



4 Seasons Home Inspection, LLC

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

Buyer name

street

Town, NJ xxxxx

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

RECEIPT

Inspection Date: February 12, 2018 Monday 10am- 12:20pm
Client Name: buyer (buyer@gmail.com)
Emails: lwyer@gmail.com
Inspection Address: # street, jersey shore, NJ xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



BUILDING DATA

Approximate Age: ~ 1922 orig.
Style: Single family-
Home built over a two car garage structure
Main Entrance Faces: S
State of Occupancy: occupied
Weather Conditions: 50- 55 °F, moderate rain
Ground cover: Heavy rain past 24 hrs./ wet

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

Paid by: check #101

Cc: Lawyer, Esq.
Cc: realtor

Overview and Main Concerns (p.2-4) and detailed report follow this page (5-37)

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

OVERVIEW : The home was built over a two car garage with block foundation. There appears to be two types and ages of foundation block with the rear section newer than the front section; possible expansion or modification to home after time of build. There were vertical & step cracks with some going through the block and bowed as viewed in garage. The two rear rooms in garage were finished and structure inaccessible. There were structural concerns, specifically the roof framing, exterior walls, foundation block, main beam and posts/columns. The roof had rafter spread and pronounced dip along the ridge board & sheathing as viewed on ladder from rear steps and at street level on either side. The home was finished up to the roofline and no access to the roof structure. Exterior walls/siding bow inward and interior drywall in rooms have cracks, wavy or not plumb. The main girder was boxed in with drywall in garage and had 4x4” wood posts under the beam and in contact with the sand filled garage floor (footers not visible or not verified as existing). The wood posts are undersized, spaced far apart, unconventional and conducive to moisture & wood destroying insect damage. The flooring on either side of the home slopes toward the center main beam or girder. There were material defects or structural deficiencies observed in the home as defined by *Standards of Practice 13:40-15.16 Standards of Practice 13:40-15.16*. *It is strongly advised to have a structural engineer (PE) evaluate the structure and advise on all repairs.* There systems and components such as siding, roof & structure, ventilation & insulation, skylight & windows, grading & drainage, etc. should be evaluated by by a building contractor for repairs, corrections or replacement.

- 1. ROOF/LEAKS/STRUCTURE**¹: There was dip or depressions in sheathing and ridge vent; rafter spread and no visible collar ties. The interior rooms above the garage were finished up to the roof structure; inaccessible or concealed structure. The roof structure needs to be evaluated by the structural engineer (PE) along with the home’s overall structure. See pg. 2 Overview and main concerns. The roof appears to have two layers and poor ventilation. There was no ridge vent observed and perforated soffits were observed. Recommend verifying that there is no blockage or insulation over vents and baffles present if insulation present. The shingles were older; granular loss, moss build up, bent/broken edges, no drip edge flashings, curling, cupping, lifted, leaking skylight and active leaks in the interior of the home. The roof and structure had visible material defects or deficiencies as defined by the Standards of Practice 13:40-15.16; see pg. 2 overview and main concerns. Recommend a qualified roofer evaluate the roof for replacement & structure, ventilation/insulation/baffles, skylight, gutters and obtain roof structure report from the engineer (PE) before closing and contractual limitations.

2. **STRUCTURE/DEFECTS/DEFICIENCIES¹**: The home was built over a two car garage with block foundation. There appears to be two types and ages of foundation block with the rear section newer than the front section; possible expansion or modification to home after time of build. There were vertical & step cracks with some going through the block and bowed as viewed in garage. The two rear rooms in garage were finished and structure inaccessible. There were structural concerns, specifically the roof framing, exterior walls, foundation block, main beam and posts/columns. The roof had rafter spread and pronounced dip along the ridge board & sheathing as viewed on ladder from rear steps and at street level on either side. The home was finished up to the roofline and no access to the roof structure. Exterior walls/siding bow inward and interior drywall in rooms have cracks, wavy or not plumb. The main girder was boxed in with drywall in garage and had 4x4" wood posts under the beam and in contact with the sand filled garage floor (footers not visible or not verified as existing). The wood posts are undersized, unconventional and conducive to moisture and wood destroying insect damage. The flooring on either side of the home slopes toward the center main beam or girder. There were material defects or structural deficiencies observed in the home. It is strongly advised to have a structural engineer (PE) evaluate the structure and advise on all repairs.

3. **KITCHEN/DARK STAINS FLOOR/PLUMBING¹**: There was dark staining and active moisture on wood flooring in the kitchen adjacent to the bathroom. Recommend a plumber or building contractor further evaluate and determine all water/moisture sources. There was a beach shower in a finished room in rear right of garage with drain on floor. Follow up with the township to verify that this is allowed before closing. The water heater and furnace were located in the rear of garage. Recommend installing bollards in front of the mechanicals to prevent hitting them with cars or vehicles; safety concern. The water main shutoff valves were older gate valves and leaking or water dripping of valves. Recommend a plumber evaluate older plumbing and leaking gate valves and make repairs.

4. **SIDING/TRIM/WINDOWS/LEAKS¹**: The siding & trim/flashings were installed with unconventional building practices. There were gaps, inadequate or missing flashings on exterior & windows, loose trim, etc. There was active leaking into the interior rooms and around the kitchen skylight and seepage into the garage or finished rooms at the rear of garage. The exterior or protective envelop was no longer protecting the home from leaks. The windows and skylight were older. Discuss Impact resistant windows that are more suited for shore or high wind areas. Recommend a siding/exterior or building contractor evaluate the siding/trim/flashings, windows & skylight, roof, etc. and advise on repairs/replacements to maintain a dry structure.

5. **SEEPAGE/GRADING & DRAINAGE/MUSTY ODOR¹**: Water was entering the structure from garage/driveway, roof, siding & trim, etc. Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage and water management system(s) before closing & contractual limitations to maintain a dry structure. Exterior conditions are conducive to wet/seepage, mold like conditions and attracting wood destroying insects. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service.

