



4 Seasons Home Inspection, LLC

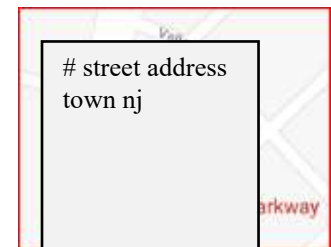
150 Maple Avenue, #128, South Plainfield, NJ 07080
www.4SeasonsHI.com 1-877-547-7383

Mr. buyer
street
Town, nj xxxxx

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

RECEIPT

Inspection Date: May 30, 2018 Wednesday 10:30am- 2:20pm
Client Name: buyer (buyer@optonline.net)
Emails: attorney@gmail.com
Inspection Address: # street, town, nj xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



BUILDING DATA

Approximate Age: ~1965
Style: Single family
Main Entrance Faces: W
State of Occupancy: Occupied
Weather Conditions: light rain, cloudy 75 °F
Ground cover: wet

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

Paid by: check # 599

Cc: lawyer
Cc: realtor

Main Concerns (p.2-4) and detailed report follows this page (5-57)

Recommend qualified state registered contractors or licensed professionals further evaluate, address the following material defects/deficiencies and/or make repairs and inspect inaccessible areas **before closing and contractual limitations or obligations.**¹ The items in the report are **“Recommendations”** and it is up to the buyer and seller to discuss these and is **not a mandate or a code inspection**. Responsibilities of repairs, negotiations, appraisals, obtaining all closed permits for work done to home, property survey/boarders, mortgages, costs of repairs/estimates, advise on purchase, etc. **are not** part of a home inspection and should be discussed with your **Attorney**. Refer to Standards of Practice 13:40-15.16 and Pre-Inspection Agreement 13:40.15.15. **READ entire REPORT and recommendations.****

1. **STRUCTURE/TERMITE/STRUCTURAL MODIFICATIONS/CRACKS/VENTILATION:**

The crawl space floor hatch cover was made of three separate boards with a few nails and cross board and not safe to walk upon. Recommend replacing the cover with a solid board or panel cover for safety. There were no wall vents and a few boarded up crawl panels on side walls; not opened/used hall closet to enter crawl space. The crawl had water seepage, high humidity/moisture, wet dirt and foundation walls, no vapor barrier, poor ventilation and black spotting/mold like, mold like/mildew odor in crawl space and home. Mold & environmental inspection & testing is beyond the scope of a home inspection. Follow-up with an environmental inspection & testing company. Conditions on exterior were conducive to seepage and attracting wood destroying insects. Recommend a building contractor(s) correct exterior conditions; grading & drainage, gutters, weeds/trees/shrubs to close to home, stones, decking/wood to soil contact, siding clearance (should be 6-8+ inches), etc. The home had structural modifications and additions and unconventional building practices. Obtain all closed permits for structural changes/modifications and additions made to the home as required by the township. There were structural deficiencies or defects observed. The rear wall or side of house by high weeds had cracks on block or mortar, displacement/bowed/movement, wide gaps (approx. 1/4-1/2”), deepened dirt floor in crawl, disturbed footers/no step footers or visible stabilization to foundation walls and columns where floor deepened; unconventional modifications & building practices. There were missing or inadequate sill strapping or J-bolts, corroded floor joist hangers (unsafe), tipped sills/separations/gaps, improperly notched joists, and sills in contact with soil and termite & moisture damage to sills or framing members, termite shelter tubes and carpenter ant frass. The siding was in contact with soil, concealed damage must be determined and proper siding clearance corrected. The girder or main beam was undersized, poorly shimmed between beam & cement columns. There were sloped floors and canted doorways/walls in the interior rooms above. Recommend a structural carpenter, building contractor and/or structural engineer (PE) evaluate the structure and advise on structural repairs. Recommend a structural carpenter and siding contractor evaluate extent of termite/wood destroying insect damage and advise on structural repairs before closing. Recommend a wet crawl contractor evaluate crawl and advise on water management, encapsulation/dehumidifications, etc. to control water, humidity and mold-like odor (crawl & home) and spotting/substance/film.

2. **ROOF/GUTTERS/VENTILATION/SHEATHING DAMAGE:** The roof was very old and past expected life, active leaks and poor condition; not functioning to protect the home from water entry and damage. Shingles were cracked, broken/missing, cupping, curling, heavy moss build-up, sheathing rot/delaminations/peeling, leaking gutters/rot fascia & sheathing, exposed felt or backing & extensive granular/aggregate loss, improper overhang/excess, inadequate ventilation, no drip edge flashings, heat cracks/splits on rafters, poor roof drainage/gutters, etc; poor condition. There were wet spots/water stains on sheathing, floor of attic and wet rags under leaks. Recommend a qualified roofer or building contractor evaluate roof for tear off, sheathing/rafters/framing, extent of water & structure damage (plywood, fascia, hidden damage, splits rafters/cracks, etc.), ventilation and gutters.

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- 3. SIDING/TRIM/FLASHINGS/MOISTURE INTRUSION:** The siding had improper clearance to soil; should have at least 6-8" to soil. There was buckled siding and loose siding. Recommend a building contractor correct clearance and check for any concealed or hidden damage before closing & contractual limitations. The siding & trim were not installed properly; gaps, short cuts, holes, inadequate or missing flashings, etc. There was moisture and or water stains in the interior rooms and/or around windows. The exterior siding & trim was installed by unconventional building practices. Recommend a siding contractor or building contractor evaluate siding/trim/flashings/clearances, etc. and advise on corrections and repairs including any concealed water/structure/wood destroying insect damage. There were cracks, gaps and opening visible on the slab foundation; limited view where weeds, high grass or siding in contact with soil. There was moisture and termite/wood destroying insect damage observed on exterior by high weeds and overgrowth. Recommend a structural carpenter or building contractor determine extent of all damage including concealed damage. There was partially removed brick veneer on left side of house. This siding appears from original time of build and not completely removed when additions or renovations done. Have siding contractor evaluate this siding & advise on options to match vinyl, etc.
- 4. ELECTRICAL:** The electric meter or a main disconnect was not visible, found or accessible. Follow-up with owners for location. Recommend a plug or caps for open knockout(s) in sub panel; should not be open for fire safety and avoid mice or rodent entry. There was a sub panel in the center hall closet by the floor hatch to crawl space. This cover was made of three separate boards with a few nails and cross board and not safe to walk upon. Recommend replacing the cover with a solid board or panel cover for safety. The electric meter or a main disconnect was not visible, found or accessible. Follow-up with owners for location. There were older outlets, fixtures/fans, loose outlets, missing covers, open ground, GFCI missing and/or not working, loose wiring (attic/crawl), handyman/improper electrical (attic, crawl, etc.), loose wall switches, painted over outlets, loose fixtures (crawl), open knockouts, etc.; safety concerns. Recommend a licensed electrician evaluate electrical in home and advise on repairs/corrections/upgrades for safety.
- 5. PLUMBING:** The water meter was near floor joists in crawl space; visible corrosion and older gate valves. Recommend upgrading older gate valves in the home to ensure proper shut off in an emergency. Gate valves tend to leak and become difficult to operate as they age. There was an abandoned water heater just past the boiler in the dirt and other debris (boxes, pipes, etc.) on floor in crawl; recommend removing debris. There was corrosion on plumbing (cast iron, copper), leaking drains & brown water filled tall pail under the leaking plumbing, old plumbing (piping, valves, gate valves, fittings) and uninsulated plumbing in crawl space and garage. Recommend removing the tall pail of water catching/clean spillage where needed under the leaking plumbing under the drains in crawl. The water in home was not very hot when fixtures checked; further evaluate. There was no extension pipe off the TPR valve on water heater; add piping for safety. The water heater was older or approximately 8+yrs. old; recommend upgrading water heater. The toilet in main bathroom was loose; have wax seal and toilet checked/repared. The vanity in main bathroom was detached or not secured down; have secured for safety. The drain basket on kitchen sink was leaking/ozzing and corroded; have replaced. Recommend a licensed plumber evaluate plumbing in home/crawl and advise on repairs and upgrades throughout the home.

