



4 Seasons Home Inspection, LLC

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

www.4SeasonsHI.com 1-877-547-7383

Buyer

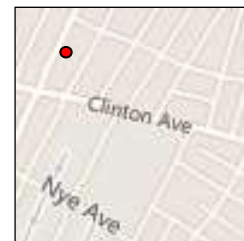
street

Town nj xxxxx

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

RECEIPT

Inspection Date: March 30, 2016 10am- 1pm
Client Name: buyer (buyerbuyer@hotmail.com)
Emails: lawyer@aol.com
Inspection Address: # city, nj xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



BUILDING DATA

Approximate Age: ~ early 1900's
Style: Single family
Main Entrance Faces: W
State of Occupancy: Occupied
Weather Conditions: 42 °F
Ground cover: damp

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

Paid by: check # 335

Cc: Lawyer, Esq.
Cc: Realtor

Main Concerns (p.2-3) and detailed report follows this page (4-40)

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

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MAIN CONCERNS: Recommend qualified contractors or licensed professionals further evaluate, address defects and/or make repairs before closing and **contractual limitations or obligations**.¹ Responsibilities of repairs, negotiations, appraisals, property survey/boarders, mortgages, etc. are not part of a home inspection and should be discussed with your *Attorney*. **READ entire REPORT and recommendations.****

- 1. TERMITE/CONCEALED AREAS & STRUCTURE:** There were termite shelter tubes and visible damage observed in basement walk out and under the basement steps. Basement was finished (ceilings, walls, styro foam insulation, covered lallys/columns, joists, structure, etc.) and structure inaccessible or concealed. Conditions on exterior, systems & components are conducive to wet basement/seepage and water & wood destroying insect damage. Recommend a building contractor evaluate exterior (siding, trim, windows/frames, roof/siding/gutters, chimney/plumbing flashings, grading & drainage, etc.) and advise on repairs/replacements. Active leaks observed in interior rooms Attic, 3rd floor and second floor, attic, etc. Recommend a structural carpenter or qualified building contractor evaluate termite damage, rule out or determine extent of termite/water/structure damage and advise on all structural repairs. The crawl spaces under the front and rear enclosed porches were inaccessible; recommend access and have inspected along with basement & termite.
- 2. PLUMBING & HEATING:** The water main & meter were not visible or found. There was clutter and finished basement. Follow-up with sellers or plumber for location of water main. There was a mix of plumbing ages & material types, no dielectric unions (galvanic corrosion), galvanized piping (tend to corroded from inside out & clog, leak or loss of flow), corroded plumbing (piping, fittings, valves, fixtures, etc), handyman/unconventional plumbing, slow drainage, erratic flow/low water pressure, slow drain/flush toilet (basement), older fixtures/loose, add cap on dryer pipe (safety), etc. There was corrosion on heating pipes, boiler or associated piping/distribution. There was little or no heat on upper floors and radiators. There was inadequate heat observed and space heaters in several rooms on 2nd and 3rd floor. The draft hood on hot water heater was bent and not installed properly; CO/drafting safety concerns. The boiler was very old, corrosion and past expected life. Recommend a licensed plumber and boiler contractor evaluate the plumbing, hot water heater installation and heating and advise on all repairs/upgrades. There is indication of possible hard water in home. Toilets, bathrooms, washers, hot water heaters, plumbing (piping, fittings, valves, etc.) or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time. Recommend having tested for hardness by water treatment company; testing for hard water is beyond the scope of a home inspection.
- 3. ROOF/EXTERIOR/LEAKS:** There were active leaks in the interior of home (ceilings/walls). The exterior was poorly maintained; tarred roof penetrations/chimney/junctures, rotted siding/trim/window/frames, missing siding/roof flashings, gaps/holes, wood to soil contact (enclosed porch crawl spaces), siding patched/damaged/warped/curled; water entry points into home. Recommend roofer and/or qualified building contractor evaluate exterior components (roof, siding, trim, windows, flashings, etc.) and advise on all repairs/replacements. Recommend a structural carpenter or qualified building contractor evaluate extent of all water/termite (WDI)/structure damage including any hidden or concealed damage and advise on repairs. The crawl spaces under the front and rear enclosed porches were inaccessible; recommend access and have inspected along with basement & termite. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable.

4. **ENVIRONMENTAL/MOLD/ASBESTOS/OIL TANK/ETC.:** There was asbestos like insulation on heating pipes (incidental observation while in basement, opening closets, etc.). Basement had wet conditions/seepage, termite and water damaged flooring/tiles, paneling, etc. There was flaked paint in home in interior rooms and basement. Asbestos, mold, lead or any other environmental testing, inspection, etc. is beyond the scope of a home inspection. Recommend following up with an environmental contractor for these services and have them advise on removal, encapsulation, etc. There was a vent on exterior and a red oil plate for boiler shutoff. Recommend a property tank sweep to rule out any possibility of a buried oil tank.
5. **WINDOWS/DOORS/DECK/RAILINGS:** The windows were old, difficult to open/close, peeled paint/putty, water damage (frames/trim/etc.) and sash chains or ropes broken/difficult, etc. There were a few older vinyl window on front enclosed porch. There were a few stain glass windows in home; bowed, cracked, damaged. Windows and doors are drafty and energy inefficient. Recommend a window & door installer evaluate window & doors and advise on repairs/replacements. Recommend a structural carpenter or building contractor evaluate deck and advise on repairs/upgrades. Recommend adding railings on steps in home for safety.
6. **CHIMNEY/FIREPLACE:** The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety.
7. **ELECTRICAL:** There was an old electric conduit/service on rear left; recommend having all electrical properly removed/terminated on exterior and basement. There were loose outlets/cables/wires, abandoned wiring, handyman electrical installations, older 2 prong outlets, lack of outlets, old fixtures, missing covers on main panel, etc. The home was old and there is always a possibility of older knob & tube wiring in the home behind plaster walls & ceilings, flooring, etc. Knob & tube wiring should be upgraded or replaced as per the electrician for safety if present in the home. This type of wiring when present does not have a ground conductor and become brittle with age; safety concerns. Home needs electrical upgrades throughout home, garage and exterior. Each family has different electrical requirements or needs to avoid overloading circuits; fire/safety hazard. If more power is needed, discuss needs with electrician and have added. Do not use extension cords, multiplier adapters or power strips to add more power; fire safety concern. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Recommend a licensed electrician evaluate all electrical in the home and advise on upgrades.

