



4 Seasons Home Inspection, LLC

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

buyer
street
Town nj

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

RECEIPT

Inspection Date: April 29, 2015 Wednesday 10am- 3pm
Client Name/Emails: buyer(buyer@hotmail.com)
Inspection Address: \$ street, town, nj xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



BUILDING DATA

Approximate Age: ~1950's
Style: Single family
Main Entrance Faces: N
State of Occupancy: Occupied
Weather Conditions: 39-42°F
Ground cover: damp

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

Paid by: check# 829

Cc: lawyer, Esq.
Cc: realtor

Main Concerns (p.2-3) and detailed report follows this page (4-42)

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

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

1. **TERMITE:** There was evidence of termite tube & damage on rear sill in closet of finished basement. Have a structural carpenter evaluate extent of all termite/water damage and make repairs. Termite should be treated by a licensed Pest Company and obtain a transferrable termite warranty.
2. **ROOF/TARRING/LEAKS:** There was poor drainage on roof (gutters not present or partial), tarred roof (butterfly)/siding/side walls/roof junctures/skylights, roof vents/plumbing vents/etc. There were active leaks in the interior of home and garage. Recommend a qualified roofer evaluate roof, flashings/tarred areas/junctures, etc. and advise on roof, flashings(plumbing pipe covers/chimney/skylight/roof vents/etc) and advise on all roof repairs/replacements and roof drainage/gutters. Recommend replacing/upgrading skylights (very old/cloudy/crackled). Have contractor rule out any concealed water & insect damage in home.
3. **SIDING/ROT:** There was siding & trim rot/water/insect damage around the home and siding (wood) to soil contact. There was active moisture around windows in master bathroom. Have an exterior siding contractor evaluate and advise on all repairs & flashings/caulking/etc. There should be a minimum of 6-8⁺ inches of clearance between siding and ground to avoid & wood destroying insect damage.
4. **CHIMNEY/MASONRY STEPS :** Chimney had staining, cracks, weathering, etc. Have a chimney contractor evaluate the chimney & flues and advise on all repairs. Chimneys flues should be checked for presence of liners for fire/life safety.
5. **PERMITS/ELECTRICAL:** Obtain all closed permits for work done to home, additions/structural modifications, renovations, electrical & panels, boiler, hot water heater, etc. as required by the township. The electrical service masthead was older (appears original); have service drop verified for 200amp service; obtain closed permits for this main panel. A Twp. Sticker on panel had hand written "Basement, Air conditioning, SubPanel & Main panel clean?? (writing unclear)." Have a licensed electrician evaluate electrical in home, make corrections and upgrades where needed for safety.
6. **PLUMBING:** The toilet in basement bathroom was leaking onto floor after flushing. There was a significant reduction in water pressure on sink(s) in master bathroom when water filling the whirlpool tub. The basement bathroom was very old and floor partially removed when the French drain installed. There was corrosion on plumbing (piping, drains, fittings, garbage disposer, etc.). Have a licensed plumber evaluate plumbing and make repairs/upgrades in the home where needed. Confer with a bathroom contractor to discuss upgrades in older bathroom(s) and kitchen.

7. **SEEPAGE/GRADING/GUTTERS/EXTERIOR CONDITIONS:** The exterior was conducive to seepage & attracting wood destroying insects. There was termite tubes & damage observed in basement. See separate NPMA-33 Termite report. Recommend maintaining a positive pitch of soil around foundation for proper water drainage; grading should to be corrected. Recommend replacing gutters (larger) and extend away from the foundation. Gutters were old, bents, crushed, sagging, missing and not removing the roof water away from structure. See gutter section comments. Gutters or roof drainage systems are recommended to drain water away from the foundation and basement. There was seepage in the basement and water damage. See basement & basement bathroom sections.
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¹ **Pursuant to NJAC 13:40-15.2 Definitions:**

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

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

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

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

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

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

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

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

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

THE SCOPE OF THE INSPECTION (READ & UNDERSTAND)

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

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

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

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete bluestone (right side by garage) Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home (bluestone) *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor Fill cracks and seal /Repair where needed

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

PORCH (COVERED ENTRANCE) None

STOOPS/STEPS None *Uneven risers*

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

Condition: Satisfactory Marginal Poor *Cracked* *Settled*

Back pitched *Recommend a mason evaluate for repairs*

PATIO None

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

Condition: Satisfactory Marginal Poor *Settling Cracks*

Pitched towards home (See remarks page) Drainage visible- clean debris inside grates/drain

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 Recommend correcting negative grading around foundation

Recommend additional backfill/grade soil around house (pitch away from structure)

Recommend window wells/covers *Trim back trees/shrubberies*

Wood Siding 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 Patio & by right neighbor** **Material:** *Drainage holes recommended*

Condition: Satisfactory Marginal/ Poor- right side *Safety Hazard* *Leaning/cracked/bowed*

Confer with the installer & a Geo- technical engineer for specifications & installations as per the manufacturer and local Township rules. Obtain all closed permits for retaining walls before closing.

(Relates to the visual condition of the wall)

HOSE BIBS None No anti-siphon valve

Operates: Yes No Shut off inside in cold weather to avoid freeze damage/leaks

GENERAL COMMENTS

GROUNDS: There were sidewalk repairs observed. There were some cracks & weathering or salt damage on other concrete walks; have repaired where needed. Do not use sodium based deicers on concrete to avoid damage. There was bluestone sections on right side of garage pitched toward the garage; have corrected and pitch away from the home. There were cracks on front steps; have a mason repair all cracks/damage where needed. There were driveway cracks; have repaired where needed. There was a retaining wall on right side of house; leaning, old, water damaged, etc. Ask if wall is on this property or the right neighbors responsibility.** There is a retaining wall in rear of home past patio; obtain all closed permits for walls as required by township before closing. There was wood siding to soil or ground contact; water & insect damaged. Recommend a siding or exterior contractor evaluate siding & trim and make repairs where needed. Flashings, capping & wrapping recommended on exterior trim, window frames, roof rake trim, etc. to protect wood from reoccurring water damage. There was a paver patio in rear; settled or depressions; have corrected where needed. There was a narrow drain across patio; keep drain clean (not tested). Patio & yard was pitched toward the rear of house; conducive to water seepage. The exterior was conducive to seepage & attracting wood destroying insects. There was termite tubes & damage observed in basement. See separate NPMA-33 Termite report. Recommend maintaining a positive pitch of soil around foundation for proper water drainage; grading should to be corrected. Recommend replacing gutters (larger) and extend away from the foundation. Gutters were old, bent, crushed, sagging, *missing* and not removing the roof water away from structure. See gutter section comments. Gutters or roof drainage systems are recommended to drain water away from the foundation and basement. There was seepage in the basement and water damage. See basement & basement bathroom sections. Stones, mulch and vegetation are not recommended around foundation; tends to trap water against foundation and cause wet basements. Trim back or cut away trees, shrubs and branches away from house. Remove trees and or branches too close to roof, structures and electrical cables/communication lines for safety. Overhanging trees and overgrowth can cause mechanical damage, moss, algae, attract carpenter ants, raccoons, squirrels or other animals. Recommend window well covers for all basement windows to keep out water, ice snow and avoid wet basement. Water entering around windows into basement. There was a shed in yard; not evaluated. There was a shed attached to the rear of house; filled with storage, water stains, damaged siding/wood. There were white indoor Romex and handyman wiring/installations inside the attached shed. Have electrician evaluate/repair/correct for safety. Recommend removing shed and replace siding where needed. There was a short PVC pipe on front let side of foundation; unknown if for basement drainage system. Follow-up with sellers for identification.