6. **HVAC (Boiler & A/C):** Recommend a boiler contractor evaluate boiler & venting and advise on replacement/upgrade; past life, improper vent pitch, missing extension pipe (TPR valve), corrosion, yellow flickering flame, not on stable pad, etc. There were several water stains around the air handler in attic; inaccessible due to storage and or lack of flooring. The condensing unit was older and data tag worn off. There were water stains on ceilings in interior rooms; unknown if from the air conditioning unit and/ or roofing. Recommend an HVAC (heating & cooling) contractor evaluate the air conditioning unit/service and advise on system and water stains around unit. Cooling was not tested to avoid condensation or water damage should air handler leak; further evaluate & test cooling system before closing & contractual limitations. Recommend a building contractor add secure flooring in attic to access the air handler/HVAC equipment for safety.
7. **GRADING & DRAINAGE/TREES/DECK:** Recommend correcting exterior conditions conducive to seepage and attracting wood destroying insects (ex- grading & drainage, gutters, decking/wood to soil contact, trees/dead or broken limbs/shrubs/weeds/etc. Follow up with contractors or a building contractor to discuss corrections to maintain a dry structure and avoid water and wood destroying insect damage.
8. **PERMITS:** Obtain closed permits for all structural modifications, renovations, bathrooms, etc. or changes made after time of build as required by the township before closing and contractual limitations. There were unconventional building practices observed.

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

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

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

SUMMARY

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

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

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

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

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

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

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

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

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

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

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

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

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

THE SCOPE OF THE INSPECTION (READ & UNDERSTAND)

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

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

<p>We Always Miss Some Minor Things & cosmetics excluded- Read Pre-Inspection agreement The intent of the inspection is not to find minor problems or cosmetic items. It is to find major problems or defects. The minor problems that are identified were discovered while looking for more significant problems. We may note them simply as a courtesy.</p>	<p>Not Insurance or Warranty & Not Code inspection In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy or warranty. Concealed & inaccessible areas cannot be inspected and should follow up with a contractor.</p>
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GROUNDS

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

DRIVEWAY/PARKING None
Material: Concrete Asphalt Gravel/Dirt Brick Other
Condition: Satisfactory Marginal Poor repair all cracks
 Pitched towards home *Trip hazard* *Settling Cracks* Typical crack

PORCH (COVERED ENTRANCE) None
STOOPS/STEPS None *Uneven risers*
Material: Concrete/Brick Wood- part of deck around the home *Railing/Balusters recommended*
Condition: Satisfactory Marginal old *Cracked* *Settled*
 Rotted/Damaged *Safety Hazard*

PATIO None
DECK/BALCONY (*flat, floored, roofless area*) None
Material: Wood Metal Composite Not visible *Railing/Balusters recommended*
Finish: Treated Painted/Stained Other
 Improper attachment to house *Railing loose*
Condition: Satisfactory Marginal very old decking- past expected life
 Wood in contact with soil- built on soil/conductive to rot and wood destroying insects

DECK/PATIO/PORCH COVERS None *Earth to wood contact* *Moisture/Insect damage*
FENCE/WALL Not evaluated in a home inspection follow up with sellers for fence

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South
 Correct grading & drainage around home/foundation- seepage/wet crawl conditions
 Recommend additional backfill & pitch away from foundation
 Improper clearance of siding to soil- conducive to water damage/rot/concealed damage/wood destroying insects & damage, etc.
 Trim back trees/shrubberies and remove where too close to home & roof
 Wood deck/steps in contact with/improper clearance to soil Yard drains observed - not tested
 NOTE: *Sinkholes and other Geological issues are NOT part of a general home inspection*

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

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

RETAINING WALL None **Material:** *Drainage holes recommended*
HOSE BIBS None No anti-siphon valve
Operates: Yes No Not tested Not on

GENERAL COMMENTS

GROUNDS: Maintain walks and driveway in level crack free condition as needed. The deck was very old and past expected life. There was no access under decking; built very low to soil or grade. The soil under decking was not properly pitched and inaccessible to grade or correct low spots. Recommend discussing deck options with a building contractor (ex- removal and grading & drainage, patio, etc.). Wood to soil contact and decking low to ground is not recommended; conducive to seepage, rot and wood destroying insects. There were inaccessible areas under decking and negative grading & poor drainage; seepage and wet conditions observed in the crawl space. Recommend a grading & drainage contractor evaluate exterior and advise on grading & drainage corrections. Recommend a wet crawl space contractor evaluate crawl and advise on water management system (s) and ventilation or encapsulation (humidity controlled system, dewatering, dehumidification, etc.). See crawl space section comments; wet/seepage, termite or wood destroying insect evidence and damage observed. In

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general, it is recommended to maintain a positive pitch of soil around foundation for proper water drainage. There was improper siding to soil clearance; should have a minimum of at least 6-8" to soil. See siding section comments. 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. Wood to soil contact should be eliminated; conducive to rot and attracting wood destroying insects. 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. Gutters and roof were in poor condition; see roofing & gutter section comments.

CONCERNS:

- 1. Recommend correcting exterior conditions conducive to seepage and attracting wood destroying insects (ex-grading & drainage, gutters, decking, wood to soil contact, trees/shrubs/weeds/etc. Follow up with contractors or a building contractor to discuss corrections to maintain a dry structure and avoid water and wood destroying insect damage. See siding and roof sections.**

ROOF

ROOF VISIBILITY All Partial None Limited by: Angle, height

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

STYLE OF ROOF

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

ROOF COVERING

Roof #1: Type: **Asphalt shingles** Estimated Layers*: **1-2** Approximate age of cover: **Old, past expected life**
 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:** **Inadequate ventilation** Soffit Ridge Gable

Roof- garage only/wall switch by man door
 Closed up gables and roof vent (removed fans) in main attic

Appears Adequate: Yes No Turbine Powered Other More ventilation recommended
 (*See Interior remarks page*) (*See Attic section*)

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

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

CONDITION OF ROOF COVERINGS **Roof #1:** **Poor**

Recommend tear off, sheathing, new roof, ventilation & gutters

Condition: Curling Cracking Broken edges Improper or uneven overhang No drip edges
 Nail popping **Extensive Aggregate/Granular loss** Missing Tabs/Shingles/Tiles/broken/damaged
 Heavy Moss buildup Exposed felt Cupping Damaged sheathing & fascia
 Multi-layer roof- not recommended
 Inadequate Ventilation- need proper Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage
 Active leaking in attic, interior rooms, wet rags under leaks
 Gutters in poor condition/leaking/missing parts/not pitched properly
 Heat damaged sheathing/plywood- peeling, delamination, pinesap beads on rafters, and Splits/heat cracks on rafters

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

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

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

PLUMBING VENTS Yes Marginal Poor- leaking around plumbing vents visible in attic

Recommend roofer evaluate and advise on costs of tear off/sheathing/new roof/flashings/ventilation/gutters

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

Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: The roof was very old and past expected life, active leaks and poor condition; not functioning to protect the home from water entry and damage. Shingles were cracked, broken/missing, cupping, curling, heavy moss build-up, sheathing rot/delamination/peeling, leaking gutters/rot fascia & sheathing, exposed felt or backing & extensive granular/aggregate loss, improper overhang/excess, inadequate ventilation, no drip edge flashings, heat cracks/splits on rafters, poor roof drainage/gutters, etc.; poor condition. There were wet spots/water stains on sheathing, floor of attic and wet rags under leaks. Recommend a qualified roofer or building contractor evaluate roof for tear off, sheathing/rafters/framing, extent of water & structure damage (plywood, fascia, hidden damage, splits rafters/cracks, etc.), ventilation and gutters. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable. All roofs will need repairs at some point during the life of the roof; expect these and plan for them. Only a roofer should make repairs and not a handyman or non-roofer. Always check roofs after rains, high winds or severe weather including winter storms. Ice and snow build-up in gutters can cause leaks in the interior; keep gutters cleaned and flowing year round for proper drainage. Poor or inadequate ventilation will shorten life of roof and cause heat damage to sheathing/framing/etc. Roof was inadequately ventilated.

