



**4 Seasons Home Inspection, LLC**  
 150 Maple Avenue, #128, South Plainfield, NJ 07080  
[www.4SeasonsHI.com](http://www.4SeasonsHI.com) 1-877-547-7383

**Buyer**  
**# street**  
**Town,nj xxxxx**

Please carefully read the following inspection report in its entirety and the Scope of Inspection. The inspection was a visual inspection and performed accordingly to the New Jersey Standards of Practice 13:40-15.16 in readily accessible areas at time of inspection. Inspection behind walls, ceilings, flooring or other covered surfaces is excluded from a visual home inspection. That would involve destructive measures to see behind them. A copy was emailed to you if email is available and enclosed with your hard copies for your review if paper copy requested. The exterior and common areas is the understood to be the Association's responsibility, therefore it is not evaluated. Obtain the Master deed to define and understand responsibilities. If there are any exterior comments in the report, they are made as a courtesy to the client. The customer can request the exterior inspection for an additional fee. Please read all addenda and supplementary attachments. Other inspection reports such as Wood Destroying Insect (Form NPMA-33) are also included with your hard copies if applicable. 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: July 13, 2018 Friday 10am- 12:15pm  
 Client Name: buyer (buyer@verizon.net)  
 Emails: lawyer@aol.com  
 Inspection Address: # street unit # condo, town,nj xxxxx  
 Inspected by: Linda Geczi home inspection lic. #24GI00061500



**BUILDING DATA**

Approximate Age: ~1975 (~43 yrs.)  
 Style: Condo, high rise 5<sup>th</sup> FL  
 Main Entrance Faces: S  
 State of Occupancy: Furnished/storage, not occupied  
 Weather Conditions: 80 °F  
 Ground cover: dry

Home Inspection:	\$---.00
Termite:	INCL.
Radon	\$---.00
<b>Total:</b>	<b>\$--- .00</b>

Paid by: check # 102

Cc: lawyer

**Main Concerns (p.2-3) and Summary follows this page (4-22)**

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**.<sup>1</sup> 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. **HEAT (electric baseboards) & A/C (air conditioning)**<sup>1</sup>: The home had individual electric heating baseboards and old thermostats in each room. The baseboards are older resistant type elements. As they age, the safety cross over wire (safety wire) can deteriorate/become brittle and can potentially arc (allowing electrical currents to flow to the outside steel air deflector cover) or a potential fire hazard. If baseboards are not properly grounded, it can pose a shock hazard or danger; have verified. Recommend a licensed electrician evaluate electric baseboards & thermostats for replacements for safety. The A/C unit was located in the hallway closet. A typical life expectancy is 10-15 yrs.; unit is original and past its life/not cooling properly. The A/C unit was on 70F “cooling” mode when arrived and lowered to check the cooling. After running A/C at lowest temperature on thermostat for at least an hour, the cooling system was not working. The room temperatures were 78 at registers and 80- 84F in rooms and not cooling the home; a 2-6 F differential. There should be at least 15-22F differential cooler at registers when working properly. This home did not cool down at all during the inspection. The thermostat was old or original was not reflecting the actual 80-84F room temperatures; reading displayed 50F as room temperatures and therefore not working properly. The large room or living room have only one register and similarly in the other rooms; inadequate. Recommend a qualified HVAC /design contractor evaluate the cooling system, adequacy/registers/returns/design, thermostat and advise on replacement of unit, registers/returns and thermostat replacement and adequacy/registers/returns before closing & contractual limitations.
2. **PLUMBING/LEAKS/WATER HEATER/INACCESSIBLE**<sup>1</sup>: There was no water main valve found or visible in the condo. Ask Association if there is a water meter and main elsewhere in the building. There was a piercing T-saddle valve in kitchen under sink. These valves tend to leak and considered a handyman fix to get water to an ice/water dispenser. The disposer did not activate or turn on when cap inserted and turned into "on" position; not working or unable to see if a trip button. There was corrosion under sinks on drains or plumbing. The 1994 electric water heater was installed in the corner cabinet to left of sink and the counter top and cabinets installed around the unit. The unit is inaccessible and needs to be replaced; 24yrs old and the tank has a 5 yrs. warranty. A typical life expectancy is 8-10 yrs. and must be replaced and proper access or relocated to an accessible area. There was mold like staining and active moisture/leaking on ceiling (100% moisture) in bathroom. Recommend contacting the Association or neighbor above and a licensed plumber to determine all water/leak sources and advise on repairs. Mold/environmental identification/testing/etc. is beyond the scope of a home inspection. Mold and environmental contractor or qualified building contractors should rule out all water, mold or concealed damage. There was erratic flow and calcium/mineral build-up on fixtures; indicative of hard water. The bathroom and plumbing in home was original. Recommend a licensed plumber evaluate bathroom, plumbing (piping, drains, fixtures, toilet, valves, fittings, etc.), corrosion, water heater/size & location, calcium/mineral deposits, T-saddle piercing valve, etc. and advise on repairs, upgrades, bathroom renovations, water heater & relocation, etc.