6. **ELECTRICAL**¹: The exterior light fixtures had rust or corrosion; salt air or environment is very corrosive to metal components. Recommend coated metal or stainless steel where possible. Components such as condensing units (A/C) as well as light fixtures, strapping, screws, etc. will corrode fasteners in a salt air environment. Maintain all metal in rust free condition; plan & budget for ongoing replacements. There was loose wiring partially visible on side and/or behind the stackable washer & dryer. The drip loop on exterior had taped connections (not permanent connectors), frayed or damaged sheathing and inadequate clamping on service. There appears to be older Romex in garage. The last hurricane "Sandy" in 2012 caused flooding in NJ in this area. It is imperative to obtain all documentation that reflects electrical has been completely replaced where wiring & devices were contact with flood water for fire/life/safety. The electrical panel was located in the garage and this location is susceptible to flooding. Many homes in flood areas may choose to move electrical and other mechanicals to a higher level to avoid replacing them should the home flood. Discuss options with a licensed electrician. Recommend labeling all breakers in the electrical panel. The cover was rusted; paint/maintain rust free. Recommend a licensed electrician evaluate all electrical concerns and advise on repairs for fire/life/safety.
7. **WOOD DESTROYING INSECTS**: There was carpenter ant frass & body parts in garage. See separate NPMA-33 Wood destroying insect report.
8. **PERMITS**: Obtain closed permits for electrical, HVAC (heating & cooling) and systems and components installed in the home as required by the township.

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

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

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

SUMMARY

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

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

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

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

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

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

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

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

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

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

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

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

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

THE SCOPE OF THE INSPECTION (READ & UNDERSTAND)

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

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

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

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

Not Insurance or Warranty & Not Code inspection

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

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GROUNDS

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Recommend repairs

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor

repair driveway & add drainage measures- water entering garage

Pitched towards garage *Trip hazard* *Settling Cracks*

PORCH (COVERED ENTRANCE) None

STOOPS/STEPS None *Uneven risers*

Material: Concrete/Brick Wood framing – rear Composite flooring *Railing/Balusters recommended*

Condition: Satisfactory Marginal Poor *Cracked* *Settled*

Wood to ground/soil contact – rear steps

wood to ground/soil is conducive to rot and attracting wood destroying insects

PATIO None

Material: Concrete Flagstone Kool-Deck® Brick *Trip hazard*

Condition: Satisfactory Marginal Poor *Settling Cracks*

Pitched towards home (See remarks page) Drainage recommended

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

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

FENCE/WALL Not evaluated in a home inspection None

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South

Exterior conditions are conducive to seepage into garage and rear finished garage rooms

Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage

Trim back trees/shrubberies as needed

Wood (rear steps) in contact with/improper clearance to soil 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 No anti-siphon valve

Operates: Yes No Not tested in winter Not on

GENERAL COMMENTS

GROUNDS: The concrete driveway was damaged; cracks. Recommend a driveway contractor make repairs/upgrades. Avoid sodium based deicers on concrete in winter; will damage the masonry materials. The driveway is pitched toward the garage; water entry into the garage. Recommend drainage across the garage or pitching away from the structure. The patio in rear was older; settling, cracks, etc. and pitched toward the home. There was observed efflorescence in garage and water stains; see garage section comments. Water was entering the structure from garage/driveway, roof, siding & trim, etc. Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage and water management system(s) before closing & contractual limitations to maintain a dry structure. Exterior conditions are conducive to wet/seepage, mold like conditions and attracting wood destroying insects. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service. The exterior light fixtures had rust or corrosion; salt air or environment is very corrosive to metal components. Recommend

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coated metal or stainless steel where possible. Components such as condensing units (A/C) as well as light fixtures, strapping, screws, etc. will corrode faster in a salt air environment. Maintain all metal in rust free condition; plan & budget for ongoing replacements. Stones, mulch and vegetation are not recommended around foundation; tends to trap water against foundation and cause seepage into the home. 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.

CONCERNS:

1. The driveway is pitched toward the garage; water entry into the garage. Recommend drainage across the garage or pitching away from the structure. The patio in rear was older; settling, cracks, etc. and pitched toward the home. There was observed efflorescence in garage and water stains; see garage section comments. Water was entering the structure from garage/driveway, roof, siding & trim, etc. Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage and water management system(s) before closing & contractual limitations to maintain a dry structure. Exterior conditions are conducive to wet/seepage, mold like conditions and attracting wood destroying insects. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service.



Figure 1 Water entering the garage, wet foundation walls, wet sand floor and musty mold like odor in garage and rear finished rooms.

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*: 2 Approximate age of cover: older- evaluate roof & structure
 Layers- only the visible layers; drip edges can conceal additional layers.*

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

VENTILATION SYSTEM

Type: Soffit-
 Ridge Gable Roof
 Turbine Powered Other More ventilation recommended

Appears Adequate: No *(See Interior remarks page) (See Attic section)*

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

FLASHING

Material: Galv/Alum Asphalt Not visible Rubber

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

CONDITION OF ROOF COVERINGS **Roof #1:** Poor- dip in roof/structural concerns

Condition: Curling Cracking broken edges Lifted shingles
 Nail popping Granules missing Poor ventilation Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Active leaks in the home/around skylight
 Multi-layer roof- not recommended
 Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

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

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

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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
Condition: Satisfactory Marginal Poor Leaking in kitchen

PLUMBING VENTS Yes No Satisfactory Marginal Poor

Recommend roofer evaluate and advise on costs of roof structure, tear off& shingles, flashings, ventilation & insulation, skylights, gutters before closing and contractual limitations.

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

Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: There was dip or depressions in sheathing and ridge vent; rafter spread and no visible collar ties. The interior rooms above the garage were finished up to the roof structure; inaccessible or concealed structure. The roof structure needs to be evaluated by the structural engineer (PE) along with the home's overall structure. See pg. 2 Overview and main concerns. The roof appears to have two layers and poor ventilation. There was no ridge vent observed and perforated soffits were observed. Recommend verifying that there is no blockage or insulation over vents and baffles present if insulation present. The shingles were older; granular loss, moss build up, bent/broken edges, no drip edge flashings, curling, cupping, lifted, leaking skylight and active leaks in the interior of the home. The roof and structure had visible material defects or deficiencies as defined by the Standards of Practice 13:40-15.16; see pg. 2 overview and main concerns. Recommend a qualified roofer evaluate the roof for replacement, ventilation/insulation/baffles, skylight, gutters and obtain roof structure report from the engineer (PE) before closing and contractual limitations. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable. All roofs will need repairs at some point during the life of the roof; expect these and plan for them. Only a roofer should make repairs and not a handyman or non-roofer. Always check roofs after rains, high winds or severe weather including winter storms. Ice and snow build-up in gutters can cause leaks in the interior; keep gutters cleaned and flowing year round for proper drainage.