CONCERNS:

1. The roof was very old and past expected life, active leaks and poor condition; not functioning to protect the home from water entry and damage. Shingles were cracked, broken/missing, cupping, curling, heavy moss build-up, sheathing rot/delamination/peeling, leaking gutters/rot fascia & sheathing, exposed felt or backing & extensive granular/aggregate loss, improper overhang/excess, inadequate ventilation, no drip edge flashings, heat cracks/splits on rafters, poor roof drainage/gutters, etc.; poor condition. There were wet spots/water stains on sheathing, floor of attic and wet rags under leaks. Recommend a qualified roofer or building contractor evaluate roof for tear off, sheathing/rafters/framing, extent of water & structure damage (plywood, fascia, hidden damage, splits rafters/cracks, etc.), ventilation and gutters.





Figure 1 Example of extensive aggregate loss and exposed backing.



Figure 2 Example of damaged sheathing, moss, damaged shingles, etc.







Figure 3 Much of the granules or aggregate was gone and backing visible or exposed.



Figure 4 Example of water stains and peeled/delaminated sheathing (some hanging). Roof was poorly ventilated and leaking.



Figure 5 Example of sheathing splits/heat damage/brittle; poor ventilation.



Figure 6 Example of closed roof fan(s); poor ventilation in attic.



Figure 7 Example of packed storage in attic, wet rags under roof leaks, leaking roof penetrations, rusted nails, delamination/splits, etc.; poor roof condition.

CHIMNEY/GUTTERS/SIDING/TRIM

CHIMNEY(S) None Location(s): **left side - limited view/inaccessible – overgrowth on left side of house**
Viewed From: Roof Ladder at eaves

Ground with binoculars, **limited view due to thick overgrowth on left side of house**

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

Rain Cap/Spark Arrestor: Yes No **Recommended**

Chase: cemented over chase with swirl pattern
 limited view due to high grass/weeds/overgrowth- check when cleared away from chimney & left side of house

Evidence of: Holes in metal Cracked chimney cap Loose mortar joints cracks limited view**

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

Recommend cutting overgrowth on left side of house to make it accessible to chimney & conduct a Level II chimney camera inspection**

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
 Dented, clogged, not draining, spillage behind gutters & fascia damage, leaking onto siding/trim/windows

Condition: Poor
 Improperly pitched, elbows pointing into foundation, missing downspouts/rain leaders and elbows, not extended properly (need 6-8ft)

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

Attachment: Loose **Missing spikes** **Improperly sloped**

Extension needed: North South East West

SIDING

(*See remarks page EIFS)

Material: Vinyl- poor installation/unconventional- poor cuts/gaps, improper clearance (siding in soil or contact), buckled siding, loose siding, poor trim/J moldings improperly cut/missing flashings/etc. There was moisture or active water intrusion in the interior on ceilings/walls/around windows.

Recommend a building contractor evaluate siding/trim/flashings as well as roof/gutters/etc. and advise on repairs/corrections/proper installation to protect the home from water intrusion and damage

Partial brick veneer on left- appears to be from original time of build and partially removed

Improper clearance to soil- should have at least 6-8" to soil. Recommend a building contractor correct clearance and check for any concealed or hidden damage before closing.

Evaluated where low to soil, loose and determine any concealed moisture & wood destroying insect before closing

Loose/Missing/Holes/buckled/gaps

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: Unconventional installation Marginal Poor

Recommend evaluation by siding or building contractor before closing

TRIM, SOFFIT, FASCIA, FLASHING

Material: vinyl/metal/wood
 improper siding & trim installation/unconventional/handyman **hidden damage possible**

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: poorly cut & unconventional installation Marginal Poor

CAULKING

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

WINDOWS & SCREENS **Failed/fogged insulated glass – not ascertainable**

Material: Wood Metal Vinyl Aluminum/Vinyl Clad

Screens: screens not evaluated in a home inspection

Condition: Satisfactory Marginal **older- approx. 30-40 yrs.- plan on repairs/replacements**

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

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

Stem Wall: Concrete block Poured concrete Other

Condition: Satisfactory Marginal Poor- cracked foundation/movement- see crawl section

Slab: Post tensioned Poured concrete Other

Condition: Satisfactory Marginal Poor- **cracks, gaps, holes**

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: The gutters were clogged, bent, not pitched properly, missing down spouts/leaders, elbows pointed toward the foundation, not extended properly, etc.; not functioning or installed properly. Recommend replacing gutters with roof; see roof section comments. 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. Recommend cutting overgrowth on left side of house to make it accessible to chimney & conduct a Level II chimney camera inspection. **All chimneys will need repairs and or linings at some point(s) in their life. Proper maintenance and cleanings are extremely important for fire and life safety as well as maintaining the structural integrity of chimney and or fireplace if present. It is strongly recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety. The Internal elements of the chimney could not be evaluated and fall outside the scope of a visual home inspection. Internal defects and/or fire hazards often exist in any chimney of any age and especially in older structures. It is strongly advised that a Level II Internal chimney inspection be conducted in accordance with the National Fire Safety Standard (NFPA 211) prior to closing. Buyer accepts all risk, cost of repairs, possibility of dangerous conditions (fire, carbon monoxide, unstable structure, etc) if he or she fails to conduct this type of Level II chimney inspection.** There was partially removed brick veneer on left side of house. Siding appears from original time of build and not completely removed when additions or renovations done. Have siding contractor evaluate this siding & advise on options to match vinyl, etc. The siding had improper clearance to soil; should have at least 6-8" to soil. There was buckled siding and loose siding. Recommend a building contractor correct clearance and check for any concealed or hidden damage before closing & contractual limitations. The siding & trim were not installed properly; gaps, short cuts, holes, inadequate or missing flashings, etc. There was moisture and or water stains in the interior rooms and/or around windows. The exterior siding & trim was installed by unconventional building practices. Recommend a siding contractor or building contractor evaluate siding/trim/flashings/clearances/etc. and advise on corrections and repairs including any concealed water/structure/wood destroying insect damage. There were cracks, gaps and opening visible on the slab foundation; limited view where weeds, high grass or siding in contact with soil. There was moisture and termite/wood destroying insect damage observed on exterior by high weeds and overgrowth. Recommend a structural carpenter or building contractor determine extent of all damage including concealed damage. See structural comments; crawl space pg. 2 main concerns.

CONCERNS:

1. The gutters were clogged, bent, not pitched properly, missing down spouts/leaders, elbows pointed toward the foundation, not extended properly, etc.; not functioning or installed properly. Recommend replacing gutters with roof; see roof section comments.
2. Recommend cutting overgrowth on left side of house to make it accessible to chimney & conduct a Level II chimney camera inspection.
3. The siding had improper clearance to soil; should have at least 6-8" to soil. There was buckled siding and loose siding. Recommend a building contractor correct clearance and check for any concealed or hidden damage before closing & contractual limitations. The siding & trim were not installed properly; gaps, short cuts, holes, inadequate or missing flashings, etc. There was moisture and or water stains in the interior rooms and/or around windows. The exterior siding & trim was installed by unconventional building practices. Recommend a siding contractor or building contractor evaluate siding/trim/flashings/clearances/etc. and advise on corrections and repairs including any concealed water/structure/wood destroying insect damage. There were cracks, gaps and opening visible on the slab foundation; limited view where weeds, high grass or siding in contact with soil. There was moisture and termite/wood destroying insect damage observed on exterior by high weeds and overgrowth. Recommend a structural carpenter or building contractor determine extent of all damage including concealed damage. See structural comments; crawl space pg. 2 main concerns. There was partially removed brick veneer on left side of house. Siding appears from original time of build and not completely removed when additions or renovations done. Have siding contractor evaluate this siding & advise on options to match vinyl, etc.



Figure 8 Examples of exterior siding: improper clearance, buckled siding, loose, gaps, improper trim/J-molding cuts, flashings missing or inadequate, cracks/gaps on slab foundation, etc.

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Figure 9 Example of siding in soil and buckled.



Figure 10 Example of moisture and termite damage on slab construction; limited view due to high weeds or overgrowth. See structural comments in crawl space and pg.2. main concerns. There was extensive termite damage on sills in crawl space; limited access due to low height in crawl.