3. **EXTERIOR/BALCONY/GFCI**<sup>1</sup>: Recommend contacting the Association for balcony cracks, rusted metal, chipped/deteriorated concrete, etc.; exterior should be evaluated/repared by the Association. Recommend a licensed electrician evaluate the outlet on balcony for replacement/repairs- not accepting the tester (TR /tamper resistant type with built in safety shutters). The safety shutters did not open when tester inserted. Recommend a licensed electrician evaluate the GFCI outlet and advise on repairs/replacement for safety.
  
4. **WINDOWS/SLIDER/SLAB FLOOR**<sup>1</sup>: The windows in home were stiff/difficult to open & close, rust, vapor seal breaks, old or original to home. Recommend a window & door installer evaluate doors & windows for replacement/upgrades; past expected life and poor condition. There were no screens on windows in the home; recommend screen with new windows. There was a ridge felt or uneven when walking across carpet in living room. The home was covered with carpeting or flooring. Recommend a building contractor evaluate slab floors and advise on findings & repairs.

<sup>1</sup> **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.

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

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

# 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.

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

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

#### **Not Insurance or Warranty & Not Code inspection**

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

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

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## EXTERIOR/ELECTRICAL/AC/HEAT PUMP

### SERVICE ENTRY

Underground     Overhead     *Weather head/mast needs repair*    Condition:  Sat.     Not visible or in condo  
**Exterior outlets:**  Yes    **Operative:**  No- not able to accept tester in outlet/have electrician evaluate/repair/replace\*  
     *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  
  
 Dirty, clogged or poorly maintained gutters will cause leaks into interior or behind walls. Clean often and checked frequently.

### SEXTERIOR DOORS

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

### EXTERIOR A/C - HEAT PUMP      Location(s): hallway closet- Lennox- original

Unit #1 Brand: Lennox    Outside shutoff:  Yes  No  
 Condition:             Original ~ 44 yrs.             Poor             Rusted            Level:     Yes     No  
  
 Cabinet/housing rusted    Condenser Fins:     Damaged     Need cleaning     Damaged base/pad

### GARAGE

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

### GENERAL COMMENTS

**EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE :** Recommend a licensed electrician evaluate the outlet on balcony for replacement/repairs- not accepting the tester (TR /tamper resistant type with built in safety shutters). The shutters did not open when tester inserted. Recommend a licensed electrician evaluate the GFCI outlet and advise on repairs/replacement for safety. Recommend contacting the Association for balcony cracks, rusted metal, chipped/deteriorated concrete, etc.; exterior should be evaluated/repared by the Association. There were no screens on windows in the home; recommend screen with new windows.

#### CONCENRS:

1. **Recommend a licensed electrician evaluate the outlet on balcony for replacement/repairs- not accepting the tester (TR /tamper resistant type with built in safety shutters).**
2. **Recommend contacting the Association for balcony cracks, rusted metal, chipped/deteriorated concrete, etc.; exterior should be evaluated/repared by the Association.**



## KITCHEN

### COUNTERTOPS

Satisfactory     Marginal     *Recommend repair/caulking*

### CABINETS

Satisfactory     **Concealing electric water heater- inaccessible**  
 *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:**     Marginal     Corroded     Chipped     Cracked     *Recommend repair*  
**Functional Drainage:**     Adequate     Poor    **Functional Flow:**     Adequate     Poor  
**Hot water:**     Yes     No    **Cold water:**     Yes     No

