



4 Seasons Home Inspection, LLC

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buyer
street
Town nj xxxxx

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

RECEIPT

Inspection Date: June 05, 2015 Friday 10am- 2:45pm
Client Name: buyer (buyer@gmail.com)
Emails: lawyer@lawfirm.com
Inspection Address: # street address town, nj xxxxx
Inspected by: Linda Geczi home inspection lic. #24GI00061500



THE HOUSE IN PERSPECTIVE

BUILDING DATA

Approximate Age: 2004 (~11yrs.)
Style: Single family
Main Entrance Faces: S
State of Occupancy: Occupied
Weather Conditions: Raining, 55 °F
Ground cover: wet, rain past several days

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

Paid by: check #101

Cc: lawyer, Esq.

Main Concerns (p.2) and detailed report follows this page (3-47)

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

1. **TERMITE/TUBES/STRUCTURE**¹: There were termite tubes on rear right inner wall and tubes on a cabinet and between the drywall and foundation walls adjacent to the family room. Have the drywall removed by structural carpenter and evaluate or rule out for any concealed termite/WDI damage to garage or adjacent areas. The termite shelter tubes were broken open in a few spots and the live termite were visible scattering when opened and light hit them. The garage was packed with storage (floor & perimeter) and inaccessible. Have all storage removed from walls for structural carpenter evaluation & determination of damage, repairs or ruling out hidden/concealed damage. There was rotted trim/frame around the rear kitchen door; have a structural carpenter evaluate for repairs/replacement. Have a building contractor and/or structural carpenter evaluate the family room cracks & bulges wall adjacent to the kitchen and advise.
2. **FOUNDATION/GAPS/GARAGE**¹: There were gaps around the garage door/foundation junctures. Have a mason repair the gaps, cracks, etc where needed to maintain seals. Recommend replacing weather seals/trim around the garage doors where needed; gaps & torn seals (water & rodent access points). There was missing trim/flushing on roof rake(s); exposed wood trim, flakes paint. There was rotted trim/frame around the rear kitchen door; have a structural carpenter evaluate for repairs/replacement.
3. **PERMITS**¹: There was a Twp. Permits sticking on the PVC pipe for the sewer ejector pump; basement Rough out indicated. Recommend obtaining **all closed permits** for finished basement (several rooms, bathroom, HVAC, electrical, etc.) as required by township before closing.

FOLLOW-UPS:

1. **A/C**: The outside temperature was 55°F and too cool to test the air conditioning. Recommend testing the A/C when warmer before closing. There was one older/original (11 yrs.) and a newer condenser. There should be at least three consecutive days & nights of 60-65F temperatures when using the air conditioner to avoid damaging the condenser unit “Slugging.”
2. **POOL/EQUIPMENT**: The pool in yard was not evaluated or its equipment; follow-up with a qualified pool inspector before closing. Pool, spas, etc. beyond the scope of a home inspection.

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

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

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

REPORT OVERVIEW

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

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

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

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

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

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

THE SCOPE OF THE INSPECTION (READ & UNDERSTAND)

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

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

We Always Miss Some Minor Things

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

Not Insurance or Warranty

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

GROUNDS

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete pavers Flagstone Gravel Brick Other
Condition: Satisfactory Marginal Poor *Trip Hazard*
 Pitched towards home *Settling* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other
Condition: Satisfactory Marginal Repair/Fill cracks and seal *Settling Cracks* Typical crack

PORCH (COVERED ENTRANCE) None

STOOPS/STEPS None *Uneven risers*

Material: Concrete/Brick Wood Other *Railing/Balusters recommended*
Condition: Satisfactory Marginal Poor *Cracks* *Settled*
 Rotted/Damaged *Safety Hazard*

PATIO None

Material: Concrete pavers Flagstone Kool-Deck® Brick *Trip hazard*
Condition: Satisfactory Marginal Poor *Settling Cracks*
 Pitched towards home (See remarks page) Drainage provided Typical cracks

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

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

FENCE/WALL Not evaluated None

LANDSCAPING AFFECTING FOUNDATION (*See remarks page*)

Negative Grade: East West North South

Maintain a positive pitch of soil away from foundation for drainage.

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

Wood in contact with/improper clearance to soil Yard drains observed - not tested

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

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

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

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

Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*
 Confer with the installer & a Geo-technical engineer for specifications & installations as per the manufacturer and local Township rules. Obtain all closed permits for retaining walls before closing.