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

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

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

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

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

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

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

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

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

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

THE SCOPE OF THE INSPECTION (READ & UNDERSTAND)

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

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

.We Always Miss Some Minor Things

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

Not Insurance or Warranty

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

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- some depressions & cracks/repair where needed by driveway contractor

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

PORCH (COVERED ENTRANCE) Front & rear porches- enclosed, crawl inaccessible

Support Pier: Concrete Wood Not visible- inaccessible

Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*

Floor: Satisfactory Marginal Poor *Safety Hazard*

STOOPS/STEPS None *Uneven risers*

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

Condition: Satisfactory Marginal OLDER *Cracked* *Settled*

Rotted/Damaged *Safety Hazard*

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

Material: Wood Recommend a structural carpenter evaluate deck and advise on repairs/upgrades- very old and past expected life

Railing/Balusters loose

Finish: Treated Painted/Stained

Warped boards, cracked wood, nail pops, splintered wood, missing middle stringer on steps, uneven steps, no footers for steps, etc.- handyman building practices/unconventional

Inaccessible under deck- attachment to house not visible *Railing loose*

Condition: Satisfactory Inaccessible under deck- lattice enclosed Poor *Wood in contact with soil*

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

PATIO None

FENCE/WALL Not evaluated in a home inspection None

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South Poor grading & drainage

Recommend additional backfill, confer with a grading & drainage contractor for corrections on exterior, gutters need upgrades & extend away from foundation *Recommend window wells/covers* *Trim back trees/shrubberies*

Wood panels & lattice in contact with/improper clearance to soil- conducive to wood destroying insects

Yard drains observed - not tested

NOTE: Sink holes and other Geological issues are NOT part of a general home inspection

13:40-15.16 (f)1(v) Standards of practice

v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;

RETAINING WALL None **Material:** *Drainage holes recommended*

HOSE BIBS None observed Recommend anti-siphon valve for hose bibs- discuss with licensed plumber

Operates: Yes No Not tested Not on

GENERAL COMMENTS

GROUNDS: There were black rodent bait boxes around property; follow-up with sellers for documentation for treatments, services, warranty, etc. The exterior was conducive to wet basement and attracting wood destroying insects (termite, etc.). There was negative grading and water drains toward the foundation or basement. There was wood to soil contact (wood panels & lattice) enclosures, etc. There were no window wells & bubble covers; water leaking around basement windows. The exterior was poorly maintained; wet basemen/seepage and conditions conducive to termite & other wood destroying insects. There was termite shelter tubes/damage observed in basement. Recommend a building contractor evaluate exterior (roof, flashings, gutters, chimney, siding/trim/window/frames, grading & drainage, etc.) and advise on all repairs. Active leaking observed in the interior rooms of the home. Recommend repairs to driveway where depressions and cracks. Maintain sidewalks and walking surfaces in level safe conditions. 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. Recommend upsizing gutters to larger (~6") uncovered, no screens, etc. for better water collection and distribution of water away from house and foundation. See roofing section comments. Clogged gutters can cause leaking & damage to interior or where concealed in walls. Discuss auto sensed gutter heat elements for winter with a gutter company or building contractor to detect ice and melt frozen water in gutters in winter or cold months. The deck was very old ~ 20-30 yrs.; a typical life of a wood deck is approximately 10 yrs. when maintained properly. There were warped boards, cracked wood, nail pops, splintered wood, missing middle stringer on steps, uneven steps, no footers for steps, etc.- handyman building practices/unconventional. Recommend a structural carpenter or building contractor evaluate deck and advise on repairs/upgrades.

CONCERNS:

- 1. The exterior was poorly maintained; wet basemen/seepage and conditions conducive to termite & other wood destroying insects. There was termite shelter tubes/damage observed in basement. Recommend a building contractor evaluate exterior (roof, flashings, gutters, chimney, siding/trim/window/frames, grading & drainage, etc.) and advise on all repairs. Active leaking observed in the interior rooms of the home.**
- 2. The deck was very old ~ 20-30 yrs.; a typical life of a wood deck is approximately 10 yrs. when maintained properly. There were warped boards, cracked wood, nail pops, splintered wood, missing middle stringer on steps, uneven steps, no footers for steps, etc.- handyman building practices/unconventional. Recommend a structural carpenter or building contractor evaluate deck and advise on repairs/upgrades.**
- 3. There were black rodent bait boxes around property; follow-up with sellers for documentation for treatments, services, warranty, etc.**

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: **~ 10**** years

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- partial Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Other More ventilation recommended
(See Interior remarks page) (See Attic section)

Need more Ventilation to avoid mold-like substances, condensation/rusted nails/frost on sheathing & rafters, heat build-up, sheathing damage and shortening life of roof.

FLASHING

Material: Galv/Alum Asphalt Not visible Rubber
Condition: Not visible Satisfactory Marginal Poor **Rusted**
 Tarred chimney/roof- active leaks **Recommend Sealing** Other

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

CONDITION OF ROOF COVERINGS **Roof #1:** Active leaks into interior rooms/attic
 Marginal Recommend a qualified roofer & exterior building contractor evaluate exterior & roof and advise on all repairs

Condition: Curling Cracking **Tarred roof flashings & penetrations/chimney**
(leaks/active) Active leaks observed in the interior of home
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing
 Multi-layer roof- not recommended Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

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

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

SKYLIGHTS N/A *Cracked/Broken* Not visible Cloudy or overcast; limited visibility
PLUMBING VENTS Yes No Satisfactory Marginal Poor

Recommend roofer /building contractor evaluate and advise on costs of repairs (roof/exterior/siding/trim/flashings/junctures/windows/etc.)- exterior was poorly maintained, water damage/rot/etc.