CONCERNS:

- 1. The exterior was conducive to seepage & attracting wood destroying insects. There was termite tubes & damage observed in basement. See separate NPMA-33 Termite report. Recommend maintaining a positive pitch of soil around foundation for proper water drainage; grading needs to be corrected. Recommend replacing gutters (larger) and extend away from the foundation. Gutters were old, bents, crushed, sagging, missing and not removing the roof water away from structure. See gutter section comments. Gutters or roof drainage systems are recommended to drain water away from the foundation and basement. There was seepage in the basement and water damage. See basement & basement bathroom sections.**

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 Butterfly Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: **asphalt shingles** Estimated Layers*: **1*** Approximate age of cover: **~10** years
Roof #2: Type: **rolled roofing** Estimated Layers*: **not visible** Approximate age of cover: **unknown** years
 Layers- only the visible layers; drip edges can conceal additional layers.*

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

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof- passive vents- **Crushed**
Appears Adequate: Yes No Turbine Powered Other More ventilation recommended
 (*See Interior remarks page*) (*See Attic section*)

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

FLASHING **Material:** Galv/Alum Asphalt Not visible **Tarred**
Condition: Not visible Satisfactory Marginal Poor **Rusted**
 Tarred chimney/roof/sidewalls **Recommend proper flashings**

VALLEYS Not visible N/A **Material:** Galv/Alum Asphalt Lead Copper
CONDITION OF ROOF COVERINGS **Roof #1:** Tarred sidewall/roof junctures, tarred plumbing vents/roof vents/ Tar cracks with Sun's UV rays & leak
Roof #2: Rear butterfly Poor drainage/Leaking

Condition: Curling Cracking Ponding Tarred flashings Broken/Loose Tiles/Shingles
 Active leaking/moisture stains Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping lifted
 Multi-layer roof- not recommended Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

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

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

SKYLIGHTS tarred flashings *Cracked/Broken* Not visible Cloudy or overcast; limited visibility

Condition: Crackled bubble skylights- old/aged/crackled/cloudy Poor- **Tarred flashings**

Recommend replacing/upgrading skylights Dirty

PLUMBING VENTS Yes No Satisfactory Marginal Poor

Recommend roofer evaluate and advise on costs repairs/replacement/flashings** Not Visible

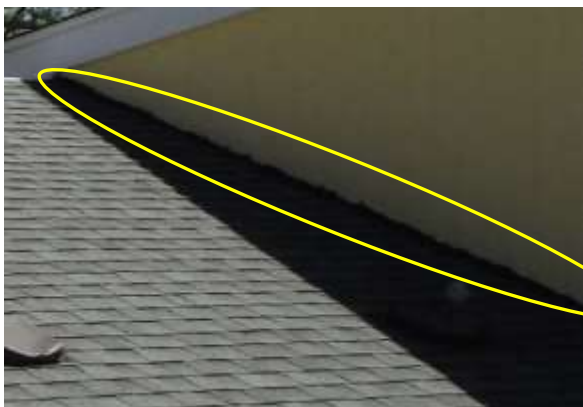
Conditions reported above reflect visible portion only

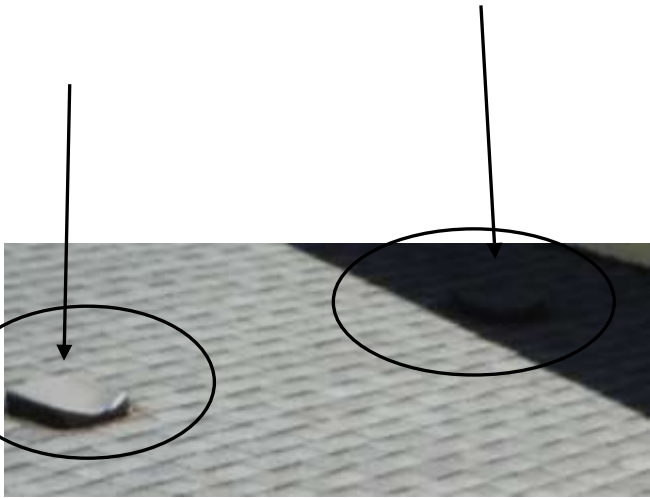
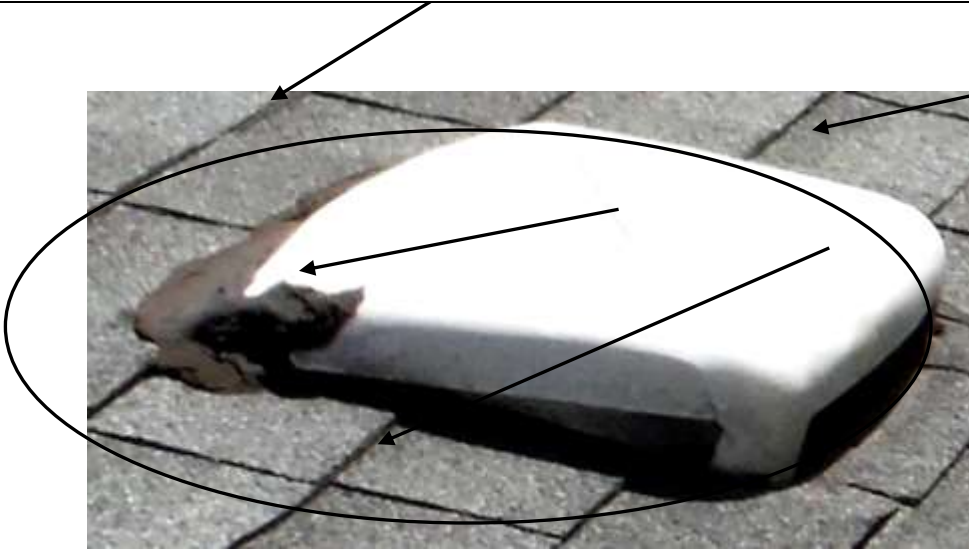
GENERAL COMMENTS