(Relates to the visual condition of the wall)

HOSE BIBS None No anti-siphon valve

Operates: Yes No Not tested Not on

GENERAL COMMENTS

GROUNDS: Seal gaps, cracks, junctures on driveway and steps where needed. All house junctures should be maintained/caulked to avoid water seepage or wood destroying insects. Recommend maintaining a positive pitch of soil around foundation for proper water drainage. Stones, mulch and vegetation are not recommended around foundation; tends to trap water against foundation and cause wet basements. Trim back or cut away trees, shrubs and branches away from house. Remove trees and or branches too close to roof, structures and electrical cables/communication lines for safety. Overhanging trees and overgrowth can cause mechanical damage, moss, algae, attract carpenter ants, raccoons, squirrels or other animals. Recommend window well covers for all basement windows to keep out water, ice snow and avoid wet basement. The pool in yard was not evaluated or its equipment; follow-up with a qualified pool inspector before closing. The liner was loose or detached at several spots; incidental observations while walking around home. There was water damage on lower door frame off kitchen; have a structural carpenter evaluate/repair. See siding section comments.

CONCERNS:

1. Recommend maintaining exterior components; driveway, walks, etc.
2. There was water damage on lower door frame off kitchen; have a structural carpenter evaluate/repair. See siding section comments.

ROOF

ROOF VISIBILITY All Partial None Limited by: Angle

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

STYLE OF ROOF

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

ROOF COVERING

Roof #1: Type: Asphalt shingles Estimated Layers*: 1 Approximate age of cover: 11 years
 Layers- only the visible layers; drip edges can conceal additional layers.*

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

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

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

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

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor Snow covered

Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing
 Multi-layer roof- not recommended Need more Ventilation to avoid mold, condensation, heat build-up, sheathing/structure damage

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

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

SKYLIGHTS N/A *Cracked/Broken* Not visible Cloudy or overcast; limited visibility
Condition: Satisfactory Marginal Poor Snow covered Dirty

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate and advise on costs Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: Gutters should be cleaned at least yearly to avoid water infiltration into the interior. Check attic and skylights periodically for leaks. Roof is original to the home; check roof yearly for lifted shingles, damaged shingles, etc. and always repair roofs immediately if damage occurs. 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.

CHIMNEY/GUTTERS/SIDING/TRIM**CHIMNEY(S)** NoneLocation(s): right side**Viewed From:** Roof Ladder at eaves Ground with binoculars**Note:** Chimney inspection is very limited during a home inspection. Sections at top, cap, liners are often not visible. Level II chimney inspection is always recommended prior to closing to fully inspect the chimney.**Rain Cap/Spark Arrestor:** Yes- rusted No **Recommended****Chase:** Framed- rusted metal capping & rain cap/arrestor- recommend having evaluated for stainless steel**Evidence of:** cemented Cracks Loose mortar joints Flaking Loose Brick Rust**Flue/Liner:** Tile Metal **Unlined** Not visible**Evidence of:** Scaling Cracks Creosote **Not evaluated (See remarks page)** **Have flue(s) cleaned and re-evaluated** **Recommend Cricket/Saddle/Flashing****Condition:** Satisfactory Marginal Staining**GUTTERS/SCUPPERS/EAVES TROUGH** Dirty, clogged or poorly maintained gutters will cause leaks into interior or behind walls. Clean often and checked frequently. **Needs to be cleaned yearly or more often** **Downspouts missing** An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation, and other areas.**Material:** Copper Vinyl/Plastic Galvanized/Aluminum Other**Condition:** Satisfactory Marginal Poor **Rusting****Leaking:** Corners Joints **Main runs****Attachment:** Loose **Missing spikes** **Improperly sloped (See remarks page)****Extension needed:** North South East West

(*See remarks page EIFS)

SIDING**Material:** Brick siding & vinyl siding Shrubs too close to siding Typical cracks **Monitor** **Wood rot** Peeling paint **Loose/Missing/Holes****Note- Concealed behind Siding:** Siding cannot be removed during a home inspection; invasive. There is always a chance of concealed water and/or wood destroying insect damage behind gutters, siding, trim, rake boards and fascia. This cannot be determined during a visual non-invasive home inspection. Mold can also be concealed and not visible.**Condition:** Satisfactory Marginal Poor **Recommend repair/painting****TRIM, SOFFIT, FASCIA, FLASHING****Material:** Wood Fiberboard Aluminum/Steel Fiber Cement Stucco **Recommend repair/painting** **Damaged wood- around kitchen rear door** Metal/vinyl Other **Note:** Often concealed water damage or rot can be concealed behind gutters on fascia or soffits. Monitor areas and address repairs as needed. Dirty gutters will spill over and cause damage often concealed, on fascia, trim, siding or interior; clean regularly.**Condition:** Satisfactory Marginal Poor – **missing trim at roof rakes/add****CAULKING****Condition:** Satisfactory Marginal **Poor- by garage doors** **Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed****WINDOWS & SCREENS** **Failed/fogged insulated glass****Material:** Wood **Screens:** Not evaluated in a home inspection**Condition:** Satisfactory Marginal Poor **Wood rot** **Recommend repair/painting****STORMS WINDOWS** N/A Not installed Wood Clad comb. Wood/metal comb.**SLAB-ON-GRADE/FOUNDATION** N/A (See Basement/Crawl Space)

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: 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. 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. Framed- rusted metal capping & rain cap/arrestor- recommend having evaluated for stainless steel. 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. There was rotted trim/frame around the rear kitchen door; have a structural carpenter evaluate for repairs/replacement. There was missing trim/flushing on roof rake(s); exposed wood trim, flakes paint. There was rotted trim/frame around the rear kitchen door; have a structural carpenter evaluate for repairs/replacement.