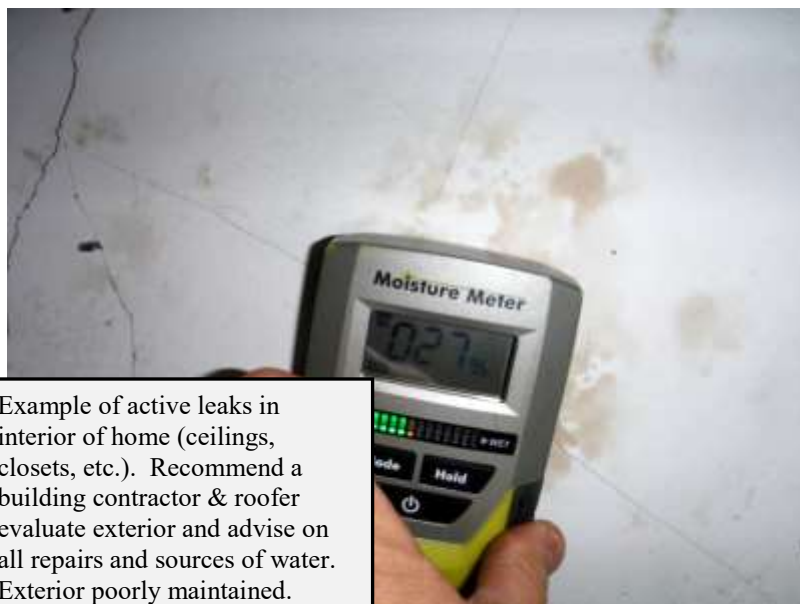
Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: Recommend removing TV & Dish equipment off roof; will leak at roof fasteners. Roofs and chimneys should not be used to mount equipment. There were active leaks in the interior of home (ceilings/walls). The exterior was poorly maintained; tarred roof penetrations/chimney/junctures, rotted siding/trim/window/frames, missing siding/roof flashings, gaps/holes, wood to soil contact (enclosed porch crawl spaces), siding patched/damaged; water entry points into home. Recommend roofer and/or qualified building contractor evaluate exterior components (roof, siding/trim/windows/flashings, etc.) and advise on all repairs/replacements. Obtain the closed permits for roof from township for exact age of roof & installation contractor. Ask if there is a roof 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. **There were active leaks in the interior of home (ceilings/walls). The exterior was poorly maintained; tarred roof penetrations/chimney/junctures, rotted siding/trim/window/frames, missing siding/roof flashings, gaps/holes, wood to soil contact (enclosed porch crawl spaces), siding patched/damaged; water entry points into home. Recommend roofer and/or qualified building contractor evaluate exterior components (roof, siding/trim/windows/flashings, etc.) and advise on all repairs/replacements. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable.**
2. **Recommend removing TV & Dish equipment off roof; will leak at roof fasteners. Roofs and chimneys should not be used to mount equipment.**



Example of active leaks in interior of home (ceilings, closets, etc.). Recommend a building contractor & roofer evaluate exterior and advise on all repairs and sources of water. Exterior poorly maintained.



CHIMNEY/GUTTERS/SIDING/TRIM**CHIMNEY(S)** None

Location(s): rear center

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:** Staining, cracks Cracked chimney cap Loose mortar joints/brick/flaking **Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety****Flue/Liner:** Tile Metal **Unlined** Not visible**Evidence of:** Scaling Cracks Creosote **Not evaluated (See remarks page)** **Have flue(s) cleaned and re-evaluated** **Recommend Cricket/Saddle/Flashing****Condition:** Satisfactory Marginal Poor**GUTTERS/SCUPPERS/EAVES TROUGH** Dirty, clogged or poorly maintained gutters will cause leaks into interior or behind walls. Clean often and checked frequently. **Needs to be cleaned yearly or more often** **Downspouts missing** An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation, and other areas.**Material:** Copper Vinyl/Plastic Galvanized/Aluminum Other**Condition:** Satisfactory Marginal Poor **Rusting****Leaking:** Corners Joints **Main runs****Attachment:** Loose **Missing spikes** **Improperly sloped (See remarks page)****Extension needed:** North South East West**SIDING**

(*See remarks page EIFS)

Material: Vinyl (front enclosed porch)(Poor) Wood Shingles or Clap board Patched/wood boards, lattice0 wood to soil contact- conducive to water, rot and wood destroying insect (WDI) Cracks, gaps, wood rot, wood to soil contact, 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:** Marginal Poor **Recommend repair/upgrades/painting****TRIM, SOFFIT, FASCIA, FLASHING****Material:** Wood Fiberboard Aluminum/Steel Fiber Cement Stucco **Recommend repair/painting** **Damaged wood** 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**CAULKING****Condition:** Satisfactory Marginal Poor **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:** not evaluated in a home inspection**Condition:** Marginal Poor **Wood rot** **Recommend repair/upgrades/painting**

STORMS WINDOWS None Not installed Wood Clad comb. Wood/metal comb.

Putty: Satisfactory *Glazing/caulk needed* N/A

Condition: poor/upgrades needed on windows & door sin the home *Wood rot*
 Recommend repair/upgrades/painting

SLAB-ON-GRADE/FOUNDATION N/A (See Basement/Crawl Space)

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: Gutters were in marginal/poor condition. Recommend a roofer & gutter contractor or qualified building contractor evaluate gutters and advise on repairs/replacements and extend at least 6-8 ft. away from home for drainage. 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. The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety. 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. Buyer accepts all risk, cost of repairs, possibility of dangerous conditions (fire, carbon monoxide, unstable structure, etc) if he or she fails to conduct this type of Level II chimney inspection. The exterior was poorly maintained; wet basement/seepage and conditions conducive to termite & other wood destroying insects. There was termite shelter tubes/damage observed in basement. Recommend a building contractor evaluate exterior (roof, flashings, gutters, chimney, siding/trim/window/frames, grading & drainage, etc.) and advise on all repairs. Active leaking observed in the interior rooms of the home. The exterior was poorly maintained; wet basemen/seepage and conditions conducive to termite & other wood destroying insects. There was termite shelter tubes/damage observed in basement. Recommend a building contractor evaluate exterior (roof, flashings, gutters, chimney, siding/trim/window/frames, grading & drainage, etc.) and advise on all repairs. Active leaking observed in the interior rooms of the home. Recommend a structural carpenter or qualified building contractor evaluate termite damage, rule out or determine extent of termite/water/structure damage and advise on all structural repairs. The crawl spaces under the front and rear enclosed porches were inaccessible; recommend access and have inspected along with basement & termite.

CONCERNS:

1. **The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety.**
2. **Recommend a building contractor evaluate exterior (roof, flashings, gutters, chimney, siding/trim/window/frames, grading & drainage, etc.) and advise on all repairs. Active leaking observed in the interior rooms of the home. The exterior was poorly maintained; wet basement/seepage and conditions conducive to termite & other wood destroying insects. There was termite shelter tubes/damage observed in basement; conditions on exterior conducive to wet basement, structure & wood destroying insects/damage. Recommend a structural carpenter or qualified building contractor evaluate termite damage, rule out or determine extent of termite/water/structure damage and advise on all structural repairs. The crawl spaces under the front and rear enclosed porches were inaccessible; recommend access and have inspected along with basement & termite.**

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- recommend GFCI outlets for safety**

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 checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Missing
Door Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Replace

EXTERIOR A/C - HEAT PUMP

Location(s): N/A

Unit #1 Brand: ---- Outside shutoff: 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 : Recommend discussing GFCI outlets on exterior, basement or where potentially wet and damp or safety. There was an old electric conduit/service on rear left; recommend having all electrical properly removed/terminated on exterior and basement.

