintaining a positive pitch of soil or grading away from Foundation for water drainage. Add soil where needed to maintain proper grading. Recommend improving drainage around home to avoid water infiltration and Structural damage. Mulch, heavy vegetation, stones and other organic material tends to retain moisture against home. These conditions along with negative grading & water runoff can cause water infiltration, structural damage, mold and attract wood destroying insects Trim back trees and shrubs and or remove away from house. ***Decking is not properly attached or constructed; handyman installation. Attachment to house was nailed to siding, no flashings visible and water rot potential. Vertical supports were resting on a mix of stones or wedges of cut joists. Deck does not have proper construction components for a safe stable structure(dangerous); have a structural carpenter or engineer evaluate and advise findings and course of action. Right patio has a stone wall retaining wall below; earth has movement and patio is sinking along the retaining wall side. Retaining wall appears to be a natural make shift structure that is not holding back soil or constructed with stabilizing components. Rear retaining wall has a backwards lean that may have been done at time of construction. All retaining walls around home are integral to the soil around the homes main structure. Most townships typically require engineering drawings for retaining walls over 3ft; check with township. Recommend having all retaining walls evalauted by structural engineer. There are additions on right over crawl and rear deck like structure (master bedroom). There was a shed under rear left patio; filled with storage/not accessible or inspected. Crawl space foundation walls have exposed footers visible on patio on rear side. Earth may have been lowered or cut out at some point when concrete patio installed.***

**GROUNDS:** continued.

*Clean patio drain often and keep clear for drainage. There are cracks on walls as viewed inside and exterior walls; structural concern. \*Rear balcony/left bedroom addition has finished ceiling and structure not visible. Recommend obtaining all township permits for additions to home, engineering drawings for additions. There is a very visible delineation on roofline on right side of home where addition added. Structural concerns were observed on several components for retaining walls, patios, crawl space, roof, fireplace (rear patio) and additions. Recommend a Structural Engineer evaluate all structure(s) and advise on findings and remedy/corrections before closing.*



**Figure 1 Deck sloped, not properly attached to house, no flashings, no footings for vertical columns & steps, railings too low; unsafe structure.**



**Figure 2 Deck steps improperly supported/constructed.**



**Figure 3 Examples of foundation cracks; evaluate.**



Figure 4 Deck improper construction; structural safety concern. Rain leader discharging near foundation; water infiltration and soil erosion. There is a rock stuffed into a hole on foundation; unconventional repair.



Figure 5 Foundation cracks visible under decking; have evaluated with structure.



Figure 6 Right side addition; difference in roofline/dip. Obtain all township permits.



**Figure 7 Exposed footers on crawl ; view from concrete patio in rear. Have structure evaluated.**

**ROOF:** Always check roof after rains, heavy storms, high winds or severe weather for leaks and damage. Life expectancy of architectural type asphalt shingle roof is approximately 25 yrs when maintained in leak free condition and properly ventilated. Roof is approximately 1-2 yrs old; obtain roof paperwork and warranty for exact age and warranty coverage. \* Roofline has bow or change in plane where right addition added. Recommend obtaining all township permits for additions on home.

**CHIMNEY/GUTTERS/SIDING/TRIM:** Recommend extending gutters 6 ft away from house. Recommend cleaning gutters yearly or as needed to maintain proper flow and drainage. *There was a rain leader discharging into crawl space under right addition and no ventilation. There is also a gutter in front under deck discharging near right corner foundation. Heavy carpenter frass visible under decking. Have gutter extending or rerouting gutter away from house.* 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 are 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. Older chimney may need repairs or linings at some point in their life. Proper maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. *There were several cracks (vertical and steps ) on rear chimney. There was deterioration, cracked or chipped bricks on upper chase. Damper in living room was broken(hinges); have corrected/repared/replaced. It is always recommended to have a Level II 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. Recommend rain caps on all chimneys to protect against water entry and damage. Siding is loose and have gaps in some areas; secure and seal all openings, corners or junctures to maintain water tight. There was a lot of expansion sprayed foam in gaps or junctures of siding or trim; not recommended. Have proper trim and sealed installed. Foam will rot and shrink over time and attract wood destroying insects. Siding is too close to wood decking, ground or soil; have siding contractor correct to avoid water damage, rot,*

**CHIMNEY/GUTTERS/SIDING/TRIM: continued.**

*attracting wood destroying insects and associated damage. There was evidence of termite damage in front basement near boiler. Front of house and all decks or patios need to be kept clear of snow and drained properly.*



**Figure 8** Example of cracks through brick and mortar on rear chimney; have chimney contractor evaluate

**EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE :** Recommend GFCI outlets and bubble covers on all exterior outlets.