CONCERNS:

1. Framed- rusted/corrosion drip marks metal capping & rain cap/arrestor- recommend having evaluated for stainless steel
2. There was missing trim/flushing on roof rake(s); exposed wood trim, flakes paint. There was rot on rear door frame to yard. There was missing trim/flushing on roof rake(s); exposed wood trim, flakes paint. There was rot on rear door frame to yard.
3. There was rotted trim/frame around the rear kitchen door; have a structural carpenter evaluate for repairs/replacement.





Figure 1 Have a structural carpenter evaluate extent of water/rot/damage on rear kitchen door and make repairs.

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

Underground Overhead *Weather head/mast needs repair* Condition: Sat. Marginal Poor
Exterior outlets: Yes No power*- check switches, GFCI's and bathroom GFCI's and recheck
Operative: Yes No *Overhead wires too low*
GFCI present: Yes **Operative:** Yes No power *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- garage doors** Missing Replace
Door Condition: Satisfactory Marginal Poor

EXTERIOR A/C - HEAT PUMP Location(s):

Unit #1 Brand: American Std. Outside shutoff: Yes Newer (6/2014)
 Unit #2 Brand: Carrier (??? Possibly- name tag rusted off) Outside shutoff: Yes Older- original 11 yrs.
 Condition: Satisfactory (Amer. Std.) Marginal- older unit original Rusted Level: Yes No
 Cabinet/housing rusted Condenser Fins: Damaged Need cleaning Damaged base/pad

GARAGE

None Attached 3 doors 1-car- manual 2-car w/ door openers
 Automatic Opener: Yes No Operable Inoperable Remote not available
Safety Reverse Operable: Pressure reverse- needs to be adjusted & retest safety devices Safety hazard
 Electric eye- worked Need(s) adjusting
 Roofing Material: Same as house
 Gutters : None Satisfactory Marginal Clean & extend
 Siding: Same as house Wood Metal Vinyl
 Trim: Same as house Wood Aluminum Vinyl
Floor : Material: Concrete Storage, clutter on floor & perimeter- inaccessible- removed & inspect before closing.
 Perimeter needs to be clear for the structural carpenter's evaluation of termite damage before closing.
 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 Floor level Elevated Rotted/Damaged Recommend repair
 Overhead doors: N/A Wood Fiberglass Masonite Metal Recommend repair
 Satisfactory Marginal Poor Overhead door hardware loose Other
 Recommend Painting Inside & Edges: Yes No Recommend lubrication Weather-stripping missing/damaged
 Exterior Service Door: None Satisfactory Marginal Poor Damaged/Rusted
 Electricity Present: Yes No Not visible GFCI Present: Yes No Operates: Yes
Reverse polarity: Yes No Open ground: Yes No Safety hazard
 Handyman/extension cord wiring
 Firewall (Between garage & living area) : N/A Present Missing
 Satisfactory Safety hazard(s) Recommend repair Holes walls/ceiling
Fire door: Not verifiable Not a fire door Needs repair Satisfactory
 N/A Satisfactory Inoperative Missing Needs repair
Moisture Stains Present: Yes No/inaccessible Typical Cracks: Yes No

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE: The trim around the garage doors were torn and need replacement to keep out rodents, water, weather elements. Mice and rodents can chew on electrical wiring and cause damage and health issues. There were wide gaps around the foundation (cement) and garage doors; have a structural mason evaluate/repair; water, rodents, insects can enter these gaps. Recommend having the garage door auto reverse devices adjusted for safety on both doors; did not work. There was termite tubes on rear right inner wall and tubes on a cabinet and between the drywall and foundation walls adjacent to the family room. Have the drywall removed by structural carpenter and evaluate for any concealed termite/WDI damage. The termite shelter tubes were broken open in a few spots and the live termite were visible scattering when opened. The garage was packed with storage (floor & perimeter) and inaccessible. Have all storage removed from walls for structural carpenter evaluation & determination of damage, repairs or ruling out hidden damage.

CONCERNS:

1. There was termite tubes on rear right inner wall and tubes on a cabinet and between the drywall and foundation walls adjacent to the family room. Have the drywall removed by structural carpenter and evaluate for any concealed termite/WDI damage. The termite shelter tubes were broken open in a few spots and the live termite were visible scattering when opened. The garage was packed with storage (floor & perimeter) and inaccessible. Have all storage removed from walls for structural carpenter evaluation & determination of damage, repairs or ruling out hidden damage.
2. There were gaps & exposed wood/door framing around garage doors; potential water, insect and rodent entry points. Recommend a building contractor evaluate for repairs/flashings/wrapping etc.
3. Pressure reverse- needs to be adjusted & retest safety devices on both doors for safety.