CONCERNS:

1. There was dip or depressions in sheathing and ridge vent; rafter spread and no visible collar ties. The interior rooms above the garage were finished up to the roof structure; inaccessible or concealed structure. The roof structure needs to be evaluated by the structural engineer (PE) along with the home's overall structure. See pg. 2 Overview and main concerns. The roof appears to have two layers and poor ventilation. There was no ridge vent observed and perforated soffits were observed. Recommend verifying that there is no blockage or insulation over vents and baffles present if insulation present. The shingles were older; granular loss, moss build up, bent/broken edges, no drip edge flashings, curling, cupping, lifted, leaking skylight and active leaks in the interior of the home. The roof and structure had visible material defects or deficiencies as defined by the Standards of Practice 13:40-15.16; see pg. 2 overview and main concerns. Recommend a qualified roofer evaluate the roof for replacement, ventilation/insulation/baffles, skylight, gutters and obtain roof structure report from the engineer (PE) before closing and contractual limitations.

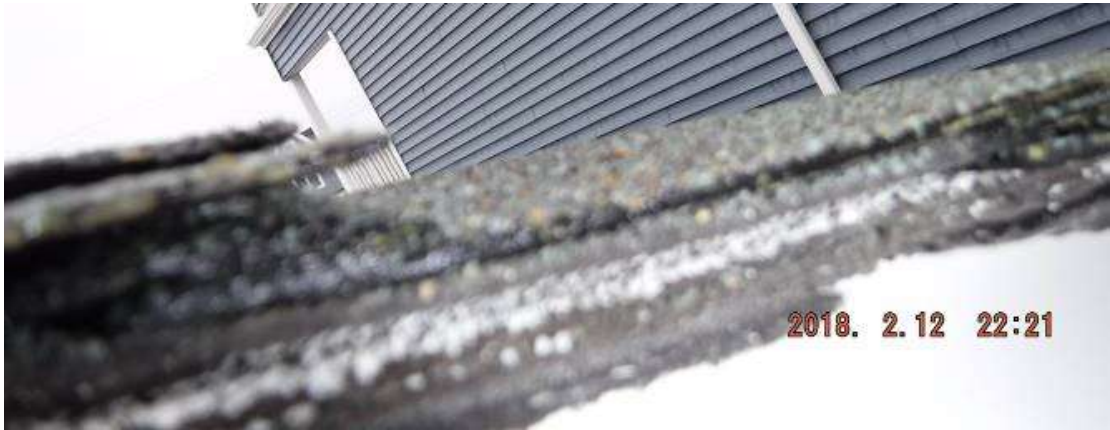






Figure 2 Examples of active leaking (100%) in kitchen; water stains/yellowing and peeled paint on drywall around skylight and above cabinets.

CHIMNEY/GUTTERS/SIDING/TRIM**CHIMNEY(S)** None Location(s): N/A**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.**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/Spillage :** Corners Joints Main runs**Attachment:** Loose Missing spikes Improperly sloped (See remarks page)**Extension needed:** Extend at least 6-8 ft. away from foundation for drainage**Other:** Driveway is pitched toward the garage and water entering the garage- musty/mildew or mold like odor in the garage**SIDING**

(*See remarks page EIFS)

Material: Vinyl Exterior siding & trim had gaps and unconventional installation; water entry points Recommend a qualified building contractor evaluate the siding/trim/flashings and make repairs/corrections to maintain the protective envelop of the house**Note- Concealed behind Siding :** Siding cannot be removed during a home inspection; invasive. There is always a chance of concealed water and/or wood destroying insect damage behind gutters, siding, trim, rake boards and fascia. This cannot be determined during a visual non-invasive home inspection. Mold can also be concealed and not visible.**Condition:** Satisfactory Marginal Poor Recommend repairs- water getting behind siding & trim**TRIM, SOFFIT, FASCIA, FLASHING****Material:** Vinyl/metal Have evaluated by exterior siding contractor or building contractor Gaps, poorly trimmed & flashed- water entry points visible all around the home **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 Older windows/past expected life Recommend upgrades**STORMS WINDOWS** N/A Not installed Wood Clad comb. Wood/metal comb.**SLAB-ON-GRADE/FOUNDATION** N/A (See Basement/Crawl Space)

GENERAL COMMENTS

GUTTERS/SIDING/TRIM: Recommend extending the gutters at least 6-8 ft. away from foundation 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. 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. 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/interiors and attract Wood destroying insect infestation as a result of negative grading, landscaping and soil too close to home and poor maintenance. The siding & trim/flashings were installed with **unconventional** building practices. There were gaps, inadequate or missing flashings on exterior & windows, loose trim, etc. There was active leaking into the interior rooms and around the kitchen skylight and seepage into the garage or finished rooms at the rear of garage. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service. The exterior or protective envelop was no longer protecting the home from leaks. The windows and skylight were older. Discuss Impact resistant windows that are more suited for shore or high wind areas. Recommend a siding/exterior or building contractor evaluate the siding/trim/flashings, windows & skylight, roof, etc. and advise on repairs/replacements to maintain a dry structure. See roofing and window section comments. There were structural concerns in the home; see pg. 2. "Overview" and "Garage section" comments. There were bowed walls, cracks on drywall, sloped flooring, canted doorways, etc.