**KITCHEN :** Obtain all permits for renovations in home.

**LAUNDRY :** *There is broken concrete foundation where dryer vent installed; have evaluated along with structure concerns.* The following are good practices. Recommend cleaning dryer vent yearly or as needed to maintain lint free for fire safety. Recommend metal braided hoses on washer for added protection against hose bursts. Recommend metal vent hose on dryer for fire safety. Plastic is not recommended. Recommend shutting off water to washer when gone for long periods of time.



**Figure 9** Damaged concrete wall where vented installed; have structure evaluated. Expansion foam is not recommended as a seal or repair.

**MAIN BATH :** Missing shut off valves for supply lines under sink. Toilet handle stays down; have adjusted or change to avoid running toilet. Seal hole around the escution plates on toilet water supply pipes. Ask for spare tiles in case of breaks or future repairs. Tighten toilet and change wax seal to ensure proper seal and avoid leaking.

**LIVING ROOM :** There is missing trim and broken on left window; contact Anderson manufactured for evaluation. There is slope to flooring near bathroom; may be missing padding. Carpeting cannot be removed; further evaluate.

**MASTER BEDROOM :** Room appears to have been part of addition to home. Structure below is covered with wood/sealed; not visible to inspect structure. *Obtain all township permits for renovations and additions in home before closing.*

**#2 BEDROOM UPPER RIGHT :** There are Anderson windows; follow up and ask manufacturer about their warranty.

**#3 BEDROOM FRONT LEFT :** Closet doors should be adjusted to even out the gas; doors not sized properly for opening.

**WINDOWS/FIREPLACES/HALL/ATTIC:** Do not force windows in closed, open or locked positions to avoid damaging vapor seals. If broken, they typically have to be replaced. There were missing flashing on exterior; not recommended. See siding section comments. Ask manufacturer and or seller if windows are under warranty. Ask if there are spare tiles for ceramic flooring in case of future breaks/repairs. \* Stairs to lower level have open steps; safety concern- use extreme caution to avoid putting foot through to back of risers.

**CRAWL SPACE :** Recommend a vapor barrier on dirt floor to help hold down moisture in crawl. Rain leaders should not terminate in crawl space and against foundation; erosion and water concerns. Recommend correcting drainage and add proper ventilation in crawl. Some insulation in ceiling was missing; add to keep hot/cold clash and moisture or mold buildup. *There were cracks on foundation walls and exposed footers visible from patio; have structural engineer evaluate.*

**PLUMBING(Improper venting & drafting):** Typical life expectancy of hot water heater is 10 yrs. Unit is 1-2 yrs old. *Venting was installed improperly; downward slope or pitch. Unit is not drafting properly; life safety concern. Condensate is dripping back down piping and onto unit; have corrected now for life safety. Upgrade where corroded, leaking or needed in home. Only a licensed plumber should make repairs and upgrades. Always check with township to see if permits are needed for upgrades.*

**HEATING:** Typical life expectancy of boiler is 20 years when maintained properly. Unit is approximately 14+ yrs old. *Boiler was not lighted and not able to test boiler; have turned on and test prior to closing. Have venting checked along with hot water heater vent where tied into chimney. When boiler turned on, have checked for carbon monoxide and proper drafting before closing for life safety.* Recommend maintaining a boiler service contract for repairs and yearly maintenance. Consider a "Home Warranty," check with realtors office for plans and coverage( and exclusions) available on market.

**COOLING :** N/A There is an older through wall A/C; upgrade and check inside cavity to ensure no water or condensate damage from unit over the years. 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. Further investigation is recommended.

**ELECTRICAL:** Recommend GFCI outlets everywhere within 6 ft of water, damp or wet areas. Each family has different electrical requirements or needs. 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. Often older homes may have too many devices on a circuit as they may have been added over the years. It is not possible to ascertain this during a home inspection unless accidentally tripped when testing electrical devices or appliances. Item such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits. *Recommend adding GFCI outlets on exterior and well pump area for safety. Only a licensed electrician should perform these electrical repairs or upgrades.*



# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

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

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**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 exists- have evaluated and repaired.