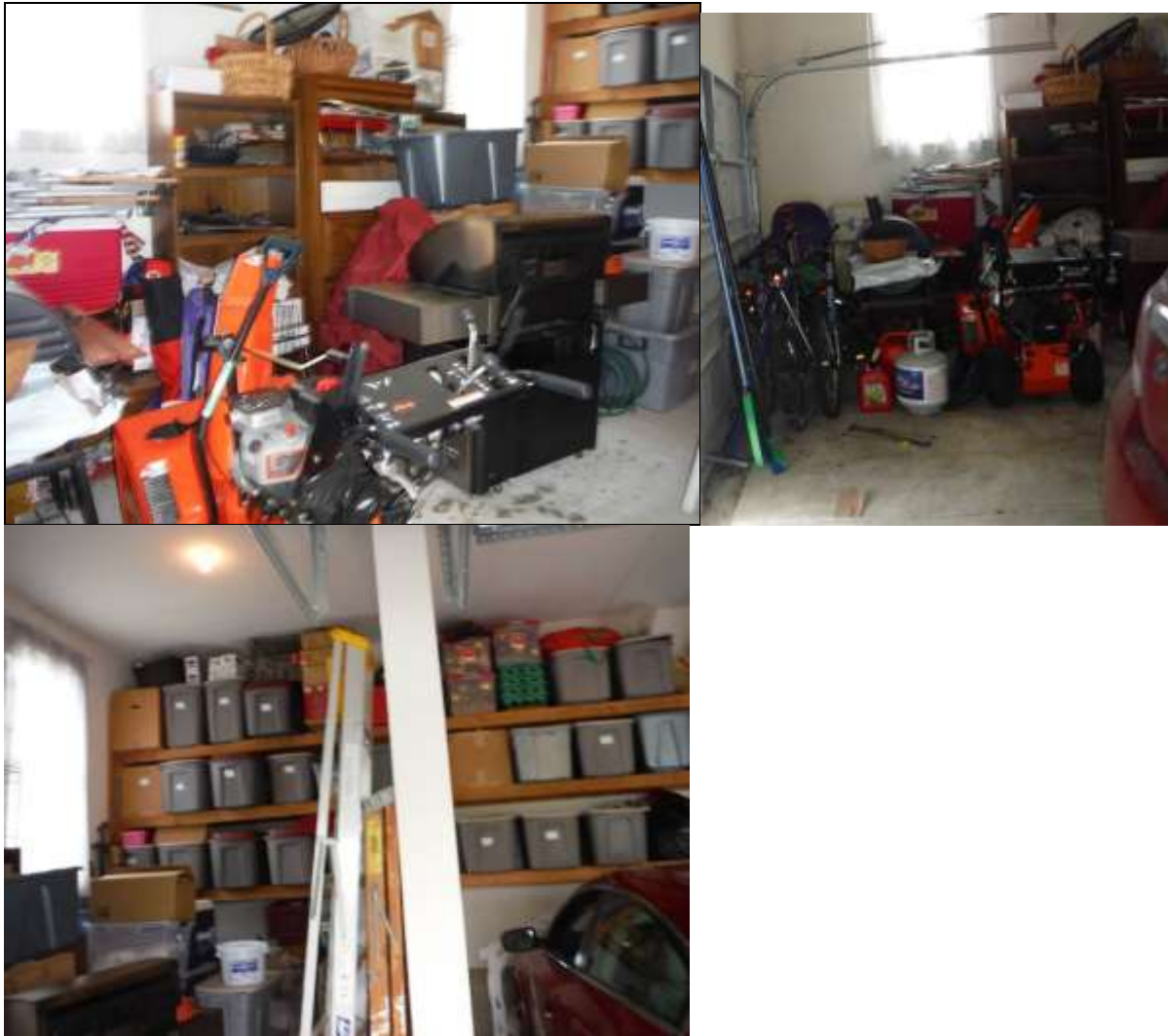


Figure 2 Garage had wall to wall & perimeter storage everywhere; inaccessible. Have removed and inspected for termite & structure before closing. See NPMA-33 Termite report.













Figure 3 Live termite inside shelter tubes; scattered when tubes broken open and light hit them.







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: Replace Leaking Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Hot water: Yes No **Cold water:** Yes No

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: 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 for leaks, damage & mold before closing. Contents of home not manipulated and moved in a visual home inspection.