CONCERNS:

- 1. The siding & trim/flashings were installed with unconventional building practices. There were gaps, inadequate or missing flashings on exterior & windows, loose trim, etc. There was active leaking into the interior rooms and around the kitchen skylight and seepage into the garage or finished rooms at the rear of garage. The exterior or protective envelop was no longer protecting the home from leaks. The windows and skylight were older. Discuss Impact resistant windows that are more suited for shore or high wind areas. Recommend a siding/exterior or building contractor evaluate the siding/trim/flashings, windows & skylight, roof, etc. and advise on repairs/replacements to maintain a dry structure. See roofing and window section comments.**
- 2. There were structural concerns in the home; see pg. 2. "Overview" and "Garage" section comments. There were bowed walls, cracks on drywall, sloped flooring, canted doorways, etc.**
- 3. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service.**



Figure 3 The 4x4" wood columns; under sized and not spaced properly; sloped flooring above in finished main rooms.

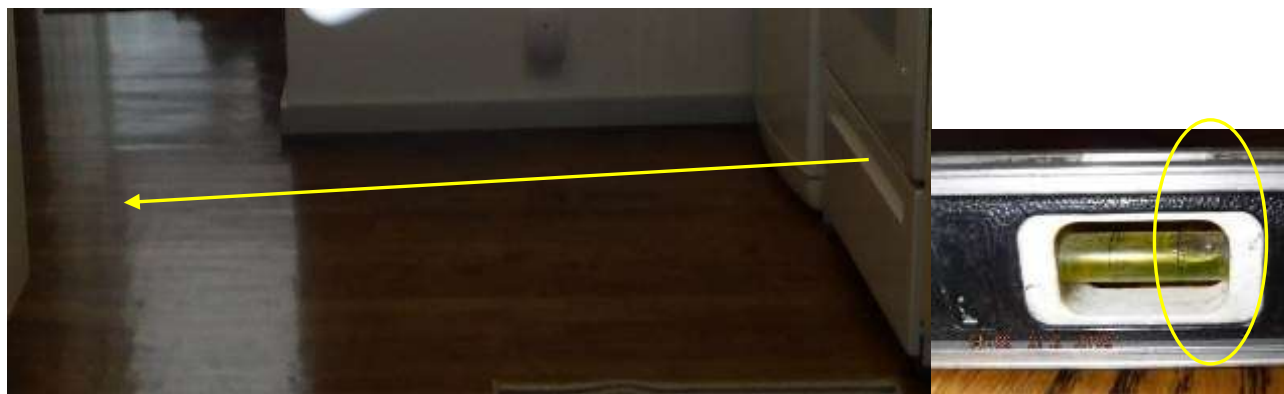


Figure 4 There were structural defects/deficiencies observed in the home. See pg. 2 Main concerns.



Figure 5 Example of bowed walls as viewed on exterior. The foundation walls in garage had cracks and bowed inward.

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

Underground Overhead **Drip loop needs repairs** Condition: Poor- frayed wired/sheathing
 Exterior outlets: Yes No Operative: Yes No **Overhead wires too low**
 GFCI present: Yes No Operative: Yes No **Less than 3' from balcony/deck/windows**
 Reverse polarity **Open ground** **Safety Hazard**

BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

EXTERIOR DOORS

Patio Storm Entrance
 Weather-stripping: Satisfactory Marginal Poor Missing Replace
 Door Condition: Satisfactory Marginal Poor

EXTERIOR A/C - HEAT PUMP

Location(s): rear left of house

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

GARAGE

None Attached 2-car **House is built over the two car garage**
 Automatic Opener: Yes- right side No- left side
 Inoperable- unplugged when found/tested and left unplugged as found
 Remote not available
 Safety Reverse Operable: Pressure reverse- **not working** Electric eye- worked Need(s) repairs- Safety hazard
 Roofing Material: Same as house Gutters: Satisfactory
 Siding: Same as house Trim: Same as house
 Floor : Material: Sand filled garage- wet/water coming into the garage from sloped driveway
 Condition: Wet sand- water entering garage from driveway
 Recommend evaluation by a grading & drainage contractor for water management systems & grading & drainage corrections
 Burners less than 18" above garage floor: N/A Yes No Safety hazard
 Sill Plates: Open webbing- have sealed Elevated **Foundation walls- cracks (vertical & step) and bowed**
 Overhead doors: N/A Wood Fiberglass Masonite Metal **Recommend repair**
 Satisfactory Marginal Poor **Overhead door hardware loose** Other
 Recommend Painting Inside & Edges: Yes No Recommend lubrication Weather-stripping worn
 Exterior Service Door: None Satisfactory Marginal Poor Damaged/Rusted
 Electricity Present: Yes No Not visible GFCI Present: Yes No Operates: Yes No
 Reverse polarity: Yes No Open ground: Yes No **Safety hazard**
 Recommend a licensed electrician evaluate all electrical in garage/home to make sure wiring & devices were not in contact with flood water before closing & contractual limitations for fire/life/safety.
 Firewall (**Between garage & living area**): N/A Present **Missing**
 Satisfactory **Safety hazard(s)** **Recommend repair** **Holes walls/ceiling**
 Fire door: Not verifiable **Not a fire door** **Needs repair** Satisfactory
 Moisture Stains Present: Yes **Wet walls, Efflorescence, seepage, wet sand floor** Typical Cracks: N/A- sand floor

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : There was a beach shower in a finished room in rear right of garage with drain on floor. Follow up with the township to verify that this is allowed before closing. The water heater and furnace were located in the rear of garage. Recommend installing bollards in front of the mechanicals to prevent hitting them with cars or vehicles; safety concern. The GFCI resets in the garage and a breaker labeled in the panel. The driveway was pitched toward the garage and water enters the garage. The floor was sand and wet packed sand was under the garage doors. Water stains and efflorescence were on the foundation walls. There were other water or leaks in the home; have a building contractor evaluate the siding/trim/flashings/windows, roof, etc. and determine all water sources and repairs. See roofing and