ROOF: There was poor drainage on roof (gutters not present or partial), tarred roof (butterfly)/siding/side walls/roof junctures/skylights, roof vents/plumbing vents/etc. There were active leaks in the interior of home and garage. Recommend a qualified roofer evaluate roof, flashings/tarred areas/junctures, etc. and advise on roof, flashings (plumbing pipe covers/chimney/ skylight/roof vents/etc) and advise on all repairs/replacements and gutters.** Recommend replacing/upgrading skylights (very old/cloudy/crackled).** Recommend more ventilation; discuss with a qualified roofer (ex. - perforated soffits, etc.). Have contractor rule out any concealed water & insect damage in home. 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 poor drainage on roof (gutters not present or partial), tarred roof (butterfly)/siding/side walls/roof junctures/skylights, roof vents/plumbing vents/etc. There were active leaks in the interior of home and garage. Recommend a qualified roofer evaluate roof, flashings/tarred areas/junctures, etc. and advise on roof, flashings (plumbing pipe covers/chimney/ skylight/roof vents/etc.) and advise on all repairs/replacements and gutters.** Recommend replacing/upgrading skylights (very old/cloudy/crackled). Recommend more ventilation; discuss with a qualified roofer (ex. - perforated soffits, etc.). Have contractor rule out any concealed water & insect damage in home.**









CHIMNEY/GUTTERS/SIDING/TRIM

CHIMNEY(S) None Location(s): **center**
Viewed From: Roof Ladder at eaves Ground with binoculars

Note: Chimney inspection is very limited during a home inspection. Sections at top, cap, liners are often not visible. Level II chimney inspection is always recommended prior to closing to fully inspect the chimney.

Rain Cap/Spark Arrestor: Yes Recommend a larger rain cap over entire chimney chase to keep water off & avoid damage

Chase: Brick Stone Metal Blocks Framed
Evidence of: Holes in metal Cracked chimney cap Loose mortar joints Flaking Staining Rust
Flue/Liner: Tile Metal **Unlined** Not visible
Evidence of: Scaling Cracks Creosote **Not evaluated (See remarks page)**
 Have flue(s) cleaned and re-evaluated **Recommend Cricket/Saddle/Flashing**
Condition: Satisfactory Marginal Poor

GUTTERS/SCUPPERS/EAVES TROUGH Dirty, clogged or poorly maintained gutters will cause leaks into interior or behind walls. Clean often and checked frequently.

Needs to be cleaned yearly or more often **Downspouts missing**

An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation, and other areas.

Material: Galvanized/Aluminum Recommend a roofer or gutter contractor evaluate home for gutters & extend at least 6-8ft. away from structure

Condition: Satisfactory Marginal Poor **Missing gutters & leaders**

Leaking: Corners Joints **Hole in main run**

Attachment: Loose **Missing spikes** **Improperly sloped (See remarks page)**

Extension needed: Recommend replacing & adding gutters to home & extend away from house

SIDING

(*See remarks page EIFS)

Material: Wood siding Holes/drilled
 Cracks **Patched** **Wood rot/damage** Peeling paint **Loose/Missing/Holes**

Note- Concealed behind Siding: Siding cannot be removed during a home inspection; invasive. There is always a chance of concealed water and/or wood destroying insect damage behind gutters, siding, trim, rake boards and fascia. This cannot be determined during a visual non-invasive home inspection. Mold can also be concealed and not visible.

Condition: Satisfactory Marginal **Poor-water damage** **Recommend repair/painting**

TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco
 Recommend repair/painting **Damaged wood** Correct clearance (minimum 6-8") to ground or soil

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 – water damage**

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 inspected in a home inspection- follow-up with sellers for screens

Condition: Satisfactory Marginal Poor **Wood rot** **Recommend repair/painting**

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

WINDOWS

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

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

CHIMNEY/GUTTERS/SIDING/TRIM: Recommend adding gutters on home and upsize to larger 6" gutters and leaders and extend away from the home. There were missing gutters and some present were crushed/damaged and discharging against the home. Clean gutters often to ensure proper flow or distribution away from structure. Clogged, dirty or covered (gutters helmets, screens, etc.) will reduce the collection ability and spillage or water damage can occur to interior of home. Gutters and rain leaders or downspouts are important for rainwater collections and distribution away from structure. Vegetation, grading surface drainage, rotted tree stumps among other forms of plant material is likely to adversely affect the home or dwelling adversely. Grounds are viewed during a home inspection from the perspective of how they may affect the home negatively. Homes can typical experience wet basements, crawl spaces and attract Wood destroying insect infestation as a result of negative grading, landscaping and soil too close to home and poor maintenance. Recommend chimney sweep clean/evaluate chimney. Chimney had staining, cracks, weathering, etc. Have a chimney contractor evaluate the chimney & flues and advise on all repairs. Chimneys flues should be checked for presence of liners for fire/life safety. All chimneys will need repairs and or linings at some point(s) in their life. Proper maintenance and cleanings are extremely important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. It is strongly recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety. The Internal elements of the chimney could not be evaluated and fall outside the scope of a visual home inspection. Internal defects and/or fire hazards often exist in any chimney of any age and especially in older structures. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing. Recommend an exterior siding contractor evaluate damaged siding & trim/rakes/wood frames and make repairs where needed; holes, water damage/rot/etc. Flashings on home should be repaired/replaced where needed to maintain water tight seals and protect siding from water damage. There was wood to soil contact and water & insect damage. Recommend correcting clearance between the siding and ground; at least 6-8" to avoid water & insect damage. There were drilled holes in siding on right side, holes or cracks around home; have repaired where needed by siding contractor. Discuss wrapping & capping exterior trim, roof rakes & windows/frames with the exterior siding contractor to protect wood from reoccurring water & insect damage.