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

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

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

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: There was corrosion on plumbing under the sink on fittings and piping. There was water dripping on the house of the sink fixtures; have replaced and seal around the counter top/base junctures. Water was dripping on the underside of the counter top/water stained; caulk around the base when faucet replaced. The disposer was noisy; evaluate for repair/replacement. Recommend a switch guard on the disposer to avoid accidentally turning on. Always run cold water when disposer in use to avoid damaging the motor. Have a licensed plumber evaluate the plumbing & disposer and make repairs/upgrades where needed. Ask if there are screens for the windows in home where missing or not installed. Caulk/seal the backsplash/counter top junctures; gaps open for water entry. The appliances are older; upgrade/replace as needed. Typical manufacturer's warranty is ~ 1-2 yrs.; appliances appear much older. There was rotted trim/frame around the rear door; have a structural carpenter evaluate for repairs/replacement. See siding section comments. There was a skylight in kitchen; check periodically for leaks, flaking paint, etc. and address if leaking occurs.

CONCERNS:

1. **There was rotted trim/frame around the rear kitchen door; have a structural carpenter evaluate for repairs/replacement.**
2. **Have a licensed plumber evaluate plumbing (fixture/leaking, corrosion, noisy disposer, etc.) and make repairs & upgrades where needed.**

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Hot water: Yes No **Cold water:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A Wall Ceiling Floor Not vented
 Not vented to Exterior *Recommend repair* *Safety hazard*
Electrical: Open ground/reverse polarity within 6' of water: Yes No *Safety hazard*
G.F.C.I. present: Yes No **Operates:** Yes No
Appliances: Washer Dryer 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 OFF KITHCEN & GARAGE: See garage section comments; termite tubes in garage.

BATHROOMS**BATH: 1/2 BATH****SINKS / TUBS / SHOWERS**

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

TOILET

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

WALLS / CEILING / CABINETS

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

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

1/2 BATH: If the outlet trips, it resets in the garage on the GFCI outlet.

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: Yes No Cold water: Yes No

TOILET

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

SHOWER / TUB AREA / SINK(S)

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

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

WALLS / CEILING / CABINETS

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

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

MASTER BATH: There was rust & calcium/mineral deposits on fixtures/plumbing throughout the home; indicative of hard water. See plumbing section comments.

JACK N JILL BATH:

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor- Rotted drywall by tub/shower corner
 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

JACK N JILL BATH: The toilet is running; have a plumber evaluate/repair/replace. There was rust & calcium/mineral deposits on fixtures/plumbing throughout the home; indicative of hard water. See plumbing section comments. Recommend having water tested for hardness by a water softener company. There was drywall water damage from shower/tub; have a contractor evaluate damage & make all repairs. Discuss options to tile to the edge of wall to protect from water damage.

CONCERNS:

1. There was drywall water damage from shower/tub; have a contractor evaluate damage & make all repairs. Discuss options to tile to the edge of wall to protect from water damage.
2. Have a plumber evaluate toilet; found running and still running after flushing.

**BATH: BEDROOM
#4FRONT LEFT**

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

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

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

BATH BEDROOM #4: There was rust & calcium/mineral deposits on fixtures/plumbing throughout the home; indicative of hard water. See plumbing section comments.

BATH: BASEMENT

SINKS / TUBS / SHOWERS

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

TOILET

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

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor- loose junctures on shower panels- have properly secured
 Rotted floors
 Caulk/Grouting Needed: Yes No Where: all junctures
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor
 Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

BATH BATHROOM: Obtain all closed permits for finished basement before closing as required by the township. loose junctures on shower panels- have properly secured to keep water out & potential damage.

DINING ROOM

LOCATION: REAR LEFT

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

DINING ROOM:

LIVING ROOM

LOCATION: FRONT LEFT

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

GENERAL COMMENTS

LIVING ROOM:

FAMILY ROOM

LOCATION: REAR RIGHT

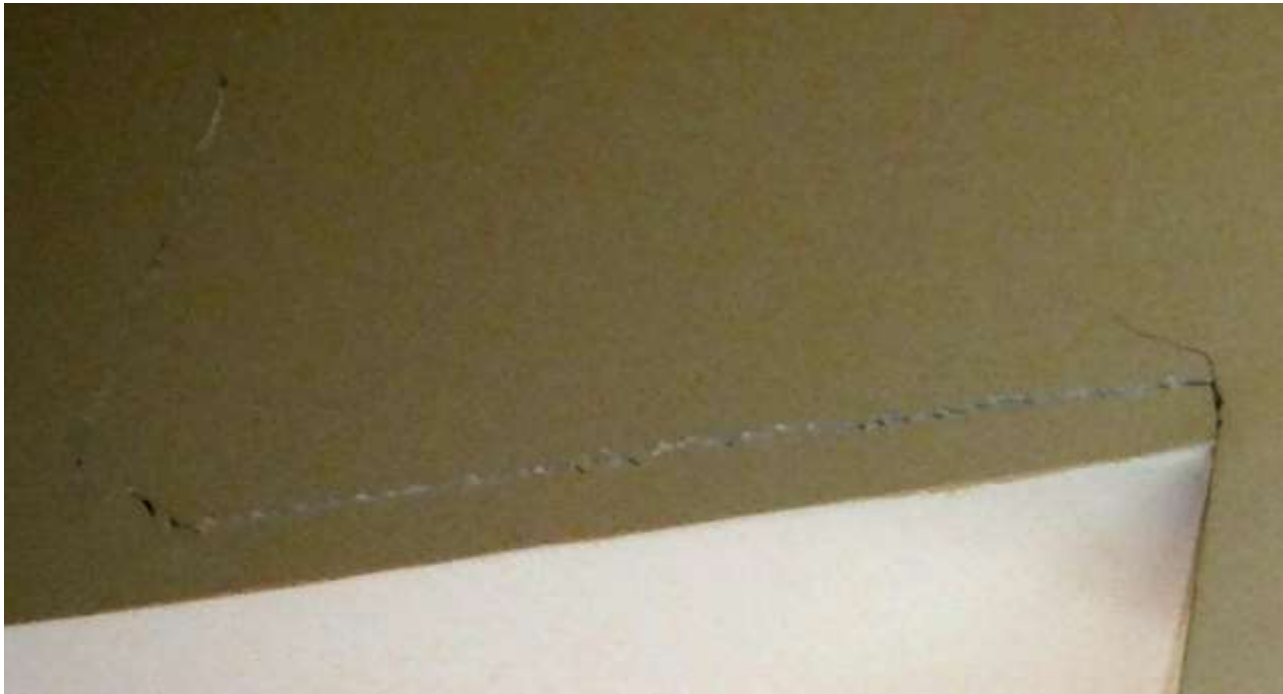
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor- cracks & bulged wall
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Where:
Floor:	<input checked="" type="checkbox"/> Satisfactory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