KITCHEN

COUNTERTOPS

Satisfactory Marginal *Recommend repair/caulking*

CABINETS

Satisfactory Marginal *Recommend repair/adjustment*

Note: Counter tops, cabinets or other storage built in products vary in quality, construction, manufacturer and brand. Low quality materials such as press board or particle board type products will sag, bow, glue separation, split have separations between units, counter tops and back splashes. This is especially true when items such as microwave, heavy cookware and other counter top appliances are placed on the shelves and counter tops. They will stress the material, often fall apart and become unglued. It is not the inspector's responsibility to judge them, inspect quality or predict their life or resulting product breakdown. This material and similar composite materials is lower quality and will have problems or negative issues. They often result in loose hardware, splits and cracks due to the low product quality. If the material becomes moist or wet it will swell, split, break down and fail. *If you have concerns about your quality of fixtures, brands, manufacturer, appliances, cabinets, counter tops, and other installed products, address them before closing with the selling party. Check all paperwork, manuals and other product literature for specifications, design, construction and warranty.*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corrosion:** Yes No
Sink/Faucet: Marginal/poor Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate **Functional Flow:** *erratic flow- see plumbing section comment*
 Plumbing upgrades recommended

Hot water: Yes No **Cold water:** Yes No

WALLS & CEILING

Condition: Satisfactory Marginal Poor Plaster cracks *Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES *

(See remarks page) Appliances are NOT GUARANTEED & only tested as found condition at time of inspection (Snap Shot); obtain a Home Warranty from Realtors office or private source to cover appliances. Always check under refrigerators and dishwashers, etc. for leaks, damage & mold before closing by licensed plumber & building contractor. Mold/environmental inspections are beyond the scope of a home inspection. Contents of home not manipulated and moved in a visual home inspection.

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

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

* Pursuant to 13:40-15.16 Standards of practice

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

1. Inspect:

v. Household appliances limited to:

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

GENERAL COMMENTS

KITCHEN : Recommend anti tip brackets on all stoves for safety.* Recommend adding GFCI outlet in kitchen and where potentially wet or damp. There was corrosion under the sink on plumbing. The stove top was not igniting when tested; have an appliance technician evaluate. The faucet on sink was loose, calcium/mineral build-up and sprayer cover was not attached to the sink. Have a plumber evaluate the sink/sprayer and corrosion under sink and advise on repairs. Recommend adding hardware/repair on cabinets & drawers where needed. The exhaust over stove top did not work and installed by handyman/improper means. Recommend an electrician or building contractor evaluate. Discuss options with contractor for options for vented exhaust. There are older windows in the home; have window contractor evaluate for repairs/replacements. There were sagging ceilings, walls, etc.; plaster cracks & sagging. Recommend a building contractor evaluate plaster in home and advise on repairs/upgrades (drywall). See old house letter. The rear of kitchen was bumped out (was an old porch) ; sloped flooring. There was sloping on flooring in the home; structure inaccessible due to flooring, finished rooms and finished basement. Obtain all closed permits for structural modifications/changes made to house as required by township.

CONCERNS:

1. Recommend a licensed plumber and electrician evaluate plumbing and electrical and advise on repairs/upgrades.
2. Recommend kitchen and bathroom upgrades and appliances; confer with a building contractor, plumber and electrician; upgrades needed.**
3. The stove top burners did not ignite when tested. The exhaust over stove was not working & electrical handyman/improper wiring (exposed). Recommend an appliances technician and/or a building contractor evaluate for repairs/upgrades in kitchen.
4. There are older windows in the home; have window contractor evaluate for repairs/replacements. There were sagging ceilings, walls, etc.; plaster cracks & sagging. Recommend a building contractor evaluate plaster in home and advise on repairs/upgrades (drywall). See old house letter. The rear of kitchen was bumped out (was an old porch); sloped flooring. There was sloping on flooring in the home; structure inaccessible due to flooring, finished rooms and finished basement. Obtain all closed permits for structural modifications/changes made to house as required by township.

LAUNDRY ROOM

ROOM COMPONENTS

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

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

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

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

GENERAL COMMENTS

LAUNDRY (basement) : Recommend a cap on the gas line where a dryer removed for safety.

BATHROOMS

BATH: 1/2 BATH OLD**

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

WALLS / CEILING / CABINETS

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

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

1/2 BATH (Basement): The water pressure was low/erratic and toilet did not flush down properly; drainage and flow concerns. Recommend a bathroom contractor or building contractor and licensed plumber evaluate bathrooms and kitchen in home and advise on upgrades. ** There was no heating source in the room; recommended in bathroom or where water sources to avoid freeze damage and leaking.

CONCERNS:

- 1. The water pressure was low/erratic and toilet did not flush down properly; drainage and flow concerns. Recommend a bathroom contractor or building contractor and licensed plumber evaluate bathrooms and kitchen in home and advise on upgrades. ** There was no heating source in the room; recommended in bathroom or where water sources to avoid freeze damage and leaking.**

MAIN BATH: OLDER

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 Operates: Yes No **Toilet leak potential** Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted floors- possible*
 Caulk/Grouting Needed: Yes No **Where: water damaged tiles/junctures heavily caulked***
 Functional Drainage: Slow Poor **Functional Flow:** low 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:** No- open ground
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety hazards present:** Yes No

HEAT / COOLING SOURCE Yes No

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

GENERAL COMMENTS

MAIN BATH : There were open ground on the GFCI; not trip/unsafe. Recommend a licensed electrician evaluate outlet and electrical in home and advise on repairs/upgrades. See electrical section comments. The toilet was rocking; leak potential. Recommend a licensed plumber evaluate toilet and advise on repairs. Recommend a bathroom & kitchen contractor or qualified building contractor evaluate the home for upgrades. Home had older fixtures, plumbing, electrical, old plaster walls & ceilings, etc.; upgrades recommended. See heating section comments; heat not working properly on 2nd & 3rd floors.

CONCERNS:

1. Recommend a licensed plumber and electrician and bathroom contractor evaluate bathrooms and kitchen in home and advise on all repairs/upgrades.
2. Recommend a boiler contractor evaluate heat in home; concerns on upper floors.