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

Underground Overhead *not visible* Condition: Sat. Marginal Poor
 Exterior outlets: Yes No **Operative:** Yes No *Overhead wires too low*
 GFCI present: Yes *No* **Operative:** Yes No *Less than 3' from balcony/deck/windows*
 Reverse polarity *Open ground* *Safety Hazard*

BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

EXTERIOR DOORS

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

EXTERIOR A/C - HEAT PUMP Location(s): **outside on left**

Unit #1 Brand: Everstar Outside shutoff: Yes No
 Condition: Old/worn data tag- Old Poor Rusted Level: Yes No
 Cabinet/housing rusted/peeled paint Condenser Fins: Damaged/oxidized fins/flaked- old unit

GARAGE

None Attached Detached 1-car
 Automatic Opener: Yes No Operable Inoperable Remote not available
 Safety Reverse Operable: Pressure reverse- Not working Electric eye- worked /need to be set 6-10" off floor/too low
 Need(s) adjusting Safety hazard- have auto pressure reverse corrected & test safety device
 Roofing Material: Same as house Gutters : Poor
 Siding: Same as house Trim: Same as house
 Floor : Material: Concrete storage, items on floor & perimeter- limited view
 Condition: Satisfactory Typical cracks *Large settling cracks* *Recommend evaluation/repair*
 Burners less than 18" above garage floor: N/A Yes No Safety hazard
 Sill Plates : Not visible drywall on walls, floor & perimeter storage/clutter
 Recommend evaluating sills/structure- siding to soil & buckled on exterior. There was termite sill damage partially visible on exterior. See NPMA-33 wood destroying insect report and crawl space structure comments.
 Overhead doors: N/A Wood or composite *Recommend repair/upgrade doors*
 Old Marginal Poor *Overhead door hardware loose* Other
 Recommend Painting Inside & Edges: Yes No Recommend lubrication Weather-stripping missing/damaged
 Exterior Service Door: None Satisfactory Marginal Poor Damaged/Rusted
 Electricity Present: Yes No Not visible GFCI Present: Yes No **Operates:** Yes No
Reverse polarity: Yes No Open ground: Yes No
 Safety hazard – recommend GFCI outlets in garage, exterior, kitchen, etc. Where wet or damp for safety
 Handyman/extension cord wiring
 Firewall (*Between garage & living area*) : N/A Present
 seal all holes, gaps when storage removed and where needed for fire safety
 Satisfactory *Safety hazard(s)* *Recommend repair* *Holes walls/ceiling*
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
 N/A Satisfactory Inoperative Missing *Needs repair*
Moisture Stains Present: Yes Seepage in garage Typical Cracks: Yes No

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : The auto pressure reverse did not work on door and door did not glide or move smoothly in tracks. Recommend a door installer evaluate door, auto reverse safety and set electric eyes 6-10" off floor for safety. There was a roof fan in garage operated by a wall switch near the man door on right. There was storage in garage and drywall; structure inaccessible. Recommend inspecting all areas when storage, items, appliances, etc. are removed and accessible. There was buckled siding on side by garage and water stains on floor and around doors; seepage. See grading & drainage comments. Recommend further evaluation to rule out concealed water/moisture and termite/wood destroying insect damage behind siding or drywall as per the structural damage carpenter or building contractor. There was termite & moisture damage visible in crawl and exterior on sills. There was carpenter ant frass in garage. Extent of all moisture and termite/wood destroying insect damage must be determined by a structural carpenter or a qualified building contractor. See separate NPMA-33 Wood destroying insect report (WDI). There were no GFCI outlets in garage or on exterior; recommended for safety. When running a refrigerator or appliance, it should be on a dedicated outlet; have verified by electrician. The washer & dryer was in the rear left of garage. Plumbing or appliances that use water should be in a heated room to avoid freeze damage. Recommend a building contractor evaluate setup and advise on options to avoid freeze damage, leaks or flooding should plumbing burst in cold weather.

CONCERNS:

1. **The auto pressure reverse did not work on door and door did not glide or move smoothly in tracks. Recommend a door installer evaluate door, auto reverse safety and set electric eyes 6-10" off floor for safety.**
2. **There were no GFCI outlets in garage or on exterior; recommended for safety. When running a refrigerator or appliance, it should be on a dedicated outlet; have verified by electrician.**
3. **There was seepage in garage and concealed areas. Recommend a structural carpenter evaluate areas to determine any concealed water/termite/WDI damage or rule it out before closing & contractual limitations.**
4. **The washer & dryer was in the rear left of garage. Plumbing or appliances that use water should be in a heated room to avoid freeze damage. Recommend a building contractor evaluate setup and advise on options to avoid freeze damage, leaks or flooding should plumbing burst in cold weather.**

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: not very hot **Cold water:** Yes No

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Marginal canted doorways Sloping Squeaks See structure comments

APPLIANCES *

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

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

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

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

1. Inspect:

v. Household appliances limited to:

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

GENERAL COMMENTS

KITCHEN : Recommend anti tip brackets on all stoves for safety.* There was corrosion on the valves under the sink and the drain basket, flexible drain connector; oozing. Recommend a licensed plumber evaluate all corrosion and older plumbing and advise on plumbing repairs/upgrades. See plumbing section comments. The water did not get very hot when tested; have water heater or fixtures checked by plumber. See plumbing section comments. The outlet had open grounds and the outlets are not tripping or GFCI protected.

CONCERNS:

1. Recommend an electrician evaluate outlets and make repairs where needed for safety. See electrician section comments.

LAUNDRY ROOM

ROOM COMPONENTS

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

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 : The washer & dryer was in the rear left of garage. Plumbing or appliances that use water should be in a heated room to avoid freeze damage. Recommend a building contractor evaluate setup and advise on options to avoid freeze damage, leaks or flooding should plumbing burst in cold weather. There were high weeds/grass/overgrowth on side of house by dryer vent; recommend removing away from house and dryer vent.

BATHROOMS

BATH: MASTER BATH

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No
 Loose: Yes No
 Pipes leak: Yes No
Fixture(s) Condition: Satisfactory Marginal Poor
Hot water: not very hot
 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 (1) No (to right)
Operates: Yes (1) No (to right)
Open ground/Reverse polarity within 6' of water: Yes No
Potential safety hazards present: Yes No

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

MASTER BATH: There was no window and no fan in this bathroom; needs ventilation. Obtain closed permits for all structural modifications, renovations, bathrooms, etc. or changes made after time of build as required by the township before closing and contractual limitations. There were unconventional building practices observed. There was active moisture and peeled paint or drywall; see roofing & siding section comments. The right GFCI had open ground; not wired properly and not functioning(safety hazard). The left GFCI outlets works when tested. Caulk in the shower at all junctures to maintain watertight seals and avoid water or concealed damage. There was low or erratic water flow and calcium/mineral build up. See plumbing section comment. The water was not very hot in the home, corrosion and oozing on drains or piping. Recommend a licensed plumber evaluate plumbing and advise on repairs. The door swings over the steps into the bathroom; trip hazard. The water did not get very hot when tested; have water heater or fixtures checked by plumber. See plumbing section comments. The door from bedroom swings over steps; safety hazard. See master bedroom comments.

CONCERNS:

1. The bathroom had no window and no exhaust fan; have evaluated by a bathroom contractor or building contractor. Recommend having GFCI outlets evaluated by electrician; one not working properly.
2. Obtain closed permits for all structural modifications, renovations, bathrooms, etc. or changes made after time of build as required by the township before closing and contractual limitations. There were unconventional building practices observed.
3. There was active moisture and peeled paint or drywall; see roofing & siding section comments.



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MAIN BATH:

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No Loose: Yes No Pipes leak: Yes No
 Fixture(s) Condition: Satisfactory Marginal Poor
 Hot water: not very hot 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

MAIN BATH : There was corrosion and holes around the drain in tube; have evaluated for replacement/repairs. There was no tub stopper; add stopper in tub. There were water stains in ceiling or sub flooring in crawl; plumbing leaks. The toilets was loose and vanity top was not secured down. Recommend a plumber evaluate toilet/seal and vanity top and make repairs. The water in home was not very hot when checked; have water heater and temperature checked by plumber. The fan did not work with wall switches; have evaluated. Recommend an electrician evaluate fan and advise on repairs & verify that it is vented to outside and not attic. A fan type fixture was partially visible in attic and did not appear to have a vent to outside. The water in home did not get very hot; see plumbing section comments.