**POOR**\* - Indicates the component needs repair or replacement now. Defects exists- 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

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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.

<p><b>.We Always Miss Some Minor Things</b>                  The intent of the inspection is not to find minor problems or cosmetic items. It is to find major problems or defects. The minor problems that are identified were discovered while looking for more significant problems. We may note them simply as a courtesy.</p>	<p><b>Not Insurance or Warranty</b>                  In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy or warranty.</p>
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## GROUNDS

**SERVICE WALKS**     None     *Public sidewalk needs repair*  
**Material:**     Concrete     Flagstone     Gravel     Brick     Other  
**Condition:**     Satisfactory     Marginal     Poor     *Trip Hazard*  
                    *Pitched towards home*     *Settling cracks*     Not visible     Typical cracks

**DRIVEWAY/PARKING**     None  
**Material:**     Concrete     Asphalt     Gravel/Dirt     Brick     Other  
**Condition:**     Satisfactory     Marginal     Poor     Fill with gravel where low or sparse  
                    *Pitched towards home*     *Trip hazard*     *Settling stones*     Typical crack

**PORCH (COVERED ENTRANCE)**     None  
**STOOPS/STEPS**     None     *Uneven risers*  
**PATIO**     None  
**Material:**     Stone & dirt     Concrete\*     Kool-Deck®     Brick     *Trip hazard*  
**Condition:**     Recommend retaining wall evaluation     Marginal/poor- Unstable     Dirt  
                    *Settling, sunken dirt/soil*     Typical cracks on concrete patio  
                    *Pitched towards home (See remarks page)*     Drainage not provided on stone patio

**DECK/BALCONY** (*flat, floored, roofless area*)     Needs  
**Material:**     Wood     Balcony(master bedroom addition)- under side enclosed/structure not visible\*  
**Finish:**     Treated     Painted/Stained     recommend staining/sealing  
                    *Improper attachment to house*     *Railing loose*  
**Condition:**     Sloped, unstable construction     *Poor- structural collapse concern*     *Wood in contact with soil*

**DECK/PATIO/PORCH COVERS**     None     *Earth to wood contact*     *Moisture/Insect damage*  
**FENCE/WALL**     Not evaluated     None  
**Type:**     Brick/Block     Wood     Metal     Chain Link     *Rusted*     Other

**LANDSCAPING AFFECTING FOUNDATION** (*See remarks page*)  
**Negative Grade:**     East     West     North     South      
                    *Recommend additional backfill*     *Recommend window wells/covers*     *Trim back trees/shrubberies*  
                    *Wood in contact with/improper clearance to soil*     Yard drains observed - not tested

**RETAINING WALL**     None    Material: stone/dirt, concrete     *Drainage holes recommended*  
**Condition:**     *Have stone/dirt patio evaluated*     Marginal     Poor     *Safety Hazard*     *Leaning/cracked/bowed*  
 (Relates to the visual condition of the wall)

**HOSE BIBS**     None     No anti-siphon valve  
**Operates:**     Yes     No     Not tested     Not on

### GENERAL COMMENTS

**GROUNDS:** Property has negative grade from front to rear property. There is soil erosion and steep slopes around foundation. Recommend adding retaining wall(s) to help control soil erosion. Confer with landscaper. Recommend maintaining a positive pitch of soil or grading away from Foundation for water drainage. Add soil where needed to maintain proper grading. Recommend improving drainage around home to avoid water infiltration and Structural damage. Mulch, heavy vegetation, stones and other organic material tends to retain moisture against home. These conditions along with negative grading & water runoff can cause water infiltration, structural damage, mold and attract wood destroying insects Trim back trees and shrubs and or remove away from house. ***Decking is not properly attached or constructed; handyman installation. Attachment to house was nailed to siding, no flashings visible and water rot potential. Vertical supports were resting on a mix of stones or wedges of cut joists. Deck does not have proper construction components for a safe stable structure(dangerous); have a structural carpenter or engineer evaluate and advise findings and course of action. Right patio has a stone wall retaining wall below; earth has movement and patio is sinking along the retaining wall side. Retaining wall appears to be a natural make shift structure that is not holding back soil or constructed with stabilizing components. Rear retaining wall has a backwards lean that may have been done at time of construction. All retaining walls around home are integral to the soil around the homes main structure. Most townships typically require engineering drawings for retaining walls over 3ft; check with township. Recommend having all retaining walls evalauted***