CONCERNS:

1. Recommend an exterior siding contractor evaluate damaged siding & trim/rakes/wood frames and make repairs where needed; holes, water damage/rot/insect/etc. Flashings on home should be repaired/replaced where needed to maintain water tight seals and protect siding from water damage. There was wood to soil contact and water & insect damage. Recommend correcting clearance between the siding and ground; at least 6-8" to avoid water & insect damage. There were drilled holes in siding on right side, holes or cracks around home; have repaired where needed by siding contractor. Discuss wrapping & capping exterior trim, roof rakes & windows/frames with the exterior siding contractor to protect wood from reoccurring water & insect damage.
2. Chimney had staining, cracks, weathering, etc. Have a chimney contractor evaluate the chimney & flues and advise on all repairs. Chimneys flues should be checked for presence of liners for fire/life safety.

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

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

BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

EXTERIOR DOORS

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

EXTERIOR A/C - HEAT PUMP

Location(s): outside (2005mfg- Serial Number 5321NYG3F)

Unit #1 Brand: Trane Outside shutoff: Yes No
Condition: Satisfactory Marginal Older ~10 yrs. old Rusted Level: Yes No
 Cabinet/housing rusted Condenser Fins: Damaged Need cleaning Damaged base/pad

GARAGE

None Attached Detached 1-car
Automatic Opener: Yes No Operable Inoperable **Remote not available***
Safety Reverse Operable: Pressure reverse & Electric eye- test when car remote obtained before closing- opened from inside the home by owner* Have adjusted if needed for small child safety
Roofing Material: Same as house
Gutters : Crushed Satisfactory Marginal Poor
Siding: Same as house Wood Metal Vinyl
Trim: Same as house Wood Aluminum Vinyl
Floor : Material: Concrete Clutters floor & perimeter-inaccessible**
Condition: inaccessible Typical cracks *Water stains* cracks- *recommend evaluation/repair*
Burners less than 18" above garage floor: N/A Yes No Safety hazard
Sill Plates : Not visible- covered with cement/rock lathe Floor level *Rotted/Damaged* *Recommend repair*
Overhead doors: N/A Wood Fiberglass Masonite Metal *Recommend repair*
 Satisfactory Marginal Poor *Overhead door hardware loose* Other
Recommend Painting Inside & Edges: Yes No Recommend lubrication Weather-stripping missing/damaged
Exterior Service Door: Rear door **Poor** Damaged/water, gaps & daylight around door/frame/threshold
Electricity Present: Yes No Not visible GFCI Present: Yes No **Operates:** Yes No
Reverse polarity: Yes No Open ground: Yes No *Safety hazard*
 Handyman/extension cord wiring
Firewall (*Between garage & living area*) : water damaged Present *Missing*
 Marginal/poor *Recommend contractor evaluate/ repair* to maintain firewall
 Holes walls/ceiling *Rule out any concealed water & insect damage before closing**
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
 N/A Satisfactory Inoperative Missing *Needs repair*
Moisture Stains Present: **Yes*** No Typical Cracks: Yes No

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : There were water stains and active leaks observed in garage. Recommend a qualified roofer evaluate roof and advise on all repairs including any concealed damage before closing. See roofing section comments. There were holes and damage to walls & ceiling; have a contractor evaluate all cracks, holes, water, etc. and make all repairs. Have contractor rule out all concealed water & insect damage before closing. The man door in rear was old, gaps around/under door and daylight under threshold. Recommend upgrading door with seals to keep out water and insects. There was clutter, storage, firewood, shelving, etc. on floor and perimeter; limited access to structure. Check all areas when storage removed and accessible. Recommend removing firewood under the rear cubby area; attracts wood destroying insects. There was carpenter ant frass in garage; check all areas for wood destroying insects

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

when removed before closing. There were drill holes in floor & concrete around home; indicative of termite history. There were termite damage & tubes visible in basement. See basement section comments and separate NPMA-33 report. There were step cracks partially visible on foundation; limited by clutter. Have a structural mason evaluate cracks and make repairs where needed. There was a board over a basement stairwell and storage over board. The door to this area in basement was blocked by a shelf (drywall screwed to wall); inaccessible. Check area/steps when storage removed and made accessible before closing. There were abandoned electrical/cables/wires on exterior and handyman wiring observed in the home; have a licensed electrician evaluate and correct all electrical where needed for safety. Recommend GFCI outlets for safety in garage, exterior and where potentially wet or damp for safety. Recommend dedicated outlets for garage door; handyman wiring visible. Exterior wiring, outlets, etc. should be evaluated by electrician; handyman. Recommend correcting all negative grading and walks pitched toward the garage and home; conducive to seepage and attracting wood destroying insects. The electrical service masthead was older (appears original); have service drop verified for 200amp service; obtain closed permits for this main panel. A Twp. Sticker on panel had hand written "Basement, Airconditioning, SubPanel & Main panel clean?? (writing unclear)." Seal/caulk around al exterior utility penetrations to maintain water tight seals.

CONCERNS:

1. **There were water stains and active leaks observed in garage. Recommend a qualified roofer evaluate roof and advise on all repairs. See roofing section comments. There were holes and damage to walls & ceiling; have a contractor evaluate all cracks, holes, water, etc. and make all repairs. Have contractor rule out all concealed water & insect damage before closing. Check all areas when garage accessible; cluttered floor & perimeter.****
2. **Recommend correcting all negative grading and walks pitched toward the garage and home; conducive to seepage and attracting wood destroying insects.**
3. **The electrical service masthead was older (appears original); have service drop verified for 200amp service; obtain closed permits for this main panel. A Twp. Sticker on panel had hand written "Basement, Air conditioning, Subpanel & Main panel clean?? (writing unclear)."**

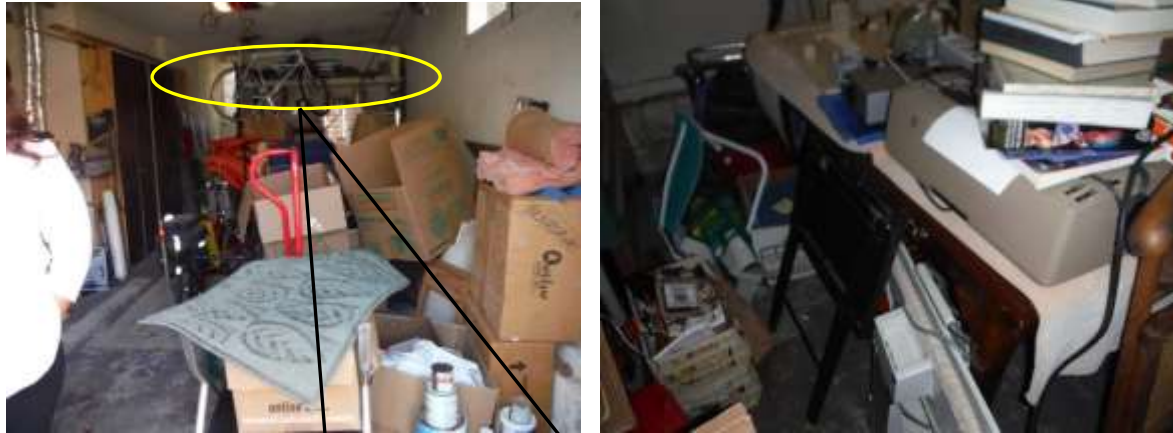


Figure 1 Check all areas when storage removed; inaccessible areas.