CONCERNS:

1. Recommend an electrician evaluate the bathroom fan and advise on repairs and verify that is vented to exterior and not attic.
2. Recommend a licensed plumber evaluate corrosion in tub, loose toilet and hot water in home. The water in home was not very hot when checked; have water heater and temperature checked by plumber.

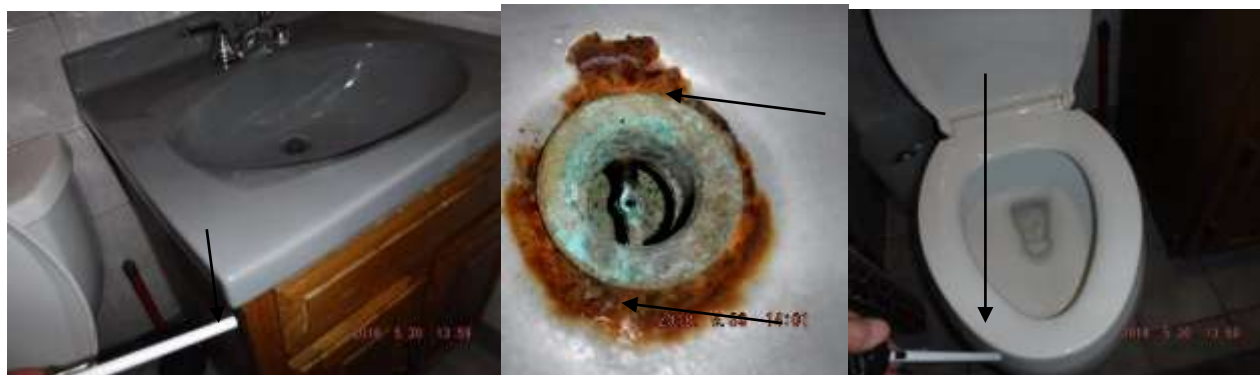


Figure 11 Vanity top was not secured down, toilet was loose and tub/drains was corroded and holes. There were water stains visible in several areas in the crawl space and leaking plumbing; see plumbing section comments.

DINING ROOM

LOCATION: FRONT OFF KITHCEN

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

GENERAL COMMENTS

DINING ROOM : See structure comments; sloped flooring and canted walls/doorways. There was a filter in ceiling for the A/C (paper type). Close up vents in winter. There was moisture on front wall around window. See siding section comments.



Figure 12 Moisture around windows when spot-checked; further evaluate by exterior/siding contractor.

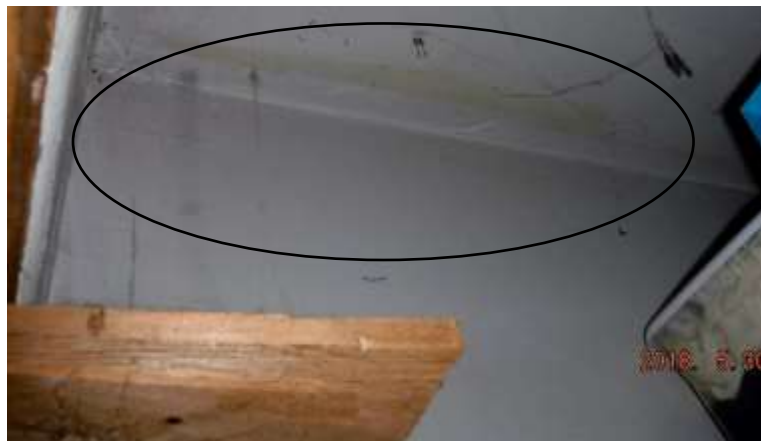
MASTER BEDROOM

LOCATION: CENTER OFF DINING

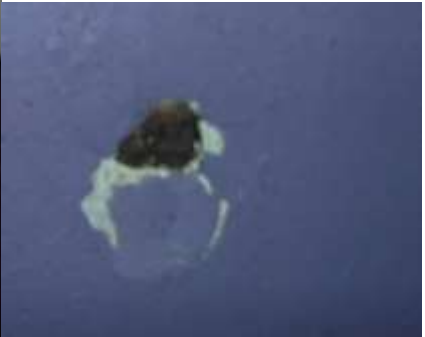
Walls & Ceiling: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal Moisture stains: <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Poor- water damage/active/wet Where: wall & ceiling	
Floor: <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> canted doorways <input checked="" type="checkbox"/> Sloping Typical cracks: <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Squeaks <input checked="" type="checkbox"/> See structure comments <input type="checkbox"/> No	
Ceiling Fan: <input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor	
Electrical: Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> Cover plates missing	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety Hazard
Heating/Cooling Source: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings	
Bedroom Egress Restricted: <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Broken Vapor Seals : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Doors & Windows: Operational: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Locks/Latches Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass	

GENERAL COMMENTS

MASTER BEDROOM : There was peeled wallpaper and moisture; see siding/exterior section. There were missing handles on windows; not able to open. Recommend obtaining handles and check windows before closing. There was a broken glass mirrored closet door; cut hazard. Recommend replacing door for safety. The door to master bathroom swings into bathroom over a step; fall hazard potential. Recommend a building contractor evaluate door & step and advise on corrections for safety. Obtain all closed permits for renovations and structural modifications as required by the township; unconventional building practices observed in the home.



Continued . .



#2 BEDROOM

LOCATION: RED

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

GENERAL COMMENTS

#2 BEDROOM Front RED : There was a very loose wall switch next to the switch for fan; have evaluated and ask what it controls (unknown). Add covers on outlets where missing for safety.

#3 BEDROOM

LOCATION: SIDE

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes Where: ceiling/drywall
Floor: See structure comments 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

#3 BEDROOM YELLOW: There were ceiling moisture/water stains. There were open grounds on outlets; have electrician evaluate outlets and make repairs.



WINDOWS/FIREPLACES/HALL/ATTIC

INTERIOR WINDOWS / GLASS

Condition: Marginal older (approx. 30-40 yrs.) plan on window replacement/repairs- very old
 Representative number of windows operated missing handles

Evidence of Broken Vapor seals : Not ascertainable **Safety Glazing Needed:** Yes No

Glazing compound needed Cracked glass- mirrors in master bedroom Hardware missing

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

FIREPLACE None Location(s): ---- N/A----

STAIRS / STEPS / BALCONIES Satisfactory Marginal Poor None

SMOKE / CARBON MONOXIDE DETECTORS (See remarks page)

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

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

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

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

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pull down pulldown not cut properly on bottom-safety hazard

Inspected From: Access panel In the attic Other

Location: Bedroom hall Bedroom closet Garage Other

Access Limited By: lack flooring, HVAC ducts, Packed with Storage**

Flooring: Complete Partial a few loose boards

Insulation: Type: fiberglass Batts Average inches: not visible Approx. R-rating: Unknown

Installed In: Rafters Walls Between ceiling joists Not visible

Recommend ventilation- poorly ventilated & sheathing damage

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: No Ventilation is inadequate Recommend ventilation with roof replacement

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 limited view by pulldown ladder ** Disconnected Leaking Repair/Replace

Chimney Chase: N/A Satisfactory Needs repair Not visible- exterior mounted

Structural Problems Observed: Yes No Recommend repair Recommend Structural Engineer

Roof Structure: Rafters splits/cracks

Collar Ties Present: Yes No N/A

Roof Sheathing: Plywood damaged Rotted Stained Delaminated/Peeling

Evidence of Condensation/Moisture Leaking: Yes (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 Loose wires/live wires

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: The windows were very old, approximately 30+ yrs. A typical manufacturers' warranty is often 10 yrs. limited warranty depending on the manufacturer and product installed. Several windows were stiff or difficult to operate. Recommend planning and budgeting for repairs/replacement. The pulldown ladder for attic was not cut properly in the bottom and flexed when climbing ladder; safety concern. Recommend a carpenter or building contractor cut bottom for proper extension and safety. Recommend felt pads on bottom to avoid scratching floor; a carpet was used to pad the bottom when climbing ladder to protect flooring. Recommend chimney sweep clean/evaluate chimney. Recommend cutting overgrowth on left side of house to make it accessible to chimney & conduct a Level II chimney camera inspection. 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.* The attic was poorly ventilated and sheathing damage visible and cracks on rafters. There was pinesap beads on rafters/roof lumber and dark rings around roofing nails; indicative of hot humid attics. Hot humid attics will typically shorten life of roof, can potentially cause heat damage (splits, delamination, etc.) and conducive to mold/mildew. Recommend a ventilation & insulation contractor evaluate and advise on ventilation. Roofs should have maximum ventilation to avoid shortening life of roof, potential roof structure/heat damage and moisture build-up. See roofing section comments. Recommend a building contractor add secure flooring in attic to access the air handler/HVAC equipment.