by structural engineer. There are additions on right over crawl and rear deck like structure (master bedroom). There was a shed under rear left patio; filled with storage/not accessible or inspected. Crawl space foundation walls have exposed footers visible on patio on rear side. Earth may have been lowered or cut out at some point when concrete patio installed. Clean patio drain often and keep clear for drainage. There are cracks on walls as viewed inside and exterior walls; structural concern. \*Rear balcony/left bedroom addition has finished ceiling and structure not visible. Recommend obtaining all township permits for additions to home, engineering drawings for additions. There is a very visible delineation on roofline on right side of home where addition added. Structural concerns were observed on several components for retaining walls, patios, crawl space, roof, fireplace (rear patio) and additions. Recommend a Structural Engineer evaluate all structure(s) and advise on findings and remedy/corrections before closing.



Figure 10 Deck sloped, not properly attached to house, no flashings, no footings for vertical columns & steps, railings too low; unsafe structure.



Figure 11 Deck steps improperly supported/constructed.



Figure 12 Examples of foundation cracks; evaluate.



**Figure 13 Deck improper construction; structural safety concern. Rain leader discharging near foundation; water infiltration and soil erosion. There is a rock stuffed into a hole on foundation; unconventional repair.**



**Figure 14 Foundation cracks visible under decking; have evaluated with structure.**



**Figure 15 Right side addition; difference in roofline/dip. Obtain all township permits.**



**Figure 16 Exposed footers on crawl ; view from concrete patio in rear. Have structure evaluated.**

**ROOF**

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

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

**STYLE OF ROOF**

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

**ROOF COVERING**

**Roof #1:** Type: **Asphalt Shingles** Estimated Layers: 1 Approximate age of cover: 1-2 years

**NOTE:** It is always recommended to obtain roofing information on brand and warranty due to current concerns with some GAF and other manufacturers 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. Installers paperwork are only proof of age.

**VENTILATION SYSTEM** **Type:**  Soffit  Ridge  Gable  Roof

**Appears Adequate:**  unknown  No access to roof structure- drywall/finished rooms  Turbine  Powered  
 (See Interior remarks page) (See Attic section)

**FLASHING**

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

**Condition:**  Not visible  Satisfactory  Marginal  Poor  Rusted

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

Not visible  Other

**Condition:**  Not visible  Satisfactory  Marginal  Poor

**CONDITION OF ROOF COVERINGS** **Roof #1:**  Satisfactory  Monitor for leaks, correct chimney flashings

**Condition:**  Bow in roof where right side addition added\*  Cracking  Ponding  Burn Spots

Broken/Loose Tiles/Shingles

Nail popping  Granules missing  Alligatoring  Blistering  Missing Tabs/Shingles/Tiles

Moss buildup  Exposed felt  Cupping  Tarring around chimneys- correction needed

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

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

**PLUMBING VENTS**  Yes  No  Satisfactory  Marginal  Poor

Recommend roofer evaluate and advise on costs  Not Visible

*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**

**ROOF:** Always check roof after rains, heavy storms, high winds or severe weather for leaks and damage. Life expectancy of architectural type asphalt shingle roof is approximately 25 yrs when maintained in leak free condition and properly ventilated. Roof is approximately 1-2 yrs old; obtain roof paperwork and warranty for exact age and warranty coverage. \* Roofline has bow or change in plane where right addition added. Recommend obtaining all township permits for additions on home.

**CHIMNEY/GUTTERS/SIDING/TRIM**

- CHIMNEY(S)**  None Location(s): rear patio and front
- Viewed From:**  Roof  Ladder at eaves  Ground with binoculars
- Note:** Chimney inspection is very limited during a home inspection. Sections at top, cap, liners are often not visible. Level II chimney inspection is always recommended prior to closing to fully inspect the chimney.
- Rain Cap/Spark Arrestor:**  Yes  No  **Recommended**
- Chase:**  Brick  Stone  Metal  Blocks  Framed
- Evidence of:**  Cracks through chase brick- evaluate  Cracked chimney cap  Loose mortar joints  Flaking  Loose Brick  Rust
- Flue/Liner:**  Tile  Metal  **Unlined**  Not visible
- Evidence of:**  Broken bricks, cracked brick & mortar, deterioration  Have chimney contractor evaluate  
(See remarks page)  **Have flue(s) cleaned and re-evaluated**  **Recommend Cricket/Saddle/Flashing**
- Condition:**  Satisfactory  Marginal  Poor- deterioration, cracks- Have repaired/evaluated