Figure 2 Rear butterfly roof leaking into garage and kitchen.



KITCHEN

COUNTERTOPS

Satisfactory Marginal *Recommend repair/caulking*

CABINETS

Satisfactory Marginal *Recommend repair/adjustment*

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

PLUMBING COMMENTS

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

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Tiled Marginal Poor Sloping Squeaks

APPLIANCES *

(See remarks page) Appliances are NOT GUARANTEED & only tested as found condition at time of inspection (Snap Shot); obtain a Home Warranty from Realtors office or private source to cover appliances. Always check under refrigerators and dishwashers for leaks, damage & mold before closing. 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 REAR RIGHT ADDITION : The sink sprayer for dishwasher was loose; have secured. Appliances are older; check with manufacturer for warranty or parts. Typical warranty is 1-2 yrs. depending on the manufacturer. Recommend GFCI outlets for safety. Recommend having the left oven lighted and turned on to test before closing. There was corrosion on plumbing under sink and the garbage disposer; see plumbing section. There is sloped flooring and cracked; the kitchen appears to be an addition or bumped out after time of build. Obtain all history and any required permits for the structural modifications made to the home before closing. Basement was finished and structure was inaccessible. There were water stains on the built up beam in ceiling; active moisture in kitchen and garage. The roof over kitchen and garage had the butterfly roof; see roofing & garage section comments. Have contractor rule out any concealed water & insect damage in home. Always run water when using the disposer. If tripped there is a reset button under the unit. The garbage disposer was older like the appliances; plan & budget for upgrades. The side door was enclosed off kitchen; storage/clutter-inaccessible.

CONCERNS:

1. There were active leaks in kitchen & water stains. See roofing section comments.
2. Recommend GFCI outlets for safety.
3. There were additions or structural modification made to home; obtain closed permits as required by township before closing.



Figure 3 Active moisture on stains in kitchen.

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Hot water: Yes No **Cold water:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A Wall Ceiling Floor Not vented
 Not vented to Exterior *Recommend repair* *Safety hazard*
Electrical: Open ground/reverse polarity within 6' of water: Yes No *Safety hazard*
G.F.C.I. present: Yes No- recommended **Operates:** Yes No
Appliances: Washer Dryer 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 BASEMENT : The dryer vent in front of house had spray foam sealant around vent; dried out & attracts carpenter ant. Recommend cleaning vent and seal properly with exterior sealant (ex.- silicone). Consider weighted dryer vent (Closes when dryer off) to keep out insect, animals and water. The copper piping from the HVAC condensate tube drains into the laundry sink when cooling system in use.

BATHROOMS

BATH: MAIN BATH 1ST

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where: all junctures
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

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

MAIN BATH 1ST FLOOR: There were water stains on wall; tested dry at time of inspection. See roofing section comments. Caulk in tub/shower/junctures to maintain water tight seals & avoid water behind walls.

MAIN BATH: MASTER 2ND FLOOR

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No Where: all junctures
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor
 Whirlpool Operable: N/A Yes No Access panel to pump/motor: not able to determine**

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

MASTER BATH 2ND FL : Unable to verify if the front of tub opens for a whirlpool plumbing & motor access (2 handles on front of tiled tub.** The water pressure varied (lower when the whirl pool water faucet were running; have a plumber evaluate & discuss options to maintain water pressure when more than one water point of source being used in the home. There was active leaking on the window panes. Have all leak(s) sources determined by contractor and repaired. See roof & exterior section comments. There was corrosion visible on plumbing in the home (piping, valves, fittings, garbage disposer, etc.). There were flexible drain connectors under the sinks in master bathroom. These tend to clog & leak due to thin wall and non-smooth surfaces; considered a home owner or handyman fix. Recommend straight/smooth walled PVC drain connectors on drains to avoid leaks & clogs. Recommend a licensed plumber evaluate plumbing and make upgrades where corroded and handyman "fixes." There were ceiling cracks on 2nd floor (bedroom & bathroom); have a contractor evaluate/repair where needed.* Steam system was installed in wall behind a picture in hallway; follow-up with manual & maintenance care instructions. The owner demonstrated the steam feature in shower; not inspected.

CONCERNS:

1. Have plumber evaluate all plumbing concerns. See plumbing section comments.
2. There was active leaking on the window panes. Have all leak(s) sources determined by contractor and repaired. See roof & exterior section comments.



BATH: BASEMENT OLD**

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No Where: all junctures
 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

BATH BASEMENT : The bathroom was old. There were removed tiles on floor where perimeter drains installed and not replaced. There was active seepage on front wall (damaged) and leaking toilet after flushing. Recommend window wells & covers on exterior; see "grounds section comments." Recommend a bathroom contractor and plumber evaluate bathroom and advise on repairs & upgrades.**

CONCERNS:

1. There was leaking toilet, seepage/peeled paint/damaged drywall and efflorescence. Recommend a bathroom contractor and plumber evaluate bathroom and advise on repairs & upgrades/renovations.



Figure 4 Water damage, efflorescence, peeled paint; seepage.

DINING ROOM

LOCATION: FRONT RIGHT

Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	Moisture stains:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Where:
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Squeaks <input checked="" type="checkbox"/> Slopes
	Typical cracks:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
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	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Open ground/Reverse polarity:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Hazard
Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Holes:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress Restricted:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes	<input type="checkbox"/> No		
Doors & Windows:	Operational: <input type="checkbox"/> Yes <input checked="" 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 was patched flooring in front by the right side door and front of house. There was torn cloth over the radiator/electrical built-in; repair. There were apparent water drips over the china hutch; inaccessible. See roofing section comments. The windows were painted shut; not accessible. Cover on radiators gaps; correct where needed.