CONCERNS:

1. See roofing section comments; active leaking, sheathing damage, rafter cracks, poor ventilation, etc.
2. Recommend an electrician evaluate handyman/improper wiring/installations in attic & home. See electrical section comments.
3. Plan and budget for window repairs/replacements; older.
4. Recommend a building contractor add secure flooring in attic to access the air handler/HVAC equipment for safety.

CRAWL/SLAB ON GRADE

CRAWL SPACE N/A Full crawlspace Combination crawl space/slab
 Conditioned (heated/cooled): Yes- slab No

ACCESS Exterior Interior hatch door- closet center hallway Via basement No Access or Sealed
Inspected from: Access panel In the crawl space

FOUNDATION WALLS **Condition:** Satisfactory Marginal Poor- *Have evaluated*
 Concrete block Cracks Movement/bowed/deflection

FLOOR
 Concrete- slab rooms covered with flooring or carpeting/inaccessible Dirt- crawl space

SEISMIC BOLTS N/A

DRAINAGE
 Outside drain Sump pump: Yes No Operable: Yes No

Evidence of moisture & Termite damage: Yes

Recommend dehumidifier & water management system- have a wet crawl space contractor evaluate and a grading & drainage contractor & gutter contractor evaluate exterior conditions to correct seepage/wet crawl space

VENTILATION Wall vents Power vents None

GIRDERS / BEAMS / COLUMNS Steel Wood
 Masonry- disturbed soil around columns- deepened dirt floor & no visible stabilization

Condition: Improperly shimmed columns Marginal Poor- undersized

JOISTS **Material:** Wood Steel Truss Not visible

Sagging/altered joists/patched handyman/cut joists/improperly notched

Corroded floor joist hangers- unsafe/replace

Condition: Satisfactory Marginal wet crawl

(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 a licensed treatment company exterminate prior to closing.

SUB FLOOR Not visible Wood Concrete Other

MOISTURE STAINS None Walls Sub floor Plumbing leaks
 Mold & environmental inspection & testing is beyond the scope of a home inspection. Follow-up with an environmental inspection & testing company.

INSULATION **None- most & some residual insulation visible /wet** **Type: ---**

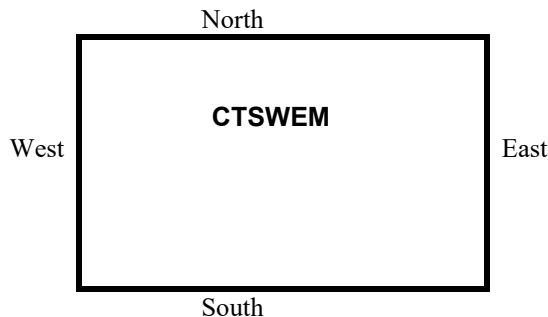
Location: Walls Between floor joists
 All Crawl spaces & basements need to have proper vapor barrier(s), ventilation & insulation (between floor joists). Energy losses are not inspected or identified in a general inspection. Have an Energy audit performed on the home before closing to find areas that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

VAPOR BARRIER Yes No
 Kraft/foil face Plastic Other Not visible

CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

W=Wet/seepage **C** = Crack(s)
M=Modifications/
unconventional
S = Storage/debris **E** = Evaluate structure by
building contractor and/or
engineer (PE)
T = Termite & moisture or structure damage

**GENERAL COMMENTS**

CRAWL SPACE/SLAB ON GRADE : The wood steps in the crawl were steep, narrow, not boxed in, no railing, low headroom, etc.; safety concerns. Use caution when entering the crawl and discuss upgrades and railing with a carpenter for safety.

The crawl space floor hatch cover was made of three separate boards with a few nails and cross board and not safe to walk upon. Recommend replacing the cover with a solid board or panel cover for safety. There were no wall vents and a few boarded up crawl panels on sidewalls; not opened/used hall closet to enter crawl space. The crawl had water seepage, high humidity/moisture, wet dirt and foundation walls, no vapor barrier, poor ventilation and black spotting/mold like, mold like/mildew odor in crawl space and home. Mold & environmental inspection & testing is beyond the scope of a home inspection. Follow-up with an environmental inspection & testing company. Conditions on exterior were conducive to seepage and attracting wood destroying insects. Recommend a building contractor(s) correct exterior conditions; grading & drainage, gutters, weeds/trees/shrubs to close to home, stones, decking/wood to soil contact, siding clearance (should be 6-8+ inches), etc. The home had structural modifications and additions and unconventional building practices. Obtain all closed permits for structural changes/modifications and additions made to the home as required by the township. There were structural deficiencies or defects observed. The rear wall or side of house by high weeds had cracks on block or mortar, displacement/bowed/movement, wide gaps (approx. 1/4-1/2"), deepened dirt floor in crawl, disturbed footers/no step footers or visible stabilization to foundation walls and columns where floor deepened; unconventional modifications & building practices. There were missing or inadequate sill strapping or J-bolts, corroded floor joist hangers (unsafe), tipped sills/separations/gaps, improperly notched joists, and sills in contact with soil and termite & moisture damage to sills or framing members, termite shelter tubes and carpenter ant frass. The siding was in contact with soil, concealed damage must be determined and proper siding clearance corrected. The girder or main beam was undersized, poorly shimmed between beam & cement columns. There were sloped floors and canted doorways in the interior rooms above. Recommend a structural carpenter, building contractor and/or structural engineer (PE) evaluate the structure and advise on structural repairs. Recommend a structural carpenter and siding contractor evaluate extent of termite/wood destroying insect damage and advise on structural repairs before closing. Recommend a wet crawl contractor evaluate crawl and advise on water management, encapsulation/dehumidification, etc. to control water, humidity and mold-like odor and substance/film. There was an abandoned water heater just past the boiler in the dirt and other debris (boxes, pipes, etc.) on floor in crawl; recommend removing debris. There was corrosion on plumbing (cast iron, copper), leaking drains & water filled tall pail under the leaking plumbing, old plumbing (piping, valves, gate valves, fittings) and uninsulated plumbing. Recommend a licensed plumber evaluate plumbing in home/crawl and advise on repairs and upgrades. Recommend removing the tall pail of water catching/clean spillage where needed under the leaking plumbing under the drains in crawl. See plumbing section comments. There were loose/detached hanging light fixtures, exposed wires, loose wires/cables, and handyman electrical in crawl, attic, etc. Recommend a licensed electrician evaluate electrical concerns and make repairs where needed for safety. See electrical section comments.

CONCERNS:

1. There were no wall vents and a few boarded up crawl panels on sidewalls; not opened/used hall closet to enter crawl space. The crawl had water seepage, high humidity/moisture, wet dirt and foundation walls, no vapor barrier and poor ventilation. Conditions on exterior were conducive to seepage and attracting wood destroying insects. Recommend a building contractor(s) correct exterior conditions; grading & drainage, gutters, weeds/trees/shrubs to close to home, stones, decking/wood to soil contact, siding clearance (should be 6-8+ inches), etc.