DINING ROOM

LOCATION:

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

GENERAL COMMENTS

DINING ROOM : There is a pocket door between kitchen and dining room; not coming out due to wall to wall carpeting. The fireplace was very shallow; have evaluated if intended to use. Do not use fireplace unless deemed safety by a chimney contractor and or township. The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety. There was heavy furniture and clutter in home; limited access. Check all areas when made accessible before closing. There were plaster cracks and patched walls and ceilings throughout the home.* Recommend a building contractor address all walls & ceiling and advise on repairs. There was flaked paint in home; lead testing recommended. Environmental testing, inspection and identification are beyond the scope of a home inspection. Follow up with an environmental inspection contractor for these services. Older home may have environmental concerns. See heating section comments. The home had cluttered rooms throughout the home; limited access or inaccessible areas. Check all areas when made accessible before closing.

CONCERNS:

1. Do not use fireplace unless deemed safety by a chimney contractor and or township. The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety.
2. The home had cluttered rooms throughout the home; limited access or inaccessible areas. Check all areas when made accessible before closing.

LIVING ROOM

LOCATION:

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

GENERAL COMMENTS

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

LIVING ROOM : There were plaster cracks and patched walls and ceilings throughout the home.* Recommend a building contractor address all walls & ceiling and advise on repairs.

FAMILY ROOM**LOCATION: 3RD FLOOR**

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

GENERAL COMMENTS

FAMILY ROOM : Recommend a boiler contractor evaluate the heat & distribution in the home; inadequate radiators, no heat, etc. There were several space heaters in bedrooms or rooms in the home. See heating section comments.

3 SEASON PORCH ROOM**LOCATION: FRONT OF HOUSE**

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

GENERAL COMMENTS

3 SEASON PORCH ROOM : There were open ground on outlets in this room and other rooms of the home. See electrical section comments. There is no heat source in this room; confer with heating contractor for options for heat.

3rd FLOOR ROOM OFFICE

LOCATION: REAR OFFICE

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

GENERAL COMMENTS

3RD FLOOR OFFICE ROOM : There was no heat in room; see heating section comments. There was a small scuttle in room to attic area; see attic section comments.

3rd FLOOR FAMILY/BONUS ROOM

LOCATION:

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

GENERAL COMMENTS

3rd FLOOR FAMILY/BONUS ROOM : Recommend a boiler heating contractor discuss heating options for 3rd floor and the Sun room and where no heat. The heat on 2nd and 3rd floors needs to be evaluated. See heating section comments. The fan did not work; recommend upgrading fixtures and electrical in the home. See electrical section comments.

MASTER BEDROOM

LOCATION: FRONT 2ND FL

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

GENERAL COMMENTS

MASTER BEDROOM FRONT : See heating section comments; heating concerns in the home.

#2 BEDROOM LEFT

LOCATION:

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

GENERAL COMMENTS

#2 BEDROOM REAR LEFT : There were heating concerns in home; see heating section comments. There were several portable electric heaters in rooms of the home (mainly 2nd and 3rd floors). Portable heaters should not be used as primary heat; safety concerns. There was clutter in all rooms of the home; check areas when accessible.

#3 BEDROOM REAR RIGHT

LOCATION: BUNK BEDS

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No **Where:**
Floor: Satisfactory Marginal Poor Squeaks Slopes
Typical cracks: Yes No*- plaster cracks throughout the home
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 REAR RIGHT : There was asbestos like insulation in closet on heating pipe. There was a portable radiator in rooms of the home; see heating section comments. Upper radiators were cold when boiler running or tested.

#4 BEDROOM SMALL

LOCATION: FRONT LEFT

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

GENERAL COMMENTS

#4 BEDROOM SMALL (possible past nursery) : There is an old plastic accordion door between this room and master bedroom; blocked by storage/furniture. Check all areas when clutter removed in the home; everywhere. There were active leaks observed in this room and upper room on third floor or attic. See roofing comments.

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

Condition: Satisfactory Marginal Poor Needs repair Painted shut (See remarks page)
 Representative number of windows operated Ask if windows under warranty
Evidence of Broken Vapor seals : Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance
mechanism/difficult to operate/open & close
Security Bars Present: N/A Yes No Not tested Safety hazard Test release mechanism before moving in

FIREPLACE None Location(s): dining 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 No **Damper operates:** Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes No N/A Damper missing Pre-fab panels damaged/worn
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal

Poor- shallow fire box/recommend having a chimney contractor evaluate and advise on chimney repairs and certify presence of liner and if able to use fireplace for fire/life/safety. See chimney section comments.

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
Handrail: Some railings missing on steps Marginal Safety hazard Loose; secure properly
Risers/Treads: Satisfactory Marginal Poor Risers/Treads uneven/unsafe

SMOKE / CARBON MONOXIDE DETECTORS (See remarks page)

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

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

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

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pull down Scuttle hole/Hatch- very narrow/small & low height
 No access Other
Inspected From: Access panel on ladder only In the attic Other
Location: Office 3rd floor Bedroom closet Garage Other
Access Limited By: narrow/small/low height
Flooring: Complete Partial None
Insulation: Type: loose Batts Loose Average inches: unknown Approx. R-rating: Unknown
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation

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

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

Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: N/A Damaged Split Disconnected Leaking Repair/Replace
Chimney Chase: N/A Satisfactory Needs repair Not visible
Structural Problems Observed: Yes No Recommend repair Recommend Structural Engineer

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Roof Structure: Rafters Trusses Wood Metal Other
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB lx Wood Cedar shingles Rotted Stained Delaminated
Evidence of Condensation/Moisture Leaking: Yes- active leaking in the home (See remarks page) Possible Mold whenever there are leaks in home; testing and identification of mold and environmental hazards is NOT part of home inspection. Follow-up with an environmental testing contractor before closing for that type of inspection.
Ceiling Joists: Wood Metal Other Not visible
Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed
Firewall Between Units: N/A Yes No Needs repair/sealing (See remarks page)
Indication of Past fire damage Yes No Recommend checking with Local fire Marshall and Township
Electrical: Open junction box(es) Handyman wiring Visible knob-and-tube possible in the home of this age
 Loose wires/live wires

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: Recommend adding railings on steps in home for safety. The home had cluttered rooms throughout the home; limited access or inaccessible areas. Check all areas when made accessible before closing. The windows were old, difficult to open/close, peeled paint/putty, water damage (frames/trim/etc.). There were a few older vinyl windows on front enclosed porch. There were a few stain glass windows in home; bowed, cracked, damaged. Windows and doors are drafty and energy inefficient. Recommend a window & door installer evaluate window & doors and advise on repairs/replacements. There were sagging ceilings, walls, etc.; plaster cracks & sagging. Recommend a building contractor evaluate plaster in home and advise on repairs/upgrades (drywall). See old house letter. The rear of kitchen was bumped out (was an old porch) and front porch enclosed; sloped flooring. Obtain all closed permits for structural modifications/changes made to house as required by township. Crawl spaces under enclosed porches should be inspected and access panels made. There were chimney cracks, water stains/dark staining, efflorescence on chase & vent connectors in basement off mechanicals, etc. Recommend a chimney contractor evaluate chimney, flies, fireplace, vent connectors and advise on all repairs, presence of liners, etc. for fire/life/safety. 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. The fireplace had shallow fire box; unconventional/safety concern. Recommend having a chimney contractor evaluate and advise on chimney repairs and certify presence of liner and if able to use fireplace for fire/life/safety. See chimney section comments. 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. Recommend a property tank sweep to rule out any buried oil tanks before closing; observed vent pipe on exterior and red "oil" plate wall switch for boiler. Recommend a bathroom & kitchen contractor or qualified building contractor evaluate the home for upgrades. Home had older fixtures, plumbing, electrical, old plaster walls & ceilings (cracked & sagging, patched, water stains, etc.); upgrades recommended.