LIVING ROOM

LOCATION: REAR OFF DINING

Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	Moisture stains:	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	Typical cracks:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Ceiling Fan:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes
	Open ground/Reverse polarity:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cover plates missing
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
	Locks/Latches Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No
		<input type="checkbox"/> No	<input type="checkbox"/> Missing
		<input type="checkbox"/> Cracked Glass	

GENERAL COMMENTS

LIVING ROOM : There was peeled paint and moisture on window frames on rear wall. There was a wood fireplace in this room; recommend a chimney contractor evaluate chimney & flues before closing. See chimney section comments.

CONCERNS:

1. Have exterior contractor evaluate all water/moisture/leak sources and make repairs.



MASTER BEDROOM**LOCATION: 2ND FLOOR**

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

GENERAL COMMENTS

MASTER BEDROOM : There was an open ground on outlet where phone chargers were plugged into ; have electrician ground where needed. See electrical section comments; upgrade where needed. There were ceiling cracks on 2nd floor (bedroom & bathroom); have a contractor evaluate/repair where needed.* There is no roof structure access; finished up to roof.

#2 BEDROOM REAR LEFT**LOCATION: 1ST FLOOR REAR LEFT "OFFICE"**

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

GENERAL COMMENTS

#2 BEDROOM REAR LEFT 1ST FL : Sand tops of closets where sticking. Add power where needed; extension cords not recommended for fire safety.

#3 BEDROOM REAR CENTER 1ST FLOOR**LOCATION: REAR CENTER 1ST FL**

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

GENERAL COMMENTS

#3 BEDROOM CENTER REAR : Recommend closet safe lighting & upgrade wiring for fire safety in all closets.

#4 BEDROOM BASEMENT**LOCATION: BASEMENT**

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

GENERAL COMMENTS

#4 BEDROOM BASEMENT : Make sure basement bedrooms are approved as such by local authorities for fire egress/safety. There was a wall hanging 110 v electric panel board; temporary heating. Recommend discussing heating options with a qualified HVAC or boiler contractor.

BASEMENT CENTER ROOM

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory carpeting 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

BASEMENT CENTER ROOM : There is an electric wall heating 110 unit & finished basement. See heating section comments.

BASEMENT CENTER RIGHT ROOM

LOCATION: BY HOT WATER HEATER & LAUNDRY

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory carpeting 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

BASEMENT CENTER RIGHT ROOM : There was a wall hanging 110 v electric panel board; temporary heating. Recommend discussing heating options with a qualified HVAC or boiler contractor.

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

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

FIREPLACE None Location(s): **LIVING ROOM**

Recommend having flue cleaned and re-examined
Type: Gas (Not Tested) Wood *Wood burner stove (See remarks page)* Electric Ventless
Material: Masonry *Have chimney contractor evaluate chimney & flues before closing*
Miscellaneous: Blower built-in Operates: Yes No **Damper operates:** Yes No
 Open joints or cracks in firebrick/panels should be sealed *Fireplace doors need repair*
Damper Modified for Gas Operation: Yes No N/A *Damper missing* *Pre-fab panels damaged/worn*
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal Poor

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
Handrail: Satisfactory Marginal Poor *Safety hazard* *Loose; secure properly*
Risers/Treads: Satisfactory Marginal Poor *Risers/Treads uneven/unsafe*

SMOKE / CARBON MONOXIDE DETECTORS (See remarks page)

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

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

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

ATTIC/STRUCTURE/FRAMING/INSULATION

finished master bedroom & bathroom

Access: Stairs Pull down Scuttle hole/Hatch *No access- upper room finished up to roof*
Inspected From: Access panel In the attic not roof access
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By: Roof structure inaccessible
Flooring: Complete Partial None
Insulation: Type: --- Batts Loose Average inches: *not visible* Approx. R-rating: *Unknown*
 Damaged *Displaced* *Missing* *Compressed* *Recommend Baffles @ Eaves*
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation

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

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

Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace*
Chimney Chase: N/A Satisfactory *Needs repair* Not visible
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal inaccessible
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB 1x Wood Cedar shingles *Rotted* *Stained* *Delaminated*

Evidence of Condensation/Moisture Leaking: Yes-master bathroom around window/frames No *(See remarks page)*

Possible Mold whenever there are leaks in home; testing and identification of mold and environmental hazards is NOT part of home inspection. Follow-up with an environmental testing contractor before closing for that type of inspection.

Ceiling Joists: Wood Metal Other Not visible

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

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

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

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

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: There was a mix of older and newer windows in home; recommend upgrading windows in home. Recommend glazing putty on older wood frame windows; cracked putty & peeled paint. There were painted shut windows; not able to open or inspect. Recommend upgrading windows and repairing where needed. 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.

FINISHED BASEMENT

STAIRS N/A

Condition: Satisfactory Marginal Poor Wear and tear Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory *Low clearance* *Safety hazard*

FOUNDATION **Condition:** Very limited view – due to finished basement

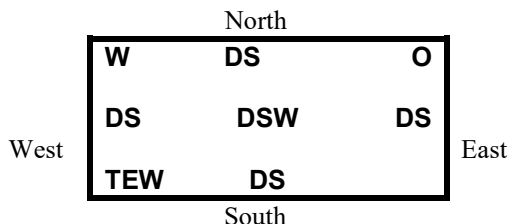
Material: Concrete block Poured concrete Hollow clay tiles (1930's)
Horizontal Cracks: structure inaccessible
Step Cracks: structure inaccessible
Vertical Cracks: structure inaccessible
Covered Walls: Yes Limited access to structure/inaccessible
Movement Apparent: structure inaccessible
Indication Of Moisture: Yes Seepage Fresh Old stains

Condition reported above reflects visible portion only

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

- P = Paneling C = Crack(s)
- D** = Drywall M = Monitor
- S = Storage O=Other/Sump pump
- W**=Water/seepage-limited view/finished basement
- T**= Termite tubes & damage to sills/structure
- E** = Evaluate extent of all termite damage before closing/repair



FLOOR Material: Concrete Dirt/Gravel Not visible Other
Condition: Flooring/carpeting-slab inaccessible Typical cracks Large cracks Entire basement cluttered