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exterior sections. Water was entering the structure from garage/driveway, roof, siding & trim, etc. Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage and water management system(s) before closing & contractual limitations to maintain a dry structure. Discuss break away vents or other methods of water drainage should home flood with the building contractor and structural engineer (PE). Exterior conditions are conducive to wet/seepage, mold like conditions and attracting wood destroying insects. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service. See siding section comments. There was storage in garage; check all areas when removed and accessible. The left garage door was manual and the right side was automatic. The door did not stay down when closed with the automatic garage opener. The arm on garage door opener was found disengaged, unplugged and locked with the cross bar; tested and returned as found. Recommend a garage door contractor evaluate the automatic door opener and advise on repairs. Test all safety devices when repaired before closing and door opener repaired. The home was built over a two car garage with block foundation. There appears to be two types and ages of foundation block with the rear section newer than the front section; possible expansion or modification to home after time of build. There were vertical & step cracks with some going through the block as viewed in garage. The two rear rooms in garage were finished and structure inaccessible. There were structural concerns, specifically the roof framing, exterior walls, foundation block (bowed & cracks), main beam and posts/columns. The roof had rafter spread and pronounced dip along the ridge board & sheathing as viewed on ladder from rear steps and at street level on either side. The home was finished up to the roofline and no access to the roof structure. Exterior walls/siding bow inward and interior drywall in rooms have cracks, wavy or not plumb. The main girder was boxed in with drywall in garage and had 4x4" wood posts under the beam and in contact with the sand filled garage floor (footers not visible or not verified as existing). The wood posts are undersized, unconventional and conducive to moisture and wood destroying insect damage. The flooring on either side of the home slopes toward the center main beam or girder. There were material defects or structural deficiencies observed in the home as defined by *Standards of Practice 13:40-15.16 Standards of Practice 13:40-15.16*. It is strongly advised to have a structural engineer (PE) evaluate the structure and advise on all repairs. There systems and components such as siding, roof, ventilation & insulation, skylight & windows, grading & drainage, etc. should be evaluated by a building contractor for repairs, corrections or replacement. See siding section comments & photos. The drip loop on exterior had taped connections (not permanent connectors), frayed or damaged sheathing and inadequate clamps on service; safety concern. There appears to be older Romex in garage. The last hurricane "Sandy" caused flooding in NJ in this area. Recommend a licensed electrician evaluate all wiring and devices on lower level to make sure it was not in contact with flood water and if so completely replaced where in contact for **fire/life/safety before closing & contractual limitations**.

CONCERNS:

1. There appears to be older Romex in garage. The last hurricane "Sandy" caused flooding in NJ in this area. Recommend a licensed electrician evaluate all wiring and devices on lower level to make sure it was not in contact with flood water and if so completely replaced where in contact for **fire/life/safety before closing & contractual limitations**. The drip loop on exterior had taped connections (not permanent connectors), frayed or damaged sheathing and inadequate clamps on service; safety concern.
2. Water was entering the structure from garage/driveway, roof, siding & trim, etc. Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage and water management system(s) before closing & contractual limitations to maintain a dry structure. Exterior conditions are conducive to wet/seepage, mold like conditions and attracting wood destroying insects. There was a strong musty or mold like odor in the garage and two rear finished rooms. Mold and environmental identification/inspection/testing is not part of inspection and beyond the scope of a home inspection. Follow up with a mold contractor or environmental company for that service.
3. There appears to be two types and ages of foundation block with the rear section newer than the front section; possible expansion or modification to home after time of build. There were vertical & step cracks with some going through the block as viewed in garage. The two rear rooms in garage were finished and structure inaccessible. There were structural concerns, specifically the roof framing, exterior walls, foundation block (bowed & cracks), main beam and posts/columns. The roof had rafter spread and pronounced dip along the ridge board & sheathing as viewed on ladder from rear steps and at street level on either side. The home was finished up to the roofline and no access to the roof structure. Exterior walls/siding bow inward and interior drywall in rooms have cracks, wavy or not plumb. The main girder was boxed in with drywall in garage and had 4x4" wood posts under the beam and in contact with the sand filled garage floor (footers not visible or not verified as existing). The wood posts are undersized, unconventional and conducive to moisture and wood destroying insect damage. The flooring on either side of the home slopes toward the center main beam or girder. There were material defects or structural deficiencies observed in the home as defined by *Standards of Practice 13:40-15.16 Standards of Practice 13:40-15.16*. It is strongly advised to have a structural engineer (PE) evaluate the structure and advise on all repairs. There

systems and components such as siding, roof, ventilation & insulation, skylight & windows, grading & drainage, etc. should be evaluated by a building contractor for repairs, corrections or replacement.

4. The left garage door was manual and the right side was automatic. The door did not stay down when closed with the automatic garage opener. The arm on garage door opener was found disengaged, unplugged and locked with the cross bar; tested and returned as found. Recommend a garage door contractor evaluate the automatic door opener and advise on repairs. Test all safety devices when repaired before closing and door opener repaired.



Figure 6 Examples of foundation cracks (vertical & step) go through the block; visible in garage and exterior. Foundation and sand floor was wet; water seepage into the garage and rear two finished rooms on lower level.



Figure 7 The wood 4x4" posts were undersized and not spaced properly. There were sloped floors in the home above and bowed walls & foundation. See structural comments pg.2. Recommend adding bollards in front of the furnace and water heater for safety.

KITCHEN

COUNTERTOPS

- Satisfactory Poor- Blocking a window
 Recommend evaluate counter & window- improper/should not block windows

CABINETS

- Satisfactory Poor- Blocking an HVAC register
 Recommend evaluate vent & cabinet- should not block HVAC vents

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

PLUMBING COMMENTS

- Faucet Leaks:** Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked **Recommend repair**
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Hot water: Yes No **Cold water:** Yes No

WALLS & CEILING

- Condition:** Satisfactory Marginal Poor **cracks, bowed**
 Moisture stains- active leaks on floor, walls, ceiling, skylight

HEATING / COOLING SOURCE

- Yes No

FLOOR

- Condition:** **Active leaks, dark water stains** Poor Sloping Squeaks

APPLIANCES *

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

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

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

* Pursuant to 13:40-15.16 Standards of practice

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

1. Inspect:

v. Household appliances limited to:

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

GENERAL COMMENTS

KITCHEN : Recommend anti tip brackets on all stoves for safety.* The walls were bowed, tiled walls wavy or deflections and not plumb throughout the home. The flooring was sloped toward the center of home or main beam; see structural comments pg.2 and garage section. Recommend a structural engineer (PE) and building contractor evaluate the structure in home and advise on all repairs before closing & contractual limitations. The window was covered when the counter top was changed; improper /handyman installation. This would involve moving the counter to replace or repair the window or access from exterior; unconventional or poor building practices. There was active leaking around the skylight and over the upper cabinets; water stains, yellowing and peeled paint visible. See roofing section comments. There was dark wood flooring or water stains; active moisture. Recommend a building contractor and/or roofer evaluate & determine all water sources and advise on repairs before closing. There was an open HVAC register under a wall mounted lower cabinet on the center wall; vents, registers and returns should not be covered. Recommend an HVAC contractor evaluate and advise on relocation of vent or cabinet.