- GUTTERS/SCUPPERS/EAVES TROUGH**  None  Needs to be cleaned yearly or more often  Downspouts missing
- Material:**  Copper  Vinyl/Plastic  Galvanized/Aluminum  Other
- Condition:**  Satisfactory  Marginal  Correct where discharging in crawl or near foundations
- Leaking:**  Corners  Joints  **Hole in main run**
- Attachment:**  Loose  Missing or backed out spikes  Improperly sloped (See remarks page)
- Extension needed:**  North  South  East  West Note: rain leaders MUST NOT discharge in crawl space, under deck and near foundations

- SIDING** (\*See remarks page EIFS)
- Material:**  Wood  Some siding have gaps on corners, loose and NO flashing on windows  
 Typical cracks  No flashing  Wood rot  Peeling paint  Loose/Missing/Holes
- Note- Concealed behind Siding :**  Siding cannot be removed during a home inspection; invasive. There is always a chance of concealed water and/or wood destroying insect damage behind gutters, siding, trim, rake boards and fascia. This cannot be determined during a visual non-invasive home inspection. Mold can also be concealed and not visible.
- Condition:**  Satisfactory  Marginal  Poor  **Recommend repair/painting**

- TRIM, SOFFIT, FASCIA, FLASHING**
- Material:**  Wood  Fiberboard  Aluminum/Steel  Fiber Cement  Stucco  
 **Recommend repair/painting**  **Damaged wood- front door**  Metal/vinyl  Other
- Note:** Often concealed water damage or rot can be concealed behind gutters on fascia or soffits. Monitor areas and address repairs as needed. Dirty gutters will spill over and cause damage often concealed, on fascia, trim, siding or interior ; clean regularly.
- Condition:**  Satisfactory  Marginal  Poor-repair

- CAULKING**
- Condition:**  Satisfactory  Marginal  Poor- around windows/doors/junctures  
 **Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed**

- WINDOWS & SCREENS**  Failed/fogged insulated glass
- Material:**  Wood  Metal  Vinyl  Aluminum/Vinyl Clad
- Screens:**  Some tears  Bent  Not installed  Glazing/caulk needed
- Condition:**  Satisfactory  Marginal  Poor  Wood rot  **Recommend repair/painting**

- STORMS WINDOWS**  N/A  Not installed  Wood  Clad comb.  Wood/metal comb.
- SLAB-ON-GRADE/FOUNDATION**  N/A (See Basement/Crawl Space)

**GENERAL COMMENTS**

**CHIMNEY/GUTTERS/SIDING/TRIM:** Recommend extending gutters 6 ft away from house. Recommend cleaning gutters yearly or as needed to maintain proper flow and drainage. *There was a rain leader discharging into crawl space under right addition and no ventilation. There is also a gutter in front under deck discharging near right corner foundation. Heavy carpenter frass visible under decking. Have gutter extending or rerouting gutter away from house.* 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 are 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. Older chimney may need repairs or linings at some point in their life. Proper maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. *There were several cracks (vertical and steps ) on rear chimney. There was deterioration, cracked or chipped bricks on upper chase. Damper in living room was broken(hinges); have corrected/repaired/replaced. It is always recommended to have a Level II 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. Recommend rain caps on all chimneys to protect against water entry and damage. Siding is loose and have gaps in some areas; secure and seal all openings, corners or junctures to maintain water tight. There was a lot of expansion sprayed foam in gaps or junctures of siding or trim; not recommended. Have proper trim and sealed installed. Foam will rot and shrink over time and attract wood destroying insects. Siding is too close to wood decking, ground or soil; have siding contractor correct to avoid water damage, rot, attracting wood destroying insects and associated damage. There was evidence of termite damage in front basement near boiler. Front of house and all decks or patios need to be kept clear of snow and drained properly.*



Figure 17 Example of cracks through brick and mortar on rear chimney; have chimney contractor evaluate



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

### SERVICE ENTRY

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

### BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

### EXTERIOR DOORS

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

### EXTERIOR A/C - HEAT PUMP

Location(s):N/A

### GARAGE

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

### GENERAL COMMENTS

**EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE :** Recommend GFCI outlets and bubble covers on all exterior outlets.