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

SEISMIC BOLTS N/A

BASEMENT DRAINAGE

Indication of moisture: Yes Efflorescence, damaged/wet drywall Fresh Old stains

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

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

Sump Pump: Yes No **Tested:** No *Not tested- bolted down cover & battery back-up*

Floor Drains: Yes Not visible- coverings due to finished basement Efflorescence present
 Recommend dehumidifier- ask if the unit in basement staying with home (running at time of inspection)

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

GIRDERS / BEAMS / COLUMNS Material: Steel Wood Block Concrete Not visible
 Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS Material: Wood- limited view Steel Truss Not visible
 Condition: Satisfactory Marginal limited view

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

SUB FLOOR

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

GENERAL COMMENTS

FINISHED BASEMENT : There was limited view of structure due to finished basement. Obtain all closed permits as required by township before closing. There were water stains under bathroom or sub flooring; limited view (appears dry). There were water stains around the basement stairwell; tested dry at time of inspection.* Follow-up for history for these stains on stairwell. There was water damaged drywall/peeled/efflorescence in the basement bathroom; active seepage into basement. The toilet in bathroom was leaking onto floor after flushing; have a licensed plumber evaluate/repair. Basement shows signs of water penetration, seepage or wet conditions. There was a perimeter (French drain) and sealed sump pump with a battery back-up observed in basement. Obtain all documentation for installation and ask if under a transferrable warranty. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Exterior had negative grading and bluestone walks & patio pitched toward the home. There were missing gutters and some present were crushed/damaged and discharging against the home. Recommend a dehumidifier for moisture control as good practice. Ask if the dehumidifier is staying with the home; not tested. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Recommend cleaning and maintaining gutter and leaders for proper water drainage. See gutter & grading section comments; exterior is conducive to seepage and attracting wood destroying insects. Recommend a dehumidifier for moisture control as good practice. There was evidence of termite tube & damage on rear sill in closet of finished basement. Have a structural carpenter evaluate extent of all termite & water damage and make repairs. Termite should be treated by a licensed Pest Company.

CONCERNS:

1. There was evidence of termite tube & damage on rear sill in closet of finished basement. Have a structural carpenter evaluate extent of all damage and make repairs. Termite should be treated by a licensed Pest Company.
2. Recommend observing proper grading and drainage on exterior to avoid water infiltration. Recommend cleaning and maintaining gutter and leaders for proper water drainage. See gutter & grading section comments; exterior is conducive to seepage and attracting wood destroying insects. Recommend a dehumidifier for moisture control as good practice.



Figure 5 Moisture stains around ceiling/molding on stairwell to basement; tested dry at time of inspection. Ask history for stains; unknown.



Figure 6 Termite tubes and sill damage in rear closet. Have extent of damage determined/repairs be structural carpenter. Rule out any concealed damage; inaccessible areas due to finished basement, shelving, storage. See separate NPMA-33 Termite report.



Figure 7 Example of seepage/water stains/efflorescence in basement; limited view due to finished basement.

PLUMBING

WATER SERVICE

Main Shut-off Location: basement

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- corrosion

Lead Other Than Solder Joints: Yes No Unknown Service entry

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

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

Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC not visible

Condition: Satisfactory Marginal Older plumbing **Cross connection:** Not visible

Support/Insulation: Type: ----

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

Functional Drainage: Adequate Poor- low pressure when whirlpool tub filling**

Recommend plumber evaluate

Interior Fuel Storage System: Yes No Leaking: Yes No

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

Condition: Satisfactory Marginal Poor

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

MAIN FUEL SHUT-OFF LOCATION FIXTURES IN HOME

basement N/A

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

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

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

WELL PUMP

N/A Submersible

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

SANITARY / GRINDER PUMP

N/A

WATER HEATER #1

N/A

Condition: Satisfactory Marginal Poor

Brand name: Rheem

Type: Gas Electric Oil Other

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

Capacity: ~75 gallons Approximate age: ~2009 date on tank (6 yrs.)

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

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

Vent Pipe: N/A Satisfactory Pitch proper Improper Rusted Recommend repair

WATER SOFTENER

(Unit not evaluated) N/A- recommended

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

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

NOTE: Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after 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 corrosion visible on plumbing in the home (piping, valves, fittings, garbage disposer, etc.). There were flexible drain connectors under the sinks in master bathroom. These tend to clog & leak due to thin wall and non-smooth surfaces; considered a home owner or handyman fix. Recommend straight/smooth walled PVC drain connectors on drains to avoid leaks & clogs. Recommend a licensed plumber evaluate plumbing and make upgrades where corroded and handyman “fixes.” Unable to verify if the front of tub opens for a whirlpool plumbing & motor access. The water pressure varied in the master bathroom (lower when the whirl pool water faucet were running; have a plumber evaluate & discuss options to maintain water pressure when more than one water point of source being used in the home.** The toilet in the basement bathroom was leaking onto floor after flushing; have plumber evaluate/repair. Have a bathroom contractor evaluate older bathroom(s) and advise on upgrades. 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. There was calcium/mineral build-up on fixtures or plumbing in the home; indication of hard water. 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. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such as galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumbing 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. There were louver slats missing on door(s) to mechanicals; repair/replace where needed. Obtain all closed permits hot water heater and mechanicals as required by township before closing.

CONCERNS:

1. **There was corrosion visible on plumbing in the home (piping, valves, fittings, garbage disposer, etc.). There were flexible drain connectors under the sinks in master bathroom. These tend to clog & leak due to thin wall and non-smooth surfaces; considered a home owner or handyman fix. Recommend straight/smooth walled PVC drain connectors on drains to avoid leaks & clogs. The toilet in the basement bathroom was leaking onto floor after flushing; have plumber evaluate/repair. Recommend a licensed plumber evaluate plumbing and make upgrades where corroded, older and handyman “fixes.” Have a bathroom contractor evaluate older bathroom(s) and advise on upgrades.**
2. **The water pressure varied in the master bathroom (lower when the whirl pool water faucet were running; have a plumber evaluate & discuss options to maintain water pressure when more than one water point of source being used in the home.**
3. **There were calcium/mineral deposits on fixtures & plumbing in the home; recommend having water tested for hardness. 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).**
4. **Obtain all closed permits hot water heater and mechanicals as required by township before closing.**

HEATING**HEATING SYSTEM - UNIT #1**Location: **basement**

(See remarks page)