### WALLS & CEILING

**Condition:**     Satisfactory     Marginal     Typical settling cracks/poor spackling     *Moisture stains*

### HEATING / COOLING SOURCE

Yes     HVAC number of registers/returns questionable- too few

### FLOOR

**Condition:**     Satisfactory     Marginal     Poor     Sloping     Squeaks

### APPLIANCES \*

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

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

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

\* Pursuant to 13:40-15.16 Standards of practice

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

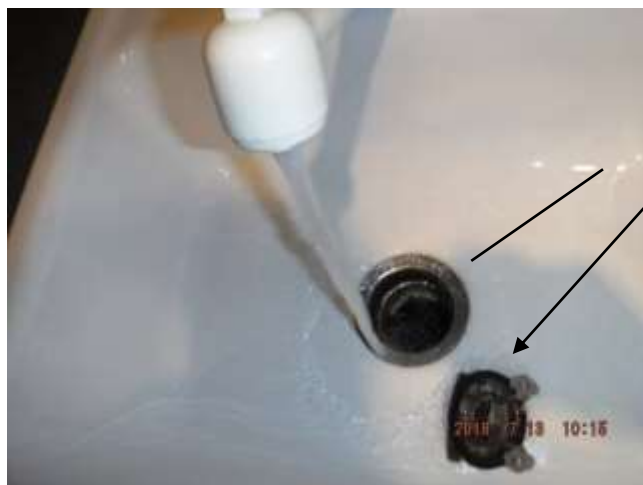


## GENERAL COMMENTS

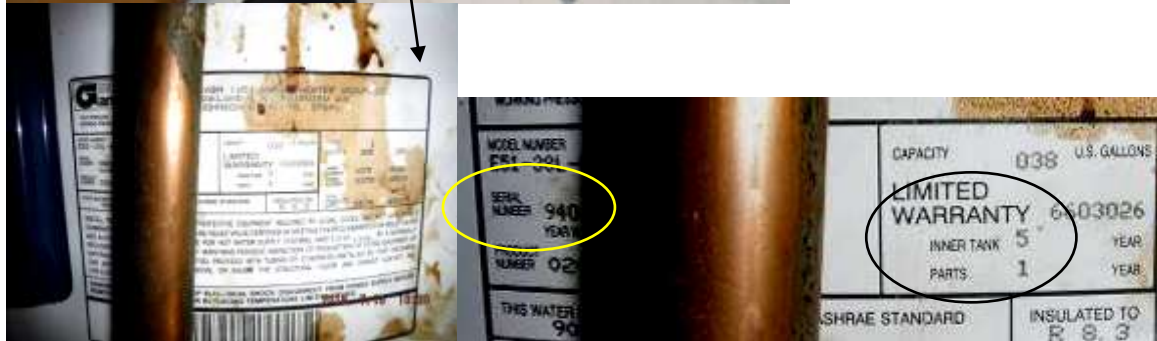
**KITCHEN :** Recommend anti tip brackets on all stoves for safety.\* The home appears to be unoccupied however furnished. If water is not run on a consistent basis, P-traps will dry out and when water run, can emit a sewer gas smell when water first running after trap dries out. It is always recommended to use sinks, tubs/shower to keep water in the P-traps to hold back sewer gases. There was no water main valve found or visible in the condo. Ask Association if there is a water meter and main elsewhere in the building. There was a piercing T-saddle valve in kitchen under sink. These valves tend to leak and considered a handyman fix to get water to an ice/water dispenser. Recommend a plumber evaluate this valve and upgrade to a traditional Tee valve to avoid leaking. There was corrosion under the sink on drain piping and garbage disposer did not work when tested. Unable to see if there is a reset button under unit; low on bottom cabinet. The disposer did not activate or turn on when cap inserted and turned into "on" position; not working. Recommend a licensed plumber evaluate disposer and advise on repairs/replacement. The 1994 electric water heater was installed in the corner cabinet to left of sink and the counter top and cabinets installed around the unit. The unit is inaccessible and needs to be replaced; 24 yrs. old and the tank has a 5 yrs. warranty. A typical life expectancy is 8-10 yrs. and must be replaced and proper access or relocated to an accessible area. Recommend a licensed plumber evaluate garbage disposer, corrosion/plumbing and electric water heater, T-saddle/piercing valve and advise on all repairs/replacement and access or relocation for the water heater. The water heater is small or ~ 38 gal as per the data tag. Discuss size for family's needs with the plumber or qualified building contractor. The coil type electric stovetops smell when first turning on; cooking oils. If upgrading, consider a glass top type electric stove. The appliances are older and refrigerator not part of home inspection. Ask if refrigerator staying with the home. A typical manufacturer's warranty is often 1-2 yrs. depending on the manufacturer and product installed. Plan & budget for appliance replacement/repairs due to age.