CONCERNS:

1. The walls were bowed, tiled walls wavy or deflections and not plumb throughout the home. The flooring was sloped toward the center of home or main beam; see structural comments pg.2 and garage section. Recommend a structural engineer (PE) and building contractor evaluate the structure in home and advise on all repairs before closing & contractual limitations.
2. There was active leaking around the skylight and over the upper cabinets; water stains, yellowing and peeled paint visible. See roofing section comments. There was dark wood flooring or water stains; active moisture. Recommend a building contractor and/or roofer evaluate all water sources and advise on repairs.
3. There was an open HVAC register under a wall mounted lower cabinet on the center wall; vents, registers and returns should not be covered. Recommend an HVAC contractor evaluate and advise on relocation of vent or cabinet.



Figure 8 Window blocked by the counter top; unconventional/improper. Recommend a building contractor evaluate and advise. Windows should not be blocked.



Figure 9 Example of sloped flooring and wavy or bowed walls throughout the home; structural concerns/defects.



Figure 10 Partially covered HVAC register; improperly installed cabinet. Have an HVAC contractor and/or building contractor evaluate and advise on vent relocation or cabinet relocation.



Figure 11 Example of active moisture and dark water stains on wood floor in kitchen adjacent to the bathroom and roof & skylight leaks. Recommend a building contractor determine all water/leak sources and advise on repairs before closing.



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

Clean dryer vent & change flexible metal duct yearly for fire safety

Electrical: Open ground/reverse polarity within 6' of water: Yes No **Safety hazard**

G.F.C.I. present: Yes Not visible Operates: Yes No

Appliances: Washer/ Dryer Stackable Water heater Furnace Cluttered

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

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

Washer hook-up lines/valves: Leaking Corroded Not visible

Gas Shut-off Valve: N/A Yes No Cap Needed Safety hazard Not visible

Electrical Set-up : N/A Yes No

GENERAL COMMENTS

LAUNDRY (located in bathroom) : There was handyman or loose Romex on floor by side of the stackable washer & dryer; safety concerns. Recommend a licensed electrician evaluate and advise for safety. Follow up with sellers for the washer & dryer; not tested or part of home inspection.

CONCERNS:

1. There was handyman or loose Romex on floor by side of the stackable washer & dryer; safety concerns. Recommend a licensed electrician evaluate and advise for safety.

BATHROOMS

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

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor sloped flooring
Caulk/Grouting Needed: Yes No **Where:** Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No
 Access panel to pump/motor: Yes No

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

MAIN BATH : The stackable laundry appliances were in this bathroom. There was a Romex wire behind the dryer/washer; have evaluated. There

DINING ROOM

LOCATION:

| | | |
|---|---|--|
| Walls & Ceiling: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor | | |
| Floor: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor | Moisture stains: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Where: <input checked="" type="checkbox"/> Squeaks <input checked="" type="checkbox"/> Slopes* |
| Ceiling Fan: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor | | |
| Electrical: Switches: <input type="checkbox"/> Yes <input type="checkbox"/> No | Typical cracks: <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 |
| Heating/Cooling Source: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings |
| Bedroom Egress Restricted: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input 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

DINING ROOM : There were sloped floors, bowed walls and canted doors in home.* See structural comments pg.2 "Overview and Main concerns."

LIVING ROOM

LOCATION:

| | | |
|--|--|--|
| Walls & Ceiling: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor | | |
| Floor: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor | Moisture stains: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Where: <input checked="" type="checkbox"/> Squeaks <input checked="" type="checkbox"/> Slopes* |
| Ceiling Fan: <input checked="" type="checkbox"/> Wall switch for fan- worked <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor | | |
| Electrical: Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Typical cracks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Heating/Cooling Source: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings |
| Bedroom Egress Restricted: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input 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 | |
| | Locks/Latches Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass |

GENERAL COMMENTS

LIVING ROOM : There were loose registers in the home and missing cover on partially blocked vent in kitchen. See HVAC comments. There were sloped floors, bowed walls and canted doors in home.* See structural comments pg.2 "Overview and Main concerns."

CONCERNS:

1. There were sloped floors, bowed walls and canted doors in home. See structural comments pg.2 "Overview and Main concerns."
2. There were loose registers in the home and missing cover on partially blocked vent in kitchen. See HVAC comments.



MASTER BEDROOM

LOCATION:

- | | | |
|---|--|---|
| Walls & Ceiling: <input type="checkbox"/> Satisfactory Floor: <input type="checkbox"/> Satisfactory Ceiling Fan: <input checked="" type="checkbox"/> N/A Electrical: Switches: <input checked="" type="checkbox"/> Yes Heating/Cooling Source: <input checked="" type="checkbox"/> Yes Bedroom Egress Restricted: <input type="checkbox"/> N/A Doors & Windows: Operational: <input checked="" type="checkbox"/> Yes Locks/Latches Operable: <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Yes <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Satisfactory <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | <input checked="" style="background-color: yellow;" type="checkbox"/> Poor- bowed walls/cracks <input checked="" type="checkbox"/> No Where: <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Squeaks <input checked="" type="checkbox"/> Slopes <input type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Hazard <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input checked="" type="checkbox"/> No Broken Vapor Seals : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass |
|---|--|---|

GENERAL COMMENTS

MASTER BEDROOM : There were cracks and bowed wall. See structural comments pg.2- main concerns.