BOILER SYSTEM N/A**Brand Name:** -----Approximate age: **newer ~2013** Unknown**Carbon Monoxide:** N/A Detected at Plenum/Register Not tested**CO Test:** Yes No**Combustion Air Venting Present:** Yes No N/A**Energy Source:** Gas LP Oil Electric**Distribution:** Hot water Baseboard Steam Radiator**Circulator:** Pump Gravity Multiple zones**Controls:** Temp/pressure gauge exist: Yes No**Operating:** Yes No**Oil Fired Units:** Disconnect: Yes No**Combustion Air Venting Present:** Yes No N/A**Relief valve:** Yes No MissingExtension proper: Yes No**Operated:****When turned on by thermostat:** Fired Did not fire**Operation:**Satisfactory: Yes No

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 testing prior to **closing****OTHER SYSTEMS** Electric wall heaters-finished basement* Radiant ceiling cable Gas space heater Wood burning stove (See Remarks page)**Proper Operation:** Yes No**System Condition:** Satisfactory Marginal

These units are wall hanging electric space heaters- recommend an HVAC contractor or boiler contractor evaluate and advise on permanent heating options. Ask if the space heaters are staying with home; not tested.*

GENERAL COMMENTS

HEATING: Recommend a yearly service/maintenance on boiler and cooling systems for the life of the systems. There was a wall hanging 110 v electric panel board; temporary heating. Recommend discussing heating options with a qualified HVAC or boiler contractor. Recommend a property tank scan to rule out any possibility of buried oil tank. If any tank(s) removed, obtain all closed township permits before closing.

CONCERNS:

1. Recommend a property tank sweep before closing to rule out any possibility of a buried oil tank.
2. Recommend a chimney contractor evaluate chimney & flues before closing to ensure liner and structural integrity of the chimney & flues and for fire/life/safety.
3. Obtain all closed permits for mechanicals as required by township before closing.

COOLING

COOLING SYSTEM – UNIT #1

Central system Wall Unit Location: **outside** Age: ~10 yrs.
Energy Source: Electric Gas Water Other
Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory
Condensate Line/Drain: To exterior To pump Floor drain Laundry sink Other

Temperature Differential : Unit 1 ??? °F

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

Compressor Condition: Satisfactory Marginal Older (~10 yrs.) Rusted Damaged

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

Recommend HVAC technician examine/clean/service yearly

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

GENERAL COMMENTS

COOLING : The A/C or cooling was not tested due to temperatures (not seasonal). Recommend testing A/C when warmer and seasonal. There should be at least 3 consecutive days/nights of 60-65F temperatures to avoid damaging the condenser. There were two filters on the air handler in basement for the A/C (18x20x1”) sizes on the unit. Always point the filter into the equipment. Recommend cleaning filters periodically as per manufacturer. There are typically 30, 60, 90 day filters, washable filters, etc.; personal choice. Recommend having ducts cleaned professionally yearly or as recommended by duct cleaning contractor for good indoor air quality. Change batteries in thermostats yearly. Recommend an HVAC and boiler contractor evaluate/service/maintain the heating and cooling systems yearly for the life of the units. Obtain all closed permits for mechanicals as required by township before closing. There were white caps (plastic) on the high velocity A/C vents in the home; make sure these are removed before using the cooling system.

CONCERNS:

1. The A/C or cooling was not tested due to temperatures (not seasonal). Recommend testing A/C when warmer and seasonal. There should be at least 3 consecutive days/nights of 60-65F temperatures to avoid damaging the condenser.

ELECTRICAL

MAIN PANEL Location: **basement**

Condition: Satisfactory** Obtain closed permits for main panel installation before closing
Adequate Clearance To Panel: Yes No Amperage: **200** Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Tin clad copper Not visible
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)***
Predominant BRANCH WIRE: Copper **Aluminum*** Copper clad aluminum Not visible
Condition: Satisfactory Poor **Recommend electrician evaluate/repair***
 Romex BX cable Conduit **Knob & tube****
 Read **REMARKS** addendum to report- "tripping breakers"

SUB PANEL(S) None apparent Breakers – basement **Fuses- hallway***

Location 1: **basement**

Location 2: hallway 1st FL

Predominant Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No **Safety hazard**
Condition: Satisfactory Marginal- **recommend upgrading the old glass fuse box (old equipment)***
 Poor **Recommend electrician advise on upgrade for glass fuse panel**

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- handyman wiring
 Not accessible, clutter, furniture
 Open grounds Reverse polarity GFCIs recommended in kitchen, baths, basement, garage, exterior
 Solid conductor aluminum branch wiring circuits* (See remarks page)
 Ungrounded 2-prong outlets **Recommend electrician evaluate/repair/upgrade***

GENERAL COMMENTS

ELECTRICAL: Recommend closet safe light fixtures in all closets for fire safety. There were older 2 prong outlets, painted over outlets, missing covers (outlets/switches/electrical boxes), loose cables, Romex used on exterior (indoor wiring), handyman electrical, etc. Recommend GFCI outlets for safety in garage, exterior and where potentially wet or damp for safety. Exterior wiring, outlets, etc. should be evaluated by electrician; handyman. Recommend dedicated outlets for garage door; handyman wiring visible. There were abandoned electrical/cables/wires on exterior and handyman wiring observed in the home. Recommend closet safe lighting & upgrade wiring for fire safety in all closets. Recommend upgrading the glass fuse sub panel in hallway.* Have a licensed electrician evaluate and correct all electrical where needed for safety. The electrical service masthead was older (appears original); have service drop verified for 200amp service; obtain closed permits for this main panel. A Twp. Sticker on panel had hand written "Basement, Air conditioning, Subpanel & Main panel clean?? (writing unclear)." 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. Recommend closet safe light fixtures in all closets for fire safety.* There were older 2 prong outlets, painted over outlets, missing covers(outlets/switches/electrical boxes), loose cables, Romex used on exterior (indoor wiring), old fixtures, handyman electrical, etc. . Recommend GFCI outlets for safety in garage, exterior and where potentially wet or damp for safety. Recommend dedicated outlets for garage door; handyman wiring visible. There were abandoned electrical/cables/wires on exterior and handyman wiring observed in the home. Have a licensed electrician evaluate and correct all electrical where needed for safety.
2. The electrical service masthead was older (appears original); have service drop verified for 200amp service; obtain closed permits for this main panel. A Twp. Sticker on panel had hand written “Basement, Air conditioning, Subpanel & Main panel clean?? (writing unclear).”

SUMMARY

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

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

All items must be addressed and repaired prior to closing.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks. Boxed area may have been checked or unchecked inadvertently- written comments are most important and purposely written into report which may not reflect boxed area checked.