2. The home had structural modifications and additions and unconventional building practices. Obtain all closed permits for structural changes/modifications and additions made to the home as required by the township. There were structural deficiencies or defects observed. The rear wall or side of house by high weeds had cracks on block or mortar, displacement/bowed/movement, wide gaps (approx. 1/4-1/2"), deepened dirt floor in crawl, disturbed footers/no step footers or visible stabilization to foundation walls and columns where floor deepened; unconventional modifications & building practices. There were missing or inadequate sill strapping or J-bolts, corroded floor joist hangers (unsafe), tipped sills/separations/gaps, improperly notched joists, and sills in contact with soil and termite & moisture damage to sills or framing members, termite shelter tubes and carpenter ant frass. The siding was in contact with soil, concealed damage must be determined and proper siding clearance corrected. The girder or main beam was undersized, poorly shimmed between beam & cement columns. There were sloped floors and canted doorways in the interior rooms above. Recommend a structural carpenter, building contractor and/or structural engineer (PE) evaluate the structure and advise on structural repairs. Recommend a structural carpenter and siding contractor evaluate extent of termite/wood destroying insect damage and advise on structural repairs before closing. Recommend a wet crawl contractor evaluate crawl and advise on water management, encapsulation/dehumidification, etc. to control water, humidity and mold-like odor and substance/film.
3. There was an abandoned water heater just past the boiler in the dirt and other debris (boxes, pipes, etc.) on floor in crawl; recommend removing debris. There was corrosion on plumbing (cast iron, copper), leaking drains & water filled tall pail under the leaking plumbing, old plumbing (piping, valves, gate valves, fittings) and uninsulated plumbing. Recommend a licensed plumber evaluate plumbing in home/crawl and advise on repairs and upgrades. Recommend removing the tall pail of water catching/clean spillage where needed under the leaking plumbing under the drains in crawl. See plumbing section comments.
4. The wood steps in the crawl were steep, narrow, not boxed in, no railing, low headroom, etc.; safety concerns. Use caution when entering the crawl and discuss upgrades and railing with a carpenter for safety. The crawl space floor hatch cover was made of three separate boards with a few nails and cross board and not safe to walk upon. Recommend replacing the cover with a solid board or panel cover for safety.
5. There were loose/detached hanging light fixtures, exposed wires, loose wires/cables, and handyman electrical in crawl, attic, etc. Recommend a licensed electrician evaluate electrical concerns and make repairs where needed for safety. See electrical section comments.



Figure 14 Recommend a carpenter evaluate floor hatch, steps and advise on upgrades, railing, etc. for safety.

Examples of structural modifications, exposed footers/no step footers or stabilization, shimmed columns, disturbed soil around foundation & columns, water seepage/black mildew/mold-like spotting/odor, foundation cracks/movement/bowed, termite tubes/damage, etc.





Figure 15 Example of depended dirt floor, foundation cracks, old water heater in dirt, wet dirt/seepage, etc.



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Figure 16 Example of areas with approximately 1/2" opening are bowed wall(s).







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Figure 17 Example of corroded plumbing, leaking and brown water filled in a catch bucket. Recommend a licensed plumber evaluate all plumbing in home and advise on repairs/upgrades.



PLUMBING

WATER SERVICE

Main Shut-off Location: in crawl space**

- 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/leaking
- Lead Other Than Solder Joints:** Yes No Unknown Service entry
- Functional Flow:** Adequate Low some calcium/mineral build up **Water pressure over 80 psi; high**
- Pipes, Supply/Drain:** **Corroded** **Leaking** **Valves broken/missing** **Dissimilar metal**
- Drain/Waste/Vent Pipe:** Copper Cast iron Galvanized PVC ABS
- Condition:** Satisfactory Marginal Poor **Cross connection:** No/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 **Recommend plumber evaluate all plumbing in home**
- Interior Fuel Storage System:** Yes No Leaking: Yes No
- Gas Line:** Copper Brass Black iron Stainless steel Flexible CSST (yellow) Not visible
- Condition:** Satisfactory Marginal Poor

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

MAIN FUEL SHUT-OFF LOCATION FIXTURES IN HOME

- Gas meter** 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 older
- Brand name:** GR
- Type:** Gas Electric Oil Other
- Unit Elevated:** Yes No N/A **Tank/Piping corroded/leaking**
- Capacity:** 40 gallons **Approximate age:** 8+ year(s)
- Combustion Air Venting Present:** Yes No N/A **Seismic restraints needed:** Yes No N/A
- Relief Valve:** Yes No **Extension proper:** No Missing **Recommend repair**
- Vent Pipe:** N/A marginal Pitch proper **Improper** **Rusted** **Recommend repair**

WATER SOFTENER

(Unit not evaluated) N/A

- 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.

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GENERAL COMMENTS

PLUMBING: The water meter was near floor joists in crawl space; visible corrosion and older gate valves. Recommend upgrading older gate valves in the home to ensure proper shut off in an emergency. Gate valves tend to leak and become difficult to operate as they age. There was an abandoned water heater just past the boiler in the dirt and other debris (boxes, pipes, etc.) on floor in crawl; recommend removing debris. There was corrosion on plumbing (cast iron, copper), leaking drains & brown water filled tall pail under the leaking plumbing, old plumbing (piping, valves, gate valves, fittings) and uninsulated plumbing in crawl space and garage. Recommend removing the tall pail of water catching/clean spillage where needed under the leaking plumbing under the drains in crawl. The water in home was not very hot when fixtures checked; further evaluate. There was no extension pipe off the TPR valve on water heater; add piping for safety. The water heater was older or approximately 8+yrs. old; recommend upgrading water heater. The toilet in main bathroom was loose; have wax seal and toilet checked/repared. The vanity in main bathroom was detached or not secured down; have secured for safety. The drain basket on kitchen sink was leaking/oozing and corroded; have replaced. Recommend a licensed plumber evaluate plumbing in home/crawl and advise on repairs and upgrades throughout the home. Note that fixtures, drains and pipes may clog, leak or back-up when a home is left vacant for a period of time and if there is hard water in home. Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines, drains and fixtures. Confer with a water softener company and plumber if there is hard water in the home. Testing for hard water is not part of an inspection. If a home is left vacant for a period of time, it can clog fixtures resulting in loss of flow, hot or cold water. Toilets, bathrooms, washers, dishwashers, hot water heaters or any other appliance in a home can become damaged or fail because of hard water (calcium or mineral build-up) at any time even after an inspection. Get the water tested by a water softener company and fixtures evaluated by a licensed plumber before closing. Discuss water descaler units with a licensed plumber to help control hard water (ex- scale buster, eddy, Vulcan, etc. among others on market). Recommend a camera inspection of sewer lines to rule out cracks, roots, obstructions or damage; follow-up with a plumbing or a Roto-rooter type company. Recommend maintaining water & sewer main line insurance to help defray costs of main line repairs. Check with the local utilities or Water Company for participating insurers if available. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such as galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home. Plumbing code or any other code inspection in NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

CONCERNS:

1. **The water meter was near floor joists in crawl space; visible corrosion and older gate valves. Recommend upgrading older gate valves in the home to ensure proper shut off in an emergency. Gate valves tend to leak and become difficult to operate as they age. There was an abandoned water heater just past the boiler in the dirt and other debris (boxes, pipes, etc.) on floor in crawl; recommend removing debris. There was corrosion on plumbing (cast iron, copper), leaking drains & brown water filled tall pail under the leaking plumbing, old plumbing (piping, valves, gate valves, fittings) and uninsulated plumbing in crawl space and garage. Recommend removing the tall pail of water catching/clean spillage where needed under the leaking plumbing under the drains in crawl. The water in home was not very hot when fixtures checked; further evaluate. There was no extension pipe off the TPR valve on water heater; add piping for safety. The water heater was older or approximately 8+yrs. old; recommend upgrading water heater. The toilet in main bathroom was loose; have wax seal and toilet checked/repared. The vanity in main bathroom was detached or not secured down; have secured for safety. The drain basket on kitchen sink was leaking/oozing and corroded; have replaced. Recommend a licensed plumber evaluate plumbing in home/crawl and advise on repairs and upgrades throughout the home.**



Figure 18 Partial view of water meter & gate valve shutoff. Gate valves tend to stick, leak and difficult to close to operate in an emergency. Recommend upgrading to single handle ball valves on main and in home.