CONCERNS:

1. The fireplace had shallow fire box; unconventional/safety concern. Recommend having a chimney contractor evaluate and advise on chimney repairs and certify presence of liner and if able to use fireplace for fire/life/safety. See chimney section comments. 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. Recommend a property tank sweep to rule out any buried oil tanks before closing; observed vent pipe on exterior and red "oil" plate wall switch for boiler.
2. The windows were old, difficult to open/close, peeled paint/putty, water damage (frames/trim/etc.). There were a few older vinyl windows on front enclosed porch. There were a few stain glass windows in home; bowed, cracked, damaged. Windows and doors are drafty and energy inefficient. Recommend a window & door installer evaluate window & doors and advise on repairs/replacements. There were sagging ceilings, walls, etc.; plaster cracks & sagging. Recommend a building contractor evaluate plaster in home and advise on repairs/upgrades (drywall). See old house letter. The rear of kitchen was bumped out (was an old porch) and front porch enclosed; sloped flooring. Obtain all closed permits for structural modifications/changes made to house as required by township. Crawl spaces under enclosed porches should be inspected and access panels made.
3. Recommend adding railings on steps in home for safety.
4. Recommend a bathroom & kitchen contractor or qualified building contractor evaluate the home for upgrades. Home had older fixtures, plumbing, electrical, old plaster walls & ceilings (cracked & sagging, patched, water stains, etc.); upgrades recommended.
5. The home had cluttered rooms throughout the house; limited access or inaccessible areas. Check all areas when made accessible before closing.

FINISHED BASEMENT

STAIRS N/A

Condition: Satisfactory Marginal Poor Steep/narrow recommend upgrades
Handrail: Yes No **Condition:** Add railings on steps in the home for safety
Headway Over Stairs: Satisfactory Low clearance Safety hazard

FOUNDATION Condition: Satisfactory Marginal Have evaluated Monitor Monitor
Material: Brick- painted over/flaking Concrete block Poured concrete Hollow clay tiles (1930's)
Horizontal Cracks: inaccessible
Step Cracks: inaccessible
Vertical Cracks: inaccessible
Covered Walls: inaccessible
Movement Apparent: inaccessible

Indication Of Moisture: inaccessible Fresh Old stains exterior conditions conducive to wet basement/seepage, water/structure/termite/wood destroying insect damage

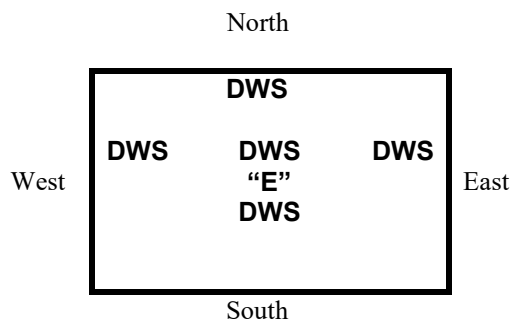
Condition reported above reflects visible portion only

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

P = Paneling C = Crack(s)
D = Drywall M = Monitor
S = Storage **E** = Evaluate Structure & extent of damage (water/structure/termite)

W = wet/water, water damaged flooring & paneling damage



FLOOR Material: Concrete Dirt/Gravel Not visible Other
Condition: Satisfactory Marginal Poor Typical cracks Large cracks Entire basement cluttered

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

SEISMIC BOLTS N/A

BASEMENT DRAINAGE

Indication of moisture: Yes Wet/seepage, peeled wall paint, damaged wood paneling, musty odor, damaged floor tiles, etc. – wet basement conditions & conducive to termite & other wood destroying insects

Fresh Old stains

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

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

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

Sump Pump: Yes No **Tested:** Yes No Working Not working Needs cleaning Not tested

Floor Drains: Yes No Not visible Efflorescence present Recommend dehumidifier

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

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GIRDERS / BEAMS / COLUMNS Material: Steel Wood Block Concrete Not visible
 Condition: Covered columns & structure- inaccessible Satisfactory Marginal Poor Stained/rusted

JOISTS Material: Wood Steel Truss Not visible- inaccessible
 Engineered I-Type Sagging/altered joists
 Condition: Satisfactory Marginal Poor

(IF CHECKED) Wood destroying insect evidence was present: Sections of insulation/walls or ceilings must be removed to determine extent damage as per structural carpenter's evaluation. Hidden damage possible. Recommend structural engineer/licensed contractor evaluate and licensed treatment company exterminate prior to closing.

SUB FLOOR

Indication of moisture stains/rotting ** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

FINISHED BASEMENT: There were termite shelter tubes and visible damage observed in basement walk out and under the basement steps. Basement was finished (ceilings, walls, styro foam insulation, covered columns, joists, structure, etc.) and structure inaccessible. Conditions on exterior are conducive to wet basement/seepage and water & wood destroying insect damage. Recommend a building contractor evaluate exterior (siding, trim, windows/frames, roof/siding/chimney/plumbing flashings, grading & drainage, etc.) and advise on repairs/replacements. Active leaks observed in interior rooms Attic, 3rd floor and second floor, attic, etc. Recommend a structural carpenter or qualified building contractor evaluate termite damage, rule out or determine extent of termite/water/structure damage and advise on all structural repairs. The crawl spaces under the front and rear enclosed porches were inaccessible; recommend access and have inspected along with basement & termite. Basement shows signs of water penetration, seepage or wet conditions. Exterior conditions were conducive to wet basement, structure and wood destroying insect /termite damage. See separate NPMA-33 termite/WDI report. There was wet basement/seepage; damaged floor tiles, paneling, water stains, etc. Have wet basement damp proofer contractor evaluate for water management system(s) to maintain a dry basement. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice. Gutters were in poor condition; see roofing & gutter section comments.