### CONCERNS:

1. Recommend a licensed plumber evaluate garbage disposer, corrosion/plumbing and electric water heater, T-saddle/piercing valve and advise on all repairs/replacement and access or relocation for the water heater. The water heater is small or ~ 38 gal as per the data tag. Discuss size for family's needs with the plumber or qualified building contractor.
2. The coil type electric stovetops smell when first turning on; cooking oils. If upgrading, consider a glass top type electric stove. The appliances are older and refrigerator not part of home inspection. Ask if refrigerator staying with the home. A typical manufacturer's warranty is often 1-2 yrs. depending on the manufacturer and product installed. Plan & budget for appliance replacement/repairs due to age.



**Figure 1** The disposer did not activate or turn on when cap inserted and turned into "on" position; not working. Recommend a licensed plumber evaluate disposer and advise on repairs/replacement.



**Figure 2** Serial number indicates 1994 mfg. date and 5 yrs. warranty on unit. Water heater is inaccessible under the cabinets, 24 yrs. old and past life. Recommend a licensed plumber and building contractor evaluate and advise on relocation/access and replacement. Tank needs to be accessible and replaced.



**Figure 3** Example of corrosion on drain/plumbing under sink. There was a Tee saddle valve/piercing valve; tend to leak and considered handyman.

## LAUNDRY ROOM

### ROOM COMPONENTS

**Laundry sink:**  N/A      **Faucet leaks:**  Yes  No      **Pipes leak:**  Yes  No  
**Hot water:**  Yes  No      **Cold water:**  Yes  No  
**Cross connections:**  Yes  No      **Heat source present:**  Yes  No      **Room vented:**  Yes  No  
**Dryer vented:**  N/A  Wall       Ceiling       Floor       Not vented  
**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 stackable       Not tested       Water heater       Furnace       Cluttered

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

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

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

### GENERAL COMMENTS

**LAUNDRY :** There was a stackable washer/dryer in closet in the bathroom; not tested or part of home inspection. Recommend cleaning dryer vent yearly for fire safety.

**BATHROOMS****MAIN BATH:****SINKS / TUBS / SHOWERS**Faucet leaks:  Yes  No

Fixture(s) Condition:

Loose:  Yes  No Satisfactory  MarginalPipes leak:  Yes  No PoorHot water:  Yes  NoCold water:  Yes  No**TOILET**Bowl Loose:  Yes  NoOperates:  Yes  No  Toilet leaks  Cracked bowl/tank  Cross connection**SHOWER / TUB AREA / SINK(S)**Material:  Ceramic/Plastic Fiberglass Masonite OtherCondition:  Satisfactory Marginal Poor caulk gaps

Caulk/Grouting Needed:

 Yes  No

Where: all junctures

Functional Drainage:

 Adequate  PoorFunctional Flow:  erratic flow, calcium/mineral depositsWhirlpool 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  NoOutlets present:  Yes  NoG.F.C.I. present:  Yes  NoOperates:  Yes  No

Open ground/Reverse polarity within 6' of water:

 Yes  No Potential safety hazards present:  Yes  No**HEAT / COOLING SOURCE** Yes  NoWindow/Door:  Yes  No  Satisfactory Marginal  PoorExhaust Fan:  Yes  No

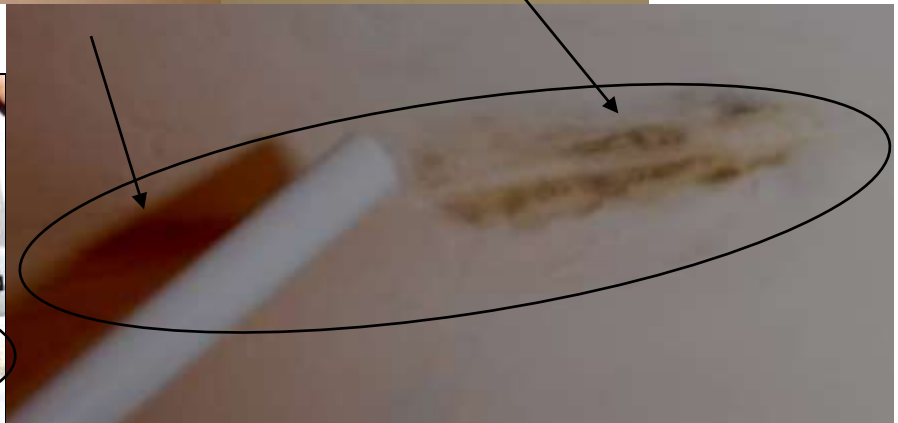
Operates:

 Yes  NoNoisy:  Old/original  No**GENERAL COMMENTS**

**MAIN BATH :** There is an older electric toe kick heat under the vanity. The exhaust vent is located on upper wall in tub/shower stall; original. There was mold like staining and active moisture/leaking on ceiling (100% moisture). Recommend contacting the Association or neighbor above and a licensed plumber to determine all water/leak sources and advise on repairs. Mold/environmental identification/testing/etc. are beyond the scope of a home inspection. Mold and environmental contractor or qualified building contractors should rule out all water, mold or concealed damage before closing & contractual limitations. There was erratic flow and calcium/mineral build-up on fixtures; see hard water comments in plumbing section. The bathroom was original to home, cracked ceramic tiles, older fixtures/plumbing, toilet, vanity, etc.; recommend upgrades by a building or bathroom contractor.

**CONCERNS:**

1. There was mold like staining and active moisture/leaking on ceiling (100% moisture). Recommend contacting the Association or neighbor above and a licensed plumber to determine all water/leak sources and advise on repairs. Mold/environmental identification/testing/etc. are beyond the scope of a home inspection. Mold and environmental contractor or qualified building contractors should rule out all water, mold or concealed damage before closing & contractual limitations. The bathroom was original. There was erratic flow and calcium/mineral build-up on fixtures; see hard water comments in plumbing section.
2. There was erratic flow and calcium/mineral build-up on fixtures; see hard water comments in plumbing section. The bathroom was original to home, cracked ceramic tiles, older fixtures/plumbing, toilet, shower/tub, vanity, etc.; recommend upgrades by a building or bathroom contractor.



**Figure 4 Mold like spots and active leak/moisture (100%). Recommend a licensed plumber evaluate all sources and advise on repairs. Recommend contacting the Association to see if unit above is the source or in this unit.**

## **LIVING/DINING ROOM**

### **LOCATION:**

**Walls & Ceiling:**  Drywall lines where joined/not spackled or compounded well  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  
**Floor:**  wall to wall carpet  Marginal  
 Ridge or uneven when walking across carpet – recommend having slab evaluated when carpeting removed in this room and throughout before replacing flooring and advise on any crack/uneven slab repairs  Squeaks  Slopes  
**Typical settling 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  See window section comments **Broken Vapor Seals :**  Yes  
Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### **GENERAL COMMENTS**

**LIVING/DINING ROOM :** There was a ridge felt or uneven when walking across carpet; recommend having slab floor evaluated by a building contractor and advise on repairs. There were drywall lines from original build. Recommend a drywall contractor evaluate /seal/repair; considered cosmetic. There was a vapor seal break on the slider doors and on window in corner; have evaluated by window installer for replacement. There were no screens on windows.

### **CONCERNS:**

1. There was a ridge felt or uneven when walking across carpet; recommend having slab floor evaluated by a building contractor and advise on repairs.
2. There was a vapor seal break on the slider doors and on window in corner; have evaluated by window installer for replacement.

## **DEN ROOM**

### LOCATION:

**Walls & Ceiling:**  Drywall lines where joined/not spackled or compounded well  Marginal  Poor

**Floor:** **Moisture stains:**  Yes  No **Where:**  Squeaks  Slopes  
 wall to wall carpet  Marginal  Poor

**Ceiling Fan:** **Typical settling cracks:**  Yes  No  
 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:  difficult/open & close Broken Vapor Seals :  Yes  No  N/A  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### GENERAL COMMENTS

**DEN ROOM : OFF LIVIGN ROOM:** The windows in home were original/difficult to open close, cracked plastic frames, vapor seal breaks, etc. There were no screens on windows.



**Figure 5** Windows in home were original ~ 43 yrs.; difficult to open/close, stiff, broken plastic frames, vapor seal breaks, etc.

## MASTER BEDROOM

### LOCATION:

**Walls & Ceiling:**  Drywall lines where joined/not spackled or compounded well  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Slopes  
**Floor:**  Wall to wall carpet  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:  difficult/open & close Broken Vapor Seals :  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

### GENERAL COMMENTS

**MASTER BEDROOM :** There was a vertical crack on drywall in closet adjacent to the laundry closet. There were drywall lines where joined/not spackled or compounded well; have cracks(s) seams/lines repaired by drywall or building contractor. There were pinesap stains on knots of wood in closet; cosmetic stains. The windows in home were stiff/difficult to open & close, rust, old or original to home. See window section comments; recommend having evaluated for replacement by a window installer.





## **WINDOWS/FIREPLACES/HALL/ATTIC**

### INTERIOR WINDOWS / GLASS

**Condition:**  Satisfactory  Marginal  **Poor**  *Difficult to open/close, rust, vapor seal breaks*  
 Representative number of windows operated  Ask if windows under warranty  
**Evidence of Broken Vapor seals :**  **Yes- recommend having windows & slider evaluated for replacements**  
**Safety Glazing Needed:**  Yes  No  
 Glazing compound needed  Cracked glass  Hardware missing  *Broken counter-balance mechanism*  
**Security Bars Present:**  N/A  Yes  No  Not tested  *Safety hazard*  *Test release mechanism before moving in*

**FIREPLACE**  None Location(s): ----

### 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

### GENERAL COMMENTS

**WINDOWS/FIREPLACES/HALL/ATTIC:** The windows in home were stiff/difficult to open & close, rust, vapor seal breaks, old or original to home. Recommend a window & door installer evaluate doors & windows for replacement/upgrades; past expected life and poor condition. There were no screens on windows in the home; recommend screen with new windows. There was a ridge felt or uneven when walking across carpet in living room. The home was covered with carpeting or flooring. Recommend a building contractor evaluate slab floors and advise on findings & repairs before closing & contractual limitations. There were drywall lines on walls or ceilings throughout the home. Recommend a drywall or building contractor evaluate /seal/repair where needed.

### CONCERNS:

1. The windows in home were stiff/difficult to open & close, rust, vapor seal breaks, old or original to home. Recommend a window & door installer evaluate doors & windows for replacement/upgrades; past expected life and poor condition. There were no screens on windows in the home; recommend screen with new windows.
2. There was a ridge felt or uneven when walking across carpet in living room. The home was covered with carpeting or flooring. Recommend a building contractor evaluate slab floors and advise on findings & repairs before closing & contractual limitations.

## PLUMBING

### WATER SERVICE

**Main Shut-off Location:** not in the unit or visible

- All home will have plumbing repairs/upgrades at some point- monitor plumbing**
- Water Entry Piping:**  Not visible/not in condo  Copper/Galv.  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)
- Visible Water Distribution Piping:**  Copper  Galvanized  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)  Unknown
- Condition:**  Satisfactory  Marginal  Poor
- Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry
- Functional Flow:**  Adequate  Poor  **Water pressure over 80 psi; high**
- Pipes, Supply/Drain:**  **Corroded- under sinks**  **Leaking**  **Valves broken/missing**  **Dissimilar metal**
- Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS
- Condition:**  Satisfactory  Marginal  older **Cross connection:**  Yes  No
- 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 concerns**
- Interior Fuel Storage System:**  Yes  No Leaking:  Yes  No
- Gas Line:**  N/A  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

Electrical panel- individual breakers

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 if present.

### SANITARY / GRINDER PUMP

N/A

### WATER HEATER #1

**Condition:**

Poor- past life/24 hrs. Old and inaccessible under kitchen cabinet

**Brand name:** Amer. Water Heater

**Type:**  Gas  Electric  Inaccessible under kitchen cabinet

**Unit Elevated:**  Yes  No  N/A  **Tank/Piping corroded/drip marks/rust**

**Capacity:** ~38 gallons **Approximate age:** 1994- 5 yrs. **tank warranty year(s) and 24 yrs. old- replace now**

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

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

**Vent Pipe:**  N/A- electric  Satisfactory  Pitch proper  **Improper**  **Rusted**

**Recommend repair**

### WATER SOFTENER

(Unit not evaluated)

N/A- recommended when hard water in home- see notes below about hard water & damaging effects in a home

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

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

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

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

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**GENERAL COMMENTS**

**PLUMBING:** The home appears to be unoccupied however furnished. If water is not run on a consistent basis, P-traps will dry out and when water run, can emit a sewer gas smell when water first running after trap dries out. It is always recommended to use sinks, tubs/shower to keep water in the P-traps to hold back sewer gases. There was no water main valve found or visible in the condo. Ask Association of there is a water meter and main elsewhere in the building. There was no water main valve found or visible in the condo. Ask Association of there is a water meter and main elsewhere in the building. There was a piercing T-saddle valve in kitchen under sink. These valves tend to leak and considered a handyman fix to get water to an ice/water dispenser. The disposer did not activate or turn on when cap inserted and turned into "on" position; not working or unable to see if a trip button. There was corrosion under sinks on drains or plumbing. The 1994 electric water heater was installed in the corner cabinet to left of sink and the counter top and cabinets installed around the unit. The unit is inaccessible and needs to be replaced; 24yrs old and the tank has a 5 yrs. warranty. A typical life expectancy is 8-10 yrs. and must be replaced and proper access or relocated to an accessible area. There was mold like staining and active moisture/leaking on ceiling (100% moisture) in bathroom. Recommend contacting the Association or neighbor above and a licensed plumber to determine all water/leak sources and advise on repairs. Mold/environmental identification/testing/etc. is beyond the scope of a home inspection. Mold and environmental contractor or qualified building contractors should rule out all water, mold or concealed damage. There was erratic flow and calcium/mineral build-up on fixtures; indicative of hard water. The bathroom and plumbing in home was original. Recommend a licensed plumber evaluate bathroom, plumbing (piping, drains, fixtures, toilet, valves, fittings, etc.), corrosion, water heater/size & location, calcium/mineral deposits, etc. and advise on repairs, upgrades, bathroom renovations, water heater & relocation, etc. before closing & contractual limitations. 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 plumbing in home. Plumbing code or any other code inspection is NOT performed in a general home inspection. Seek out a licensed plumber or township code officer for that type of inspection. All homes will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the home. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

**CONCERNS:**

1. **The home appears to be unoccupied however furnished. If water is not run on a consistent basis, P-traps will dry out and when water run, can emit a sewer gas smell when water first running after trap dries out. It is always recommended to use sinks, tubs/shower to keep water in the P-traps to hold back sewer gases.**
2. **There was no water main valve found or visible in the condo. Ask Association of there is a water meter and main elsewhere in the building. There was a piercing T-saddle valve in kitchen under sink. These valves tend to leak and considered a handyman fix to get water to an ice/water dispenser. The disposer did not activate or turn on when cap inserted and turned into "on" position; not working or unable to see if a trip button. There was corrosion under sinks on drains or plumbing. The 1994 electric water heater was installed in the corner cabinet to left of sink and the counter top and cabinets installed around the unit. The unit is inaccessible and needs to be replaced; 24yrs old and the tank has a 5 yrs. warranty. A typical life expectancy is 8-10 yrs. and must be replaced and proper access or relocated to an accessible area. There was mold like staining and active moisture/leaking on ceiling (100% moisture) in bathroom. Recommend contacting the Association or neighbor above and a licensed plumber to determine all water/leak sources and advise on repairs. Mold/environmental identification/testing/etc. is beyond the scope of a home inspection. Mold and environmental contractor or qualified building contractors should rule out all water, mold or concealed damage. There was erratic flow and calcium/mineral build-up on fixtures; indicative of hard water. The bathroom and plumbing in home was original. Recommend a licensed plumber evaluate bathroom, plumbing (piping, drains, fixtures, toilet, valves, fittings, etc.), corrosion, water heater/size & location, calcium/mineral deposits, T-saddle piercing valve, etc. and advise on repairs, upgrades, bathroom renovations, water heater & relocation, etc. before closing & contractual limitations.**

## HEATING

**HEATING SYSTEM - UNIT #1** Location: **no central heating\*\***

*(See remarks page)*

**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 an electrician evaluate all baseboards & thermostats and advise on replacements

**OTHER SYSTEMS**

**electric baseboards\*\***       old/original- should be changed

Gas space heater                       Wood burning stove *(See Remarks page)*

*Proper Operation:*       Yes

*System Condition:*       Poor- these units are ~43 yrs. old and have concerns\*

**GENERAL COMMENTS**

**HEATING:** The home had individual electric heating baseboards and old thermostats in each room. The baseboards are older resistant type elements. As they age, the safety cross over wire (safety wire) can deteriorate/become brittle and can potentially arc (allowing electrical currents to flow to the outside steel air deflector cover) or a potential fire hazard. If baseboards are not properly grounded, it can pose a shock hazard or danger; have verified. Recommend a licensed electrician evaluate electric baseboards & thermostats for replacements for safety.

**CONCERNS:**

1. The home had individual electric heating baseboards and old thermostats in each room. The baseboards are older resistant type elements. As they age, the safety cross over wire (safety wire) can deteriorate/become brittle and can potentially arc (allowing electrical currents to flow to the outside steel air deflector cover) or a potential fire hazard. If baseboards are not properly grounded, it can pose a shock hazard or danger; have verified. Recommend a licensed electrician evaluate electric baseboards & thermostats for replacements for safety.

## COOLING

**COOLING SYSTEM – UNIT #1**     Central system- one system     Wall Unit    Location: **closet**    Age: **43** yrs.

**Energy Source:**     Electric     Gas     Water     Other

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

**Evaporator Coil:**     Satisfactory     Not visible     Needs cleaning     Damaged

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

**Condensate Line/Drain:**     To exterior     To pump     Floor drain     Other

**Temperature Differential :**    **Unit 1**    **2-4 °F**

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

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

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

**Recommend HVAC technician examine/clean/service yearly**

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

### GENERAL COMMENTS

**COOLING :** The A/C unit was located in the hallway closet. A typical life expectancy is 10-15 yrs.; unit is original and past its life/not cooling properly. The A/C unit was on 70F “cooling” mode when arrived and lowered to check the cooling. After running A/C at lowest temperature on thermostat for at least an hour, the cooling system was not working. The room temperatures were 78 at registers and 80- 84F in rooms and not cooling the home; a 2-6F differential. There should be a should be at least 15-22F differential cooler at registers when working properly. This home did not cool down at all during the inspection. The thermostat was old or original was not reflecting the actual 80-84F room temperatures; reading displayed 50F as room temperatures and therefore not working properly. The large room or living room have only one register and similarly in the other rooms; inadequate. Recommend a qualified HVAC /design contractor evaluate the cooling system, adequacy/registers/returns/design, thermostat and advise on replacement of unit, registers/returns and thermostat replacement and adequacy/registers/returns before closing & contractual limitations.

### CONCERNS:

1. **Recommend a qualified HVAC /design contractor evaluate the cooling system, adequacy/registers/returns/design, thermostat and advise on replacement of unit, registers/returns and thermostat replacement and adequacy/registers/returns before closing & contractual limitations.**



**Figure 6** The A/C unit was on 70F when arrived and lowered and checked after an hour running at lower at lowest temperature to cool off home. The room temperatures were 78 at registers and 80°F in rooms and not cooling at all. The thermostat was not reflecting the 78-80F room temperatures and did not move from a 50F reading, which was incorrect.

## ELECTRICAL

**MAIN DISCONNECT** Location: [unknown- ask where meter are and a main disconnect for this condo](#)  
**Condition:**  Satisfactory  Marginal  Poor  not in condo or visible- have located  
**Adequate Clearance To Panel or disconnect:**  Yes  No Amperage: [????](#) Volts 120/240  Breakers  Fuses  
**Appears Grounded:**  Yes  No  Not visible  
**SUB PANEL(S)**  None apparent  Breakers  No main breaker in sub panel- recommended

Location 1: [hallway](#)

**Predominant Branch Wire:**  Copper  Aluminum  Copper clad aluminum  
 Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No  *Safety hazard*  
**Condition:**  Satisfactory  Marginal  Poor  *Recommend separating/isolating neutrals*

### ELECTRICAL FIXTURES

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

**Condition:**  Satisfactory  Marginal  Older/worn  Not accessible, clutter, furniture  
 Open grounds  Reverse polarity  **GFCIs not operating- on balcony**  
 *Solid conductor aluminum branch wiring circuits\** (*See remarks page*)  
 Read **REMARKS** addendum to report- "tripping breakers"  
 Ungrounded 3-prong outlets  *Recommend electrician evaluate/repair\**

### GENERAL COMMENTS

**ELECTRICAL:** Recommend a licensed electrician evaluate the outlet on balcony for replacement/repairs- not accepting the tester (TR /tamper resistant type with built in safety shutters). The shutters did not open when tester inserted. Recommend a licensed electrician evaluate the GFCI outlet and advise on repairs/replacement for safety. The lower right screw on the electrical sub panel was loose and not going into the panel properly; replace screw. 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 a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

#### CONCERNS:

1. **Recommend a licensed electrician evaluate the outlet on balcony for replacement/repairs- not accepting the tester (TR /tamper resistant type with built in safety shutters). The shutters did not open when tester inserted. Recommend a licensed electrician evaluate the GFCI outlet and advise on repairs/replacement for safety. The lower right screw on the electrical sub panel was loose and not going into the panel properly; replace screw.**