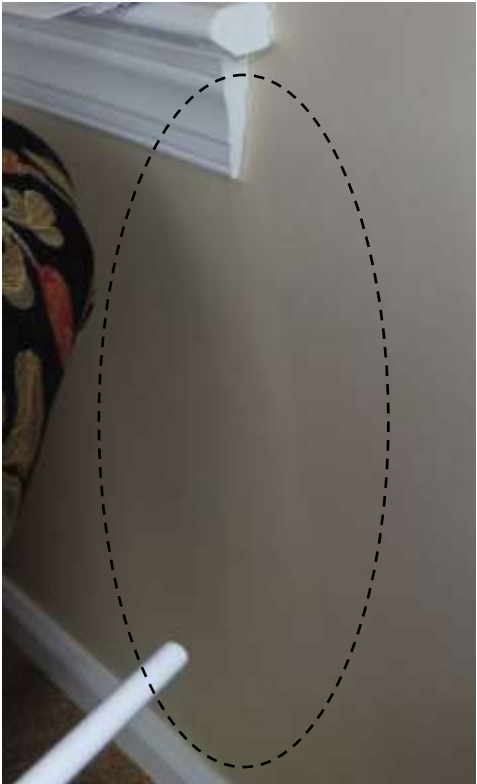
GENERAL COMMENTS

FAMILY ROOM RIGHT: There is a gas fireplace in this room; logs had heavy soot and cracked logs; heat damage. Recommend having a fireplace company and licensed plumber evaluate the gas/air fuel and components. There were cracks on the upper wall and bulging under cracks by kitchen/family room wall; have a structural carpenter evaluate to rule out any concealed structural or wood destroying insect damage before closing. See garage section comments & NPMA-33 report. There were speakers in ceiling and/or other rooms in the home; follow up with sellers for all audio equipment.

CONCERNS:

1. **Have a building contractor and/or structural carpenter evaluate the cracks & bulges wall adjacent to the kitchen. Have a structural carpenter evaluate garage & adjacent or finished areas to rule out concealed or hidden termite damage. See garage section comments and the NPMA-33 Termite report.**
2. **Recommend having the gas fireplace turned on and tested before closing. There is a gas fireplace in this room; logs had heavy soot, heat damage and cracked logs. Recommend having a fireplace company and licensed plumber evaluate the gas/air fuel mix/ratio and components.**





OFFICE FRONT RIGHT ROOM

LOCATION:

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

GENERAL COMMENTS

OFFICE FRONT RIGHT ROOM:

MASTER BEDROOM

LOCATION: REAR LEFT

Walls & Ceiling: <input checked="" type="checkbox"/> Satisfactory Floor: <input type="checkbox"/> Satisfactory Ceiling Fan: <input checked="" type="checkbox"/> N/A Electrical: Switches: <input checked="" type="checkbox"/> Yes Heating/Cooling Source: <input checked="" type="checkbox"/> Yes Bedroom Egress Restricted: <input type="checkbox"/> N/A Doors & Windows: Operational: <input checked="" type="checkbox"/> Yes Locks/Latches Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Further evaluate* <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Satisfactory <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> No <input type="checkbox"/> Poor <input type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass
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GENERAL COMMENTS

MASTER BEDROOM: There was patched ceiling in the inner sitting; as for history. *