CONCERNS:

1. There were termite shelter tubes and visible damage observed in basement walk out and under the basement steps. Basement was finished (ceilings, walls, styro foam insulation, covered columns, joists, structure, etc.) and structure inaccessible. Conditions on exterior are conducive to wet basement/seepage and water & wood destroying insect damage. Recommend a building contractor evaluate exterior (siding, trim, windows/frames, roof/siding/chimney/plumbing flashings, grading & drainage, etc.) and advise on repairs/replacements. Active leaks observed in interior rooms Attic, 3rd floor and second floor, attic, etc. Recommend a structural carpenter or qualified building contractor evaluate termite damage, rule out or determine extent of termite/water/structure damage and advise on all structural repairs. The crawl spaces under the front and rear enclosed porches were inaccessible; recommend access and have inspected along with basement & termite.
2. Recommend a grading & drainage contractor and a wet basement/damp proofer contractor evaluate the property and advise on water management, grading & drainage and exterior repairs (see exterior/siding/gutters/etc.). The exterior was conducive to water seepage, leaks and attracting wood destroying insects.











CRAWL SPACES

CRAWL SPACE NO ACCESS IN CRAWLS UNDER FRONT & REAR PORCHES Full crawlspace
 Combination basement/crawl space
 Conditioned (heated/cooled): Yes No

ACCESS Exterior Interior hatch door Via basement **No Access or Sealed**
Inspected from: Access panel In the crawl space **Recommend access to crawl spaces & inspect before closing**

FOUNDATION WALLS **Condition:** Satisfactory Marginal *Have evaluated when made accessible*
 Concrete block Poured Stone
 Wood Brick Piers & columns Cracks Movement

FLOOR
 Concrete Gravel Dirt Other Typical cracks Not visible

SEISMIC BOLTS N/A

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

VENTILATION Wall vents Power vents None apparent/not visible
GIRDERS / BEAMS / COLUMNS Steel Wood Masonry Not visible

Condition: Satisfactory Marginal Poor

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

Condition: Satisfactory Marginal Poor

(IF CHECKED) Wood destroying insect evidence was present: Sections of insulation/walls or ceilings must be removed to determine extent damage as per structural carpenter's evaluation. Hidden damage possible. Recommend structural engineer/licensed contractor evaluate and licensed treatment company exterminate prior to closing.

SUB FLOOR Not visible Wood Concrete Other

MOISTURE STAINS None Walls Sub floor Not visible- inaccessible
 Mold & environmental inspection & testing is beyond the scope of a home inspection.
 Follow-up with an environmental inspection & testing company.

INSULATION None **Type: -----**

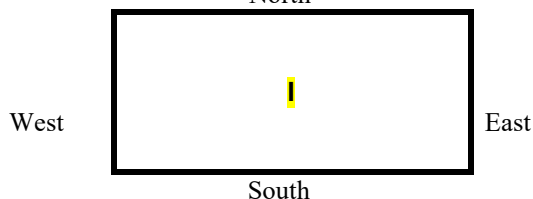
Location: Walls Between floor joists All Crawl spaces & basements need to have proper vapor barrier(s), ventilation & insulation (between floor joists). Energy losses are not inspected or identified in a general inspection. Have an Energy audit performed on the home before closing to find areas that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

VAPOR BARRIER Not visible Kraft/foil face Plastic

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

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



GENERAL COMMENTS

CRAWL SPACE : The crawl spaces under front & rear porches were sealed/enclosed and inaccessible. Recommend access & have structural carpenter and licensed Pest company before closing & contractual obligations. Recommend the structural carpenter determine extent of damage or rule out damage before closing.

PLUMBING

WATER SERVICE

Main Shut-off Location: not visible or found- follow-up with sellers for location

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/poor

Recommend plumber evaluate & advise on repairs/upgrades throughout the home

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- recommend a cap on the gas dryer pipe- plastic wrapped (unsafe)

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

MAIN FUEL SHUT-OFF LOCATION FIXTURES IN HOME

Gas meter- basement N/A

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

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

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

WELL PUMP

N/A Submersible

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

SANITARY / GRINDER PUMP

N/A

WATER HEATER #1

N/A

Condition: Satisfactory Marginal Poor

Brand name: GE

Type: Gas Electric Oil Other

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

Capacity: ~50 gallons Approximate age: ~2009- ~7 year(s)

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

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

Vent Pipe: N/A marginal Pitch proper Improper draft hood- drafting/CO concerns

Recommend repair by a licensed plumber & have a chimney contractor evaluate chimney, flues, fireplace and advise on repairs for fire/life/safety

WATER SOFTENER

(Unit not evaluated) N/A- recommended

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

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

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

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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 water main & meter were not visible or found. There was clutter and finished basement. Follow-up with sellers or plumber for location of water main. There was a mix of plumbing ages & material types, no dielectric unions (galvanic corrosion), galvanized piping (tend to corroded from inside out & clog, leak or loss of flow), corroded plumbing (piping, fittings, valves, fixtures, etc.), handyman/unconventional plumbing, slow drainage, erratic flow/low water pressure, slow toilet (basement), older fixtures/loose, add cap on dryer pipe (safety), etc. There was corrosion on heating pipes, boiler or associated piping/distribution. There was little or no heat on upper floors and radiators. There was inadequate heat observed and space heaters in several rooms on 2nd and 3rd floor. The draft hood on hot water heater was bent and not installed properly; CO/drafting concerns. The boiler was very old, corrosion and past expected life. See heating section comments. Recommend a licensed plumber and boiler contractor evaluate the plumbing, hot water heater installation and heating and advise on all repairs/upgrades. There was low flow/erratic water pressure on fixtures and slow drainage & toilet (not flushing or draining properly). There was calcium/mineral deposits on plumbing in the home; indicative of hard water. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection in NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

CONCERNS:

1. The water main & meter were not visible or found. There was clutter and finished basement. Follow-up with sellers or plumber for location of water main. There was a mix of plumbing ages & material types, no dielectric unions (galvanic corrosion), galvanized piping (tend to corroded from inside out & clog, leak or loss of flow), corroded plumbing (piping, fittings, valves, fixtures, etc.), handyman/unconventional plumbing, slow drainage, erratic flow/low water pressure, slow toilet (basement), older fixtures/loose, add cap on dryer pipe (safety), etc. There was corrosion on heating pipes, boiler or associated piping/distribution. There was little or no heat on upper floors and radiators. There was inadequate heat observed and space heaters in several rooms on 2nd and 3rd floor. The draft hood on hot water heater was bent and not installed properly; CO/drafting concerns. Recommend a licensed plumber and boiler contractor evaluate the plumbing, hot water heater installation and heating and advise on all repairs/upgrades. The boiler was very old and past expected life. See heating section comments.
2. There was calcium/mineral deposits on plumbing in the home; indicative of hard water. Note that fixtures, drains and pipes may clog, leak or back-up when a home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection.