HEATING

HEATING SYSTEM - UNIT #1

Location: **crawl on dirt & tilted**

(See remarks page)

BOILER SYSTEM

N/A

Brand Name: Slat Fin

Approximate age: **very old ~ 1980's/35-40 yrs.**

Carbon Monoxide: N/A

CO Test: Yes

Combustion Air Venting Present:

Yes No N/A

Energy Source: Gas

yellow flickering flame

Distribution: Hot water

Baseboard Steam Radiator

Circulator: Pump

Gravity Multiple zones

Controls: Temp/pressure gauge exist:

Yes No **Operating:** Yes No

Emergencyshutoff: Disconnect: Yes No

Combustion Air Venting Present: Yes No N/A

Relief valve: Yes No Missing

Extension proper: No- missing pipe

Operated: **When turned on by thermostat:** Fired

Did not fire

Operation: Satisfactory: have evaluated- poor condition

Recommend technician examine yearly

System Condition: Old, poorly maintained Poor

Recommend HVAC technician examine yearly, obtain township code inspections for Fire and HVAC sub codes prior to closing. The inspection is not required to determine heat supply adequacy or distribution balance for the home or building. Have an HVAC contractor or boiler contractor evaluate the adequacy and required size needed before closing.

Recommend evaluation before closing

OTHER SYSTEMS

N/A

Electric baseboard

Radiant ceiling cable

GENERAL COMMENTS

HEATING: The boiler in crawl was very old or ~ 1980's/35-40 yrs. old and past expected life. The unit was tilted and not plumb or on a stable cement support; on broken cement pieces and dirt. The venting to chimney was not pitched upward to chimney properly, yellow flickering flame, rust, corrosion on piping/fittings, missing pipe extension on TPR valve, etc.; poor condition. Recommend a boiler contractor evaluate boiler and advise on boiler replacement and proper venting. Recommend a property tank sweep to rule out any possibility of buried oil tank before closing and contractual limitations.

CONCERNS:

1. **Recommend a boiler contractor evaluate boiler & venting and advise on replacement/upgrade; past life, improper vent pitch, missing extension pipe (TPR valve), corrosion, yellow flickering flame, not on stable pad, etc.**

COOLING

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: **outside on left** Age: **very old**

Energy Source: Electric Gas Water Other

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

Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged

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

Condensate Line/Drain: To exterior To pump Floor drain
 Laundry sink not visible- attic cluttered/inaccessible

Temperature Differential : Unit 1 ??? °F
Difference in temperature (split) should be 15-22° Fahrenheit (*See remarks page*)

Compressor Condition: Satisfactory Marginal old unit Rusted Damaged

Operation: Satisfactory: Yes Not tested**

Not operated due to excessive water or condensate stains around air handler in attic & water spots in ceilings of interior rooms- have evaluated by an HVAC contractor and advise on repairs/replacement/service/etc.

Recommend HVAC technician examine/clean/service yearly

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

GENERAL COMMENTS

COOLING : There were several water stains around the air handler in attic; inaccessible due to storage and or lack of flooring. The condensing unit was very old and data tag worn off and flattened or oxidized fins; indication of past expected life. A typical manufacturer's warranty is often 10 yrs. limited warranty; unit appears very old. There were water stains on ceilings in interior rooms; unknown if from the air conditioning unit and/ or roofing. Recommend an HVAC (heating & cooling) contractor evaluate the air conditioning unit/service, advise on system, water stains around unit, repairs/replacement/etc. before closing & contractual limitations. Cooling was not tested to avoid condensation or water damage should air handler leak; further evaluate & test cooling system before closing & contractual limitations. See heating section; boiler very old. Only use A/C in warmer temperatures or when seasonal and at least three consecutive days & nights of 60-65F to avoid damaging the system. The coolant system should be checked before cooling season for leaks and proper coolant levels every year; coolant can leak out and fittings loosen after winter. Clean filters for air conditioning as per the filter manufacturer. Recommend a building contractor add secure flooring in attic to access the air handler/HVAC equipment for safety.

CONCERNS:

1. There were several water stains around the air handler in attic; inaccessible due to storage and or lack of flooring. The condensing unit was very old and data tag worn off and flattened or oxidized fins; indication of past expected life. A typical manufacturer's warranty is often 10 yrs. limited warranty; unit appears very old. There were water stains on ceilings in interior rooms; unknown if from the air conditioning unit and/ or roofing. Recommend an HVAC (heating & cooling) contractor evaluate the air conditioning unit/service, advise on system, water stains around unit, repairs/replacement/etc. before closing & contractual limitations. Cooling was not tested to avoid condensation or water damage should air handler leak; further evaluate & test cooling system before closing & contractual limitations.** See heating section comments.
2. Recommend a building contractor add secure flooring in attic to access the air handler/HVAC equipment for safety.



Figure 19 Data tag on condensing unit was worn off; appears very old.



Figure 20 Example of condensate or water stains around the air handler in attic; recommend an HVAC contractor evaluate cooling system/service and advise before closing. Cooling not tested to avoid leaking or condensate damage should unit not function properly and potentially cause damage to interior rooms.

ELECTRICAL**MAIN PANEL OR DISCONNECT**Location: **main disconnect not visible or accessible** Condition: not found or visibleAdequate Clearance To Panel: Yes No Amperage: ----- Volts 120/240 Breakers Fuses**SUB PANEL(S)** None apparent Breakers 100 amp breaker main in sub panelLocation 1: **center hall closet**Predominant Branch Wire: Copper Aluminum Copper clad aluminumNeutral/ground separated: Yes No Neutral isolated: Yes No *Safety hazard*Condition: Satisfactory Marginal Poor *Recommend separating/isolating neutrals* Read **REMARKS** addendum to report- "tripping breakers"**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: Marginal Poor Not accessible, clutter, furniture
 Open grounds Reverse polarity GFCIs not operating GFCIs recommended
 Painted over outlets Open knockouts – sub panel, electrical junction boxes, etc.
 Loose outlets, missing covers, painted over outlets, sloppy/handyman wiring/recessed lights/fixtures/etc.
 *Recommend electrician evaluate/repair**

GENERAL COMMENTS

ELECTRICAL: There was a sub panel in the center hall closet by the floor hatch to crawl space. This cover was made of three separate boards with a few nails and cross board and not safe to walk upon. Recommend replacing the cover with a solid board or panel cover for safety. The electric meter or a main disconnect was not visible, found or accessible. Follow-up with owners for location. Recommend a plug or caps for open knockout(s) in sub panel; should not be open for fire safety and avoid mice or rodent entry. There were older outlets, fixtures/fans, loose outlets, missing covers, open ground, GFCI missing and/or not working, loose wiring (attic/crawl), handyman/improper electrical (attic, crawl, etc.), loose wall switches, painted over outlets, loose fixtures (crawl), open knockouts, etc.; safety concerns. Recommend a licensed electrician evaluate electrical in home and advise on repairs/corrections/upgrades for safety. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. Each family has different electrical requirements or needs. If more power is needed, discuss needs with electrician and have added. Do not use extension cords, multiplier adapters or power strips to add more power; fire safety concern. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Items such as sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

CONCERNS:

1. The electric meter or a main disconnect was not visible, found or accessible. Follow-up with owners for location. Recommend a plug or caps for open knockout(s) in sub panel; should not be open for fire safety and avoid mice or rodent entry. There was a sub panel in the center hall closet by the floor hatch to crawl space. This cover was made of three separate boards with a few nails and cross board and not safe to walk upon. Recommend replacing the cover with a solid board or panel cover for safety. The electric meter or a main disconnect was not visible, found or accessible. Follow-up with owners for location. There were older outlets, fixtures/fans, loose outlets, missing covers, open ground, GFCI missing and/or not working, loose wiring (attic/crawl), handyman/improper electrical (attic, crawl, etc.), loose wall switches, painted over outlets, loose fixtures (crawl), open knockouts, etc.; safety concerns. Recommend a licensed electrician evaluate electrical in home and advise on repairs/corrections/upgrades for safety.