#2 BEDROOM RIGHT FRONT BOYS

LOCATION: FROTN RT BOY

Walls & Ceiling: <input checked="" type="checkbox"/> Satisfactory Floor: <input type="checkbox"/> Satisfactory Ceiling Fan: <input checked="" type="checkbox"/> N/A Electrical: Switches: <input checked="" type="checkbox"/> Yes Heating/Cooling Source: <input checked="" type="checkbox"/> Yes Bedroom Egress Restricted: <input type="checkbox"/> N/A Doors & Windows: Operational: <input checked="" type="checkbox"/> Yes Locks/Latches Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Marginal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Satisfactory <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> No <input type="checkbox"/> Poor <input type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass
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GENERAL COMMENTS

#2 BEDROOM RIGHT FRONT BOYS: Recommend replacing the old smoke detectors in the home; yellowed/original. Smoke & CO related equipment is not part of inspection/follow-up with Twp. for inspections. The desk blocks the wood shades; windows inaccessible.

#3 BEDROOM CENTER

LOCATION: CENTER GREEN

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No **Where:**
Floor: Satisfactory 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 FRONT GREEN CENTER: There was clutter in the double closets; a knee wall scuttle is in closet & inaccessible. Recommend removing all items in closet and inspect attic through knee wall before closing.

#4 BEDROOM FRONT LEFT

LOCATION: GIRLS DANCER

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No **Where:**
Floor: Satisfactory 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

#4 BEDROOM FRONT LEFT :

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

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

FIREPLACE

None Location(s): family (gas)
 Recommend having flue cleaned and re-examined
Type: Gas (Not Tested) Not on- have gas turned on before closing & test fireplace
 Wood burner stove (See remarks page) Cracked gas logs/heavy soot- have evaluated/serviced by plumber
or fireplace company Ventless
Material: Masonry Metal (pre-fabricated) Metal insert
Miscellaneous: Blower built-in Operates: Yes No **Damper operates:** Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes No N/A Damper missing Pre-fab panels damaged/worn
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal Poor

STAIRS / STEPS / BALCONIES

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

SMOKE / CARBON MONOXIDE DETECTORS (See remarks page)

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

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

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

ATTIC/STRUCTURE/FRAMING/INSULATION

N/A
Access: Stairs Pull down Scuttle hole/ceiling-bedroom(girls) No access- CENTER Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By: no flooring, loose insulation
Flooring: Complete Partial None
Insulation: Type: fiberglass Batts Loose Average inches: 3-6 Approx. R-rating: Unknown
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation

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

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

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

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

Evidence of Condensation/Moisture Leaking: Yes No (*See remarks page*) Possible Mold whenever there are leaks in home; testing and identification of mold and environmental hazards is NOT part of home inspection. Follow-up with an environmental testing contractor before closing for that type of inspection.

Ceiling Joists: Wood Metal Other Not visible

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

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

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

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

SGENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: There are older windows. Plan & budget for repairs & replacements. Typical manufacturer warranty is ~ 5-10 yrs.; Windows are ~ 11 yrs. old and original to home. There was clutter in the double closets; a knee wall scuttle is in closet & inaccessible. Recommend removing all items in closet and inspect attic through knee wall before closing. There floor under the carpeting was bouncing or noise when walked upon in hallways; have flooring contractor evaluate There was a white PVC pipe in attic that appears to come from the powder room on first floor; have plumber evaluate and verify/identify. If it's a plumbing vent, they should go through the roof to outside; unknown. 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.*

CONCERNS:

1. There floor under the carpeting was bouncing or noise when walked upon in hallways; have flooring contractor evaluate There was a white PVC pipe in attic that appears to come from the powder room on first floor; have plumber evaluate and verify/identify. If it's a plumbing vent, they should go through the roof to outside; unknown.

FINISHED BASEMENT

STAIRS N/A

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

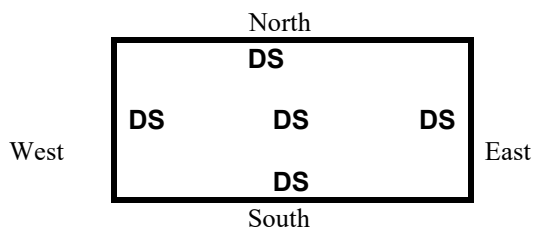
FOUNDATION Condition: Satisfactory Very limited view- finished rooms, closets, furniture, inaccessible
Material: Poured concrete Covered walls, ceiling and flooring- structure inaccessible
Horizontal Cracks: Inaccessible/finished walls
Step Cracks: Inaccessible/finished walls
Vertical Cracks: Inaccessible/finished walls
Covered Walls: Inaccessible/finished walls
Movement Apparent: Inaccessible/finished walls
Indication of Moisture: inaccessible to sump & foundation Old stains by sump/limited view, cover (wood) & storage everywhere

Condition reported above reflects visible portion only

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

P = Paneling C = Crack(s)
 D = Drywall M = Monitor
 S = Storage E = Evaluate
 O = Other