## 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 inspectors 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

### 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)*

Oven    Operates:     Yes     No     Exhaust fan    Operates:     Yes     No  
 Range    Operates:     Yes     No     Refrigerator    Operates:     Yes     No  
 Dishwasher    Operates:     Yes     No     Microwave    Operates:     Yes     No

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

### GENERAL COMMENTS

**KITCHEN :** Obtain all permits for renovations in home.

## LAUNDRY ROOM

### ROOM COMPONENTS

- |  |  |  |   |   |   |
|--|--|--|---|---|---|
| <b>Laundry sink:</b>   | <input checked="" type="checkbox"/> N/A  | <b>Faucet leaks:</b>                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>Pipes leak:</b>                            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         |
| <b>Cross connections:</b>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  | <b>Heat source present:</b>                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>Room vented:</b>                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         |
| <b>Dryer vented:</b>   | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Wall                | <input type="checkbox"/> Ceiling                 | <input type="checkbox"/> Floor                                      | <input type="checkbox"/> Not vented           |   |
|  | <input type="checkbox"/> <i>Not vented to Exterior</i>                               | <input type="checkbox"/> <i>Recommend repair</i> |   | <input type="checkbox"/> <i>Safety hazard</i> |   |
| <b>Electrical:</b>   | Open ground/reverse polarity within 6' of water:                                     |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> <i>Safety hazard</i> |   |
| <b>G.F.C.I. present:</b>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  | <b>Operates:</b>                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |   |
| <b>Appliances:</b>   | <input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer | <input type="checkbox"/> Water heater            | <input type="checkbox"/> Furnace                                    | <input type="checkbox"/> Cluttered            |   |
| <input checked="" type="checkbox"/> <b>Note: Testing washer and dryer is not part of New Jersey home inspection.</b> |  |  |   |   |   |
| <b>Washer hook-up lines/valves:</b>  | <input type="checkbox"/> Leaking   | <input type="checkbox"/> Corroded                | <input type="checkbox"/> Not visible                                |   |   |
| <b>Gas Shut-off Valve:</b>   | <input checked="" type="checkbox"/> N/A  | <input type="checkbox"/> Yes                     | <input type="checkbox"/> No   | <input type="checkbox"/> Cap Needed           | <input type="checkbox"/> Safety hazard <input type="checkbox"/> Not visible |
| <b>Electrical Set-up :</b>   | <input type="checkbox"/> N/A   | <input checked="" type="checkbox"/> Yes          | <input type="checkbox"/> No   |   |   |

### GENERAL COMMENTS

**LAUNDRY :** *There is broken concrete foundation where dryer vent installed; have evaluated along with structure concerns.* The following are good practices. Recommend cleaning dryer vent yearly or as needed to maintain lint free for fire safety. Recommend metal braided hoses on washer for added protection against hose bursts. Recommend metal vent hose on dryer for fire safety. Plastic is not recommended. Recommend shutting off water to washer when gone for long periods of time.



**Figure 18** Damaged concrete wall where vented installed; have structure evaluated. Expansion foam is not recommended as a seal or repair.

## BATHROOM

### MAIN BATH:

#### SINKS / TUBS / SHOWERS

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

#### 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:  
**Functional Drainage:**  Adequate  Poor    **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No    Access panel to pump/motor:  Yes  No

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

#### WALLS / CEILING / CABINETS

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

#### HEAT / COOLING SOURCE Yes No

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

#### GENERAL COMMENTS

**MAIN BATH :** Missing shut off valves for supply lines under sink. Toilet handle stays down; have adjusted or change to avoid running toilet. Seal hole around the escution plates on toilet water supply pipes. Ask for spare tiles in case of breaks or future repairs. Tighten toilet and change wax seal to ensure proper seal and avoid leaking.

## DINING ROOM

### LOCATION: LOWER LEVEL

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

#### GENERAL COMMENTS

**DINING ROOM :**

## LIVING ROOM

### LOCATION:

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

### GENERAL COMMENTS

**LIVING ROOM :** There is missing trim and broken on left window; contact Anderson manufactured for evaluation. There is slope to flooring near bathroom; may be missing padding. Carpeting cannot be removed; further evaluate.