Figure 12 The level rocked when placed on wall; not flat or plumb. Wall had cracks and bowed; see structural comments pg. 2.

#2 BEDROOM REAR

LOCATION:

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

GENERAL COMMENTS

#2 BEDROOM : See structural comments pg.2 main concerns.

WINDOWS/FIREPLACES/HALL/ATTIC

INTERIOR WINDOWS / GLASS

Condition: Older windows Marginal Poor **Poor flashings- see siding section**
 Representative number of windows operated Ask if windows under warranty
Evidence of Broken Vapor seals : NOT ACERTAINABLE **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing **Broken counter-balance mechanism**
Security Bars Present: N/A Yes No Not tested **Safety hazard** **Test release mechanism before moving in**

FIREPLACE None Location(s): N/A

STAIRS / STEPS / BALCONIES Satisfactory Marginal Poor None

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- No ROOF ACCESS

Access: Stairs Pull down Scuttle hole/Hatch **No access- finished rooms up to the roofline**

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: The windows were older and poor flashings on exterior. The skylight was leaking; see kitchen section and roof section comments. Recommend a window & skylight installer evaluate windows and skylight and advise on replacement/upgrades. Discuss skylight options or removal when roof structure & roof addressed/replaced. Discuss Impact resistant windows that are more suited for shore or high wind areas. Proper chimney maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. *It is always recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety.* Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up.

CONCERNS:

- The windows were older, poor flashings on exterior and skylight leaking in kitchen. Recommend a window & skylight installer evaluate windows & skylight and advise on replacement/upgrades. Discuss skylight options or removal when roof structure & roof addressed/replaced. Discuss Impact resistant windows that are more suited for shore or high wind areas.

PLUMBING

WATER SERVICE

Main Shut-off Location: garage (gate valves)- **Leaking**

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 **Cross connection:** No **Support/Insulation:** Type: --

Traps Proper P-Type: Yes **P-traps always recommended** **Functional Drainage:** Adequate

Recommend plumber evaluate dark water stains on wood floor in kitchen adjacent to the bathroom & laundry appliances

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

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

Condition: Satisfactory Marginal Poor

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

MAIN FUEL SHUT-OFF LOCATION FIXTURES IN HOME

By gas meter on left side of house 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: Rheem

Type: Gas Electric Obtain closed permits

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

Capacity: approx. ~40 gallons **Approximate age:** 5 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- electric Satisfactory Pitch proper **Improper** **Rusted** **Recommend repair**

WATER SOFTENER

(Unit not evaluated) N/A- recommended when hard water in home- see notes below for hardness & potential plumbing damage

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

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

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

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

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GENERAL COMMENTS

PLUMBING: There was dark staining and active moisture on wood flooring in the kitchen adjacent to the bathroom. Recommend a plumber or building contractor further evaluate and determine all water/moisture sources. There was a beach shower in a finished room in rear right of garage with drain on floor. Follow up with the township to verify that this is allowed before closing. The water heater and furnace were located in the rear of garage. Recommend installing bollards in front of the mechanicals to prevent hitting them with cars or vehicles; safety concern. The water main shutoff valves were older gate valves and leaking or water dripping of valves. Recommend a plumber evaluate older plumbing and leaking gate valves and make repairs. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Discuss water descaler units with a licensed plumber to help control hard water (ex- scale buster, eddy, Vulcan, etc. among others on market). Recommend a camera inspection of sewer lines to rule out cracks, roots, obstructions or damage; follow-up with a plumbing or a Roto-rooter type company. Recommend maintaining water & sewer main line insurance to help defray costs of main line repairs. Check with the local utilities or Water Company for participating insurers if available. 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 is NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

CONCERNS:

- 1. There was dark staining and active moisture on wood flooring in the kitchen adjacent to the bathroom. Recommend a plumber or building contractor further evaluate and determine all water/moisture sources. There was a beach shower in a finished room in rear right of garage with drain on floor. Follow up with the township to verify that this is allowed before closing. The water heater and furnace were located in the rear of garage. Recommend installing bollards in front of the mechanicals to prevent hitting them with cars or vehicles; safety concern. The water main shutoff valves were older gate valves and leaking or water dripping of valves. Recommend a plumber evaluate older plumbing and leaking gate valves and make repairs.**

HEATING**HEATING SYSTEM - UNIT #1**Location: **garage- rear on blocks**

(See remarks page)

Ducts: Brand name: Lennox Approximate age: ~2013/ 5 year(s) Obtain closed permits
 Have ducts cleaned **Energy Source:** Gas LP Oil Electric

Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
Heat Exchanger: N/A (sealed) Visual w/mirror Flame distortion Rusted Carbon/soot buildup
Carbon Monoxide: N/A Detected at Plenum/Register Not tested
CO Test: Yes No **Combustion Air Venting Present:** Yes No N/A
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: Metal duct Insul. flex duct Cold air returns Duct board
 Internal inspection of ducts and removal of registers, plenum, grilles, vents, etc. is NOT part of inspection; beyond the scope of a visual home inspection. Follow-up with a duct cleaning contractor for cleaning /HVAC contractor for internal inspection to rule out any unhealthy conditions (ex- mildew, mold, etc.) as well as corrosion, internal conditions, etc. before closing & contractual obligations. Environmental inspections (mold, mildew, asbestos, etc.) is beyond the scope of a home inspection.

Flue Piping: PVC piping- high efficiency Add vent covers on PVC to keep out animals
Supports for Piping/Insulation: N/A Yes No
Filter: Standard 16x25x1" filter Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
System Not Operated Due To: Exterior temperature Other Recommend testing prior to closing
 Recommend technician examine yearly to maintain the HVAC (heating & cooling) systems

System Condition: Satisfactory Marginal Poor

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 serviced yearly before heating & cooling

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

HEATING: Recommend adding grill covers on the PVC vents for the furnace and water heater to keep out animals. Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations. There was an open HVAC register under a wall mounted lower cabinet on the center wall in kitchen; vents, registers and returns should not be covered. Recommend an HVAC contractor evaluate and advise on relocation of vent or cabinet. There were loose registers in the home; have secured where needed. Recommend crash bollards in garage in front of the furnace and water heater to avoid damage from a car. Recommend cleaning filters periodically as per manufacturer. There are typically 30, 60, 90 day filters, washable filters, etc.; personal choice. Change batteries in thermostats yearly. The home is very close to the beach or salt water. There was fin damage or oxidation (white flaking) due to salt water or shore environment. HVAC and condensing units will have a much shorter life due to the salty air and environment including any metal exposed to the elements. Plan and budget for early replacement of condenser and metal components. Recommend maintaining a "Home Warranty" on mechanicals to help defray costs of repairs & replacements. Check plans in the area, relator's offices and compare before purchasing an insurance product.