HEATING**HEATING SYSTEM - UNIT #1**Location: **basement***(See remarks page)***BOILER SYSTEM** N/A**Brand Name:** **Utica** Approximate age: **~30 + yrs.** Past expected life**Carbon Monoxide:** N/A Detected at Plenum/Register Not tested**CO Test:** Yes No **Combustion Air Venting Present:** Yes No N/A**Energy Source:** Gas Oil vent observed- recommend property tank sweep to rule out buried oil tank(s) on property.

There was an oil vent on right of house.

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 No **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**Operation:** Satisfactory: No- little or no heat on upper floors (2nd and 3rd)

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 having heating (boiler, distribution/radiators & areas without heat) evaluated before closing & contractual obligations

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

HEATING: There was an oil vent on right side of house and red oil plate switch covers inside the home. Recommend a property tank sweep and documentation for any removed tanks (permits, soil testing, etc.) as required by township. There was corrosion on heating pipes, boiler or associated piping/distribution. There was little or no heat on upper floors and radiators. There was inadequate heat observed (cold radiators) and space heaters in several rooms on 2nd and 3rd floor; fire/safety hazard. There was no heating source in the basement ½ bathroom; recommended in bathroom or where water sources to avoid freeze damage and leaking. The boiler was very old, corrosion and past expected life. Recommend a licensed plumber and boiler contractor evaluate the plumbing and heating and advise on all repairs/upgrades. There was asbestos like insulation on heating pipes (incidental observation while in basement, opening closets). Basement had wet conditions/seepage, termite and water damaged flooring, paneling, etc. There was flakes paint in home in interior rooms and basement. Asbestos, mold, lead or any other environmental testing, inspection, etc. is beyond the scope of a home inspection. Recommend following up with an environmental contractor for these services and have them advise on encapsulation and/or removal. The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety.

Continued...

CONCERNS:

1. There was an oil vent on right side of house and red oil plate switch covers inside the home. Recommend a property tank sweep and documentation for any removed tanks (permits, soil testing, etc.) as required by township.
2. There was corrosion on heating pipes, boiler or associated piping/distribution. There was little or no heat on upper floors and radiators. There was inadequate heat observed (cold radiators) and space heaters in several rooms on 2nd and 3rd floor; fire/safety hazard. The boiler was very old, corrosion and past expected life. Recommend a licensed plumber and boiler contractor evaluate the plumbing and heating and advise on all repairs/upgrades.
3. There was asbestos like insulation on heating pipes (incidental observation while in basement). Basement had wet conditions/seepage, termite and water damaged flooring, paneling, etc. There was flakes paint in home in interior rooms and basement. Asbestos, mold, lead or any other environmental testing, inspection, etc. is beyond the scope of a home inspection. Recommend following up with an environmental contractor for these services and have them advise on encapsulation and/or removal.
4. The chimney had water stains, staining, efflorescence, cracks (mortar/brick), etc. There was efflorescence on chimney, vent connectors (boiler & hot water heater); drafting/safety concerns. Recommend a chimney contractor evaluate chimney, flues, fireplace and presence of liners for fire/life/safety.

COOLING

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: -- Age: --- yrs. N/A

Energy Source: Electric Gas Water Other

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

Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged

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

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

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

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

Compressor Condition: Satisfactory Marginal Poor Rusted Damaged

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

Recommend HVAC technician examine/clean/service yearly

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

GENERAL COMMENTS

COOLING : There was no central A/C, window units or through wall units in the home. Discuss air conditioning if needed in the home with an HVAC contractor.

ELECTRICAL

MAIN PANEL Location: **basement** Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No- clutter 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 Marginal **Recommend electrician evaluate/repair***
 Romex BX cable Conduit **Knob & tube** - possible**
 Read **REMARKS** addendum to report- "tripping breakers"

SUB PANEL(S) None apparent Breakers
 Other- Fuses- old fuse box in rear left basement. Recommend an electrician evaluate old equipment, abandoned electrical, etc. and advise on repairs/corrections/upgrades throughout the home

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
(upgrades needed) Open grounds Reverse polarity GFCIs recommended
 Older electrical, handyman/improper electrical, exposed wires/hanging wiring/loose cables/devices, old fixtures/lighting, etc.
 Solid conductor aluminum branch wiring circuits* (See remarks page)
 Ungrounded 2-prong outlets **Recommend electrician evaluate/repair/upgrade***

GENERAL COMMENTS

ELECTRICAL: Recommend discussing GFCI outlets on exterior, basement or where potentially wet and damp or safety. There was an old electric conduit/service on rear left; recommend having all electrical properly removed/terminated on exterior and basement. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. There were loose outlets/cables/wires, abandoned wiring, handyman electrical installations, older 2 prong outlets, lack of outlets, old fixtures, missing blank covers on main panel, etc. The home was old and there is always a possibility of older knob & tube wiring in the home behind plaster walls & ceilings, flooring, etc. Knob & tube wiring should be upgraded or replaced as per the electrician for safety. This type of wiring when present does not have a ground conductor and become brittle with age; safety concerns. Recommend a licensed electrician evaluate all electrical in the home and advise on upgrades. Home needs electrical upgrades throughout home, garage and exterior. Each family has different electrical requirements or needs to avoid overloading circuits; fire/safety hazard. 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. Recommend discussing GFCI outlets on exterior, basement or where potentially wet and damp or safety. There was an old electric conduit/service on rear left; recommend having all electrical properly removed/terminated on exterior and basement. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. There were loose outlets/cables/wires, abandoned wiring, handyman electrical installations, older 2 prong outlets, lack of outlets, old fixtures, missing blank covers on main panel, etc. The home was old and there is always a possibility of older knob & tube wiring in the home behind plaster walls & ceilings, flooring, etc. Knob & tube wiring should be upgraded or replaced as per the electrician for safety. This type of wiring when present does not have a ground conductor and become brittle with age; safety concerns. Recommend a licensed electrician evaluate all electrical in the home and advise on upgrades. Home needs electrical upgrades throughout home, garage and exterior. Each family has different electrical requirements or needs to avoid overloading circuits; fire/safety hazard. 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.

SUMMARY

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

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

All items must be addressed and repaired prior to closing.

* 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.