## MASTER BEDROOM

### LOCATION:

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

### GENERAL COMMENTS

**MASTER BEDROOM :** Room appears to have been part of addition to home. Structure below is covered with wood/sealed; not visible to inspect structure. **Obtain all township permits for renovations and additions in home before closing.**

## #2 BEDROOM UPPER RIGHT

### 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:  Yes  No Broken Vapor Seals :  Yes  No  N/A  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### GENERAL COMMENTS

**#2 BEDROOM UPPER RIGHT :** There are Anderson windows; follow up and ask manufacturer about their warranty.

## #3 BEDROOM FRONT LEFT

### LOCATION:

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

### GENERAL COMMENTS

**#3 BEDROOM FRONT LEFT :** Closet doors should be adjusted to even out the gas; doors not sized properly for opening.

## WINDOWS/FIREPLACES/HALL/ATTIC

### INTERIOR WINDOWS / GLASS

**Condition:**  Satisfactory  Marginal  Poor  Needs repair- some  Painted shut (See remarks page)  
 Representative number of windows operated  Ask if windows under warranty

**Evidence of Broken Vapor seals**  No  Monitor for seal breaks **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): Living room

Recommend having flue cleaned and re-examined

**Type:**  Gas (Not Tested)  Wood  Wood burner stove (See remarks page)  Electric  Ventless

**Material:**  Masonry  Metal (pre-fabricated)  Metal insert

**Miscellaneous:**  Blower built-in Operates:  Yes **Damper operates:**  Yes  Broken hinge/damper

Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper Modified for Gas Operation:**  Yes  No  N/A  Damper broken  Pre-fab panels damaged/worn

**Hearth Adequate:**  Yes  No **Mantle:**  N/A  Satisfactory  Adequate  Loose/missing

**Physical Condition:**  Satisfactory  Have chimney contractor evaluate chimney- see chimney section comments

### STAIRS / STEPS / BALCONIES

Satisfactory  Open stringers\*

**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

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

### ATTIC/STRUCTURE/FRAMING/INSULATION

Finished up to roofline

**Access:**  Stairs  Pull down  Scuttle hole/Hatch  No access to roof structure

### GENERAL COMMENTS

**WINDOWS/FIREPLACES/HALL/ATTIC:** Do not force windows in closed, open or locked positions to avoid damaging vapor seals. If broken, they typically have to be replaced. There were missing flashing on exterior; not recommended. See siding section comments. Ask manufacturer and or seller if windows are under warranty. Ask if there are spare tiles for ceramic flooring in case of future breaks/repairs. \* Stairs to lower level have open steps; safety concern- use extreme caution to avoid putting foot through to back of risers.





## PLUMBING

### WATER SERVICE

**Main Shut-off Location:** By well storage tank rear house under patio

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  Not visible where finished, walls, floors or ceilings

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  Not visible

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

**Support/Insulation:** Type: Not visible

**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)  Not visible

**Condition:**  Satisfactory  Marginal  Upgrade plumbing where corroded or needed

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

Outside

Several propane tanks

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 basement  Well house  Well pit  Shared well

**Pressure Gauge Operates:**  Yes  No  Unknown Well pressure: ~ 40 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**  N/A

**Condition:**  Satisfactory  Marginal  Poor

**Brand name:** Whirlpool

**Type:**  LP  Electric  Oil  Other

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

**Capacity:** 40 gallons Approximate age: 1-2 year(s)

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

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

**Vent Pipe:**  Improper pitch & drafting concerns  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 and drains. Confer with a water softener company and plumber if there is hard water in the home. 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.

### GENERAL COMMENTS

**PLUMBING(Improper venting & drafting):** Typical life expectancy of hot water heater is 10 yrs. Unit is 1-2 yrs old. Venting was installed improperly; downward slope or pitch. Unit is not drafting properly; life safety concern. Condensate is dripping back down piping and onto unit; have corrected now for life safety. Upgrade where corroded, leaking or needed in home. Only a licensed plumber should make repairs and upgrades. Always check with township to see if permits are needed for upgrades.