CONCERNS:

1. Recommend bollards in garage in front of the furnace and water heater to avoid damaging these mechanicals by a car; safety concern.
2. Recommend an HVAC contractor evaluate the partially covered register in the kitchen and advise on options. Vents and registers should not be covered.
3. Recommend maintaining a "Home Warranty" on mechanicals to help defray costs of repairs & replacements. Check plans in the area, relator's offices and compare before purchasing an insurance product.
4. Recommend adding grill covers on the PVC vents for the furnace and water heater to keep out animals.

COOLING

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: **rear of house** Age: ~5 yrs. (2013)

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 not visible

Temperature Differential : Unit 1 ??? °F

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

Compressor Condition: Satisfactory Marginal Oxidation on fins- corrosive shore environment

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 : The home is very close to the beach or salt water. There was fin damage or oxidation (white flaking) due to salt water or shore environment. Condensing units will have a much shorter life due to the salty air and environment including any metal exposed to the elements. Plan and budget for early replacement of condenser and metal components. The condensing unit and furnace was approximately 5yrs. old and installed after Hurricane Sandy (2012). The cooling system or A/C cannot be operated in winter to avoid damage to the system and condenser. Test system in warmer weather when seasonal and able to test. The coolant system should be checked before cooling season for leaks and proper coolant levels every year; coolant can leak out and fittings loosen after winter.

CONCERNS:

1. The home is very close to the beach or salt water. There was fin damage or oxidation (white flaking) due to salt water or shore environment. Condensing units will have a much shorter life due to the salty air and environment including any metal exposed to the elements. Plan and budget for early replacement of condenser and metal components.
2. The cooling system or A/C cannot be operated in winter to avoid damage to the system and condenser.

ELECTRICAL

MAIN PANEL Location: garage Condition: Satisfactory Rust on cover
Adequate Clearance To Panel: Yes No Amperage: 150 Volts 120/240 Breakers several spares
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Tin clad copper Not visible
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)***
Predominant BRANCH WIRE: Copper Aluminum* Copper clad aluminum Not visible
Condition: Satisfactory **Rule out contact with flood water (Hurricane Sandy 2012)****
 Recommend electrician evaluate/repair*
 Romex BX cable Conduit **Knob & tube****
 Read **REMARKS** addendum to report- "tripping breakers"

SUB PANEL(S) None apparent Breakers Fuses

ELECTRICAL FIXTURES

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

Condition: Satisfactory Marginal Poor Not accessible, clutter, furniture
 Open grounds Reverse polarity GFCIs not operating
 Need labels on breakers in panel Rust in cover
 Missing or inadequate clamps on service conduit
 Frayed/damaged sheathing on drip loop/service drop
 Loose/handyman wiring by the laundry appliances- limited view/inaccessible
 Solid conductor aluminum branch wiring circuits* (See remarks page)
 Ungrounded 3-prong outlets **Recommend electrician evaluate/repair***

GENERAL COMMENTS

ELECTRICAL: The exterior light fixtures had rust or corrosion; salt air or environment is very corrosive to metal components. Recommend coated metal or stainless steel where possible. Components such as condensing units (A/C) as well as light fixtures, strapping, screws, etc. will corrode fasters in a salt air environment. Maintain all metal in rust free condition; plan & budget for ongoing replacements. There was loose wiring partially visible on side and/or behind the stackable washer & dryer. The drip loop on exterior had taped connections (not permanent connectors), frayed or damaged sheathing and inadequate clamping on service. There appears to be older Romex in garage. The last hurricane "Sandy" in 2012 caused flooding in NJ in this area. *It is imperative to obtain all documentation that reflects electrical has been completely replaced where wiring & devices were contact with flood water for fire/life/safety.*** The electrical panel was located in the garage and this location is susceptible to flooding. Many homes in flood areas may choose to move electrical and other mechanicals to a higher level to avoid replacing them should the home flood. Discuss options with a licensed electrician. Recommend labeling all breakers in the electrical panel. The cover was rusted; paint/maintain rust free. Recommend a licensed electrician evaluate all electrical concerns and advise on repairs for fire/life/safety. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. Each family has different electrical requirements or needs. If more power is needed, discuss needs with electrician and have added. Do not use extension cords, multiplier adapters or power strips to add more power; fir safety concern. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Items such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

CONCERNS:

1. The exterior light fixtures had rust or corrosion; salt air or environment is very corrosive to metal components. Recommend coated metal or stainless steel where possible. Components such as condensing units (A/C) as well as light fixtures, strapping, screws, etc. will corrode faster in a salt air environment. Maintain all metal in rust free condition; plan & budget for ongoing replacements. There was loose wiring partially visible on side and/or behind the stackable washer & dryer. The drip loop on exterior had taped connections (not permanent connectors), frayed or damaged sheathing and inadequate clamping on service. There appears to be older Romex in garage. The last hurricane "Sandy" in 2012 caused flooding in NJ in this area. It is imperative to obtain all documentation that reflects electrical has been completely replaced where wiring & devices were contact with flood water for fire/life/safety. The electrical panel was located in the garage and this location is susceptible to flooding. Many homes in flood areas may choose to move electrical and other mechanicals to a higher level to avoid replacing them should the home flood. Discuss options with a licensed electrician. Recommend labeling all breakers in the electrical panel. The cover was rusted; paint/maintain rust free. Recommend a licensed electrician evaluate all electrical concerns and advise on repairs for fire/life/safety.