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

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

SEISMIC BOLTS N/A

BASEMENT DRAINAGE

Indication of moisture: Unknown/not visible: Basement finished- structure/walls inaccessible & clutter/storage. Check all areas for moisture & WDI when clutter removed before closing.
 Yes No Fresh Old stains

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

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

Sump Pump: Yes- inaccessible **Tested:** No Working **Not tested- clutter over sump pump cover- inaccessible**

Floor Drains: Yes No Not visible Efflorescence present Recommend dehumidifier

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

GIRDERS / BEAMS / COLUMNS

Material: Steel-partial view Wood Block Finished basement- inaccessible to see structure, evidence of water/seepage, WDI, etc.
 Not visible

Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS

Material: Wood Steel Truss Not visible

Condition: Satisfactory Marginal Poor

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

SUB FLOOR

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

GENERAL COMMENTS

BASEMENT : Obtain all closed permits for finished basement, bathroom, and rooms as required by township before closing.

The basement was finished and structure was inaccessible to inspect for evidence of water/seepage, WDI, etc. There was insulation on foundation walls, sills, etc.; structure completely covered and cannot be removed in a non-invasive inspection. See garage section comments & separate NPMA-33 Termite report. The sump pump had storage over cover and around pump; inaccessible. Recommend having storage removed & cover and test pump before closing (needs to have float type to activate, submersible type go on when water level rises). Recommend observing proper grading and drainage on exterior to avoid water infiltration. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice. Obtain all closed permits for finished basement, bathroom, and rooms as required by township before closing.

CONCERNS:

1. Obtain all closed permits for finished basement, bathroom, and rooms as required by township before closing.
2. The basement was finished and structure was inaccessible to inspect for evidence of water/seepage, WDI, etc. There was insulation on foundation walls, sills, etc.; structure completely covered and cannot be removed in a non-invasive inspection. See garage section comments & separate NPMA-33 Termite report.

PLUMBING**WATER SERVICE**Main Shut-off Location: **basement**

- All home will have plumbing repairs/upgrades at some point- monitor plumbing**
- Water Entry Piping:** clutter everywhere in basement- limited view Copper/Galv.
 Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
- Visible Water Distribution Piping:** Copper Galvanized **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown
- Condition:** Satisfactory Marginal Poor
- Lead Other Than Solder Joints:** Yes No Unknown Service entry
- Functional Flow:** Adequate Low Poor **Water pressure over 80 psi; high**
- Pipes, Supply/Drain:** **Corroded** **Leaking** **Valves broken/missing** **Dissimilar metal**
- Drain/Waste/Vent Pipe:** inaccessible- completed covered/finished basement Cast iron PVC ABS
- Condition:** Satisfactory limited view/concealed/finished rooms & basement
- 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**
- Interior Fuel Storage System:** Yes No Leaking: Yes No
- Gas Line:** Copper Brass Black iron Stainless steel Flexible CSST (yellow) Not visible
- Condition:** Satisfactory Marginal Poor

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

**MAIN FUEL SHUT-OFF LOCATION
FIXTURES IN HOME**By **Gas meter** 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 **Old*****Brand name:** **Bradford white****Type:** Gas Electric Oil Other**Unit Elevated:** Yes No N/A **Tank/Piping corroded/leaking****Capacity:** ~75 gallons **Approximate age: ~2004 year(s) (11 yrs.)*****Combustion Air Venting Present:** Yes No N/A **Seismic restraints needed:** Yes No N/A**Relief Valve:** Yes No **Extension proper:** Yes No **Missing** **Recommend repair****Vent Pipe:** PVC- high efficiency Satisfactory Pitch proper **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 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 is 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.

GENERAL COMMENTS

PLUMBING: There was a white PVC pipe in attic that appears to come from the powder room on first floor; have plumber evaluate and verify/identify. If it's a plumbing vent, they should go through the roof to outside; unknown. Have a licensed plumber evaluate plumbing (kitchen fixture/leaking, corrosion, noisy disposer, running toilet, etc.) and make repairs & upgrades where needed. The hot water heater was original to home or approximately 11 yrs. old. A typical life expectancy is ~ 10 yrs. and often less when there is hard water/rust in the home. Recommend upgrading/replacing the hot water tank to avoid flooding the finished basement should unit break and leak. * The hot water heater was power assisted and the sewer ejector pump for basement bathroom was present and needs power to eliminate waste & water. The hot water heater and the basement bathroom will not function without power. Consider a back-up power generator in case of extended power outage to the home. Discuss options with a licensed electrician to run essential items (ex- sump pump, sewer ejector pumps, sump pumps, refrigerator, HVAC, etc.). There was rust/calcium/mineral deposits on fixtures, shower heads & plumbing (valves, fittings, piping, etc.); indicative of hard water in 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 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. **There was rust/calcium/mineral deposits on fixtures, shower heads & plumbing (valves, fittings, piping, etc.); indicative of hard water in 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. Also discuss water descalers with a plumber (ex- scale buster, eddy, Vulcan, etc