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## HEATING

### HEATING SYSTEM - UNIT #1

Location: **basement**

(See remarks page)

Recommend technician examine yearly System Condition:  Rusted  Marginal  Poor

### BOILER SYSTEM

N/A

Brand Name: **Slant Fin** Approximate age: **1994 ~14 yrs** year(s)  Old

Carbon Monoxide:  N/A  Detected at Plenum/Register  Not tested

CO Test:  Yes  No, not able to get unit to turn on or ignite **Combustion Air Venting Present:**  Yes

No  N/A

Energy Source:  Gas  LP  Oil  Electric

Distribution:  Hot water  Baseboard  Steam  Radiator

Circulator:  Pump  Gravity  Multiple zones

Controls: Temp/pressure gauge exist:  Yes  No **Operating:**  Yes  No

Oil Fired Units: Disconnect:  Yes  N/A **Combustion Air Venting Present:**  Yes  No  N/A

Relief valve:  Yes  No  Missing Extension proper:  Yes  No

Operated: **When turned on by thermostat:**  Fired  Did not fire- not lighted

**Operation:** Satisfactory:  Yes  No  Test before closing

Recommend HVAC technician examine yearly, obtain township code inspections for Fire and HVAC sub codes prior to closing

### OTHER SYSTEMS

N/A

Electric baseboard  Radiant ceiling cable

### GENERAL COMMENTS

**HEATING:** Typical life expectancy of boiler is 20 years when maintained properly. Unit is approximately 14+ yrs old. *Boiler was not lighted and not able to test boiler; have turned on and test prior to closing. Have venting checked along with hot water heater vent where tied into chimney. When boiler turned on, have checked for carbon monoxide and proper drafting before closing for life safety.* Recommend maintaining a boiler service contract for repairs and yearly maintenance. Consider a "Home Warranty," check with realtors office for plans and coverage( and exclusions) available on market.

**COOLING- N/A****COOLING SYSTEM – UNIT #1**

Central system  **Wall Unit**- Very Old 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 Unit 2 ??? °F Unit 3 ??? °F Unit 4 ??? °F Unit 5 ??? °F

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

**Compressor Condition:**  Satisfactory  Marginal  Poor  Rusted  Damaged

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

*Recommend HVAC technician examine/clean/service yearly*

**Note:** If present, through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. This moisture can cause damage to adjacent structural members. The damage is often not visible and can go undetected unless the A/C unit(s), wall coverings, flooring and siding are removed. Such removal is not feasible during a home inspection. Further investigation is recommended.

**GENERAL COMMENTS**

**COOLING :** N/A There is an older through wall A/C; upgrade and check inside cavity to ensure no water or condensate damage from unit over the years. 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. Further investigation is recommended.

**ELECTRICAL**

**MAIN PANEL** Location: **Basement** Condition:  Satisfactory  Marginal  Poor  
**Adequate Clearance To Panel:**  Yes  No Amperage: 100 Volts 120/240  Breakers  Fuses  
**Appears Grounded:**  Yes  No  Not visible  
**G.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**A.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**MAIN WIRE:**  Copper  Aluminum  Copper clad aluminum  Tin clad copper  Not visible  
 *Tapping before the main breaker*  *Double tapping of the main wire*  
**Condition:**  Satisfactory  Poor  **Federal Pacific Panel Stab Lok® (See remarks page)\***  
**Predominant BRANCH WIRE:**  Copper  Aluminum\*  Copper clad aluminum  Not visible  
**Condition:**  Satisfactory  Poor  **Recommend electrician evaluate/repair\***  
 Romex  BX cable  Conduit  **Knob & tube\*\***  
 Read **REMARKS** addendum to report- "tripping breakers"

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

**ELECTRICAL FIXTURES**

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

**Condition:**  Satisfactory  Marginal  Poor  Not accessible, clutter, furniture  
 Open grounds  Reverse polarity  GFCIs recommended  
 **Solid conductor aluminum branch wiring circuits\*** (See remarks page)  
 Ungrounded 3-prong outlets  **Recommend electrician evaluate/repair\***

**GENERAL COMMENTS**

**ELECTRICAL:** Recommend GFCI outlets everywhere within 6 ft of water, damp or wet areas. Each family has different electrical requirements or needs. 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. Often older homes may have too many devices on a circuit as they may have been added over the years. It is not possible to ascertain this during a home inspection unless accidentally tripped when testing electrical devices or appliances. Item such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits. **Recommend adding GFCI outlets on exterior and well pump area for safety. Only a licensed electrician should perform these electrical repairs or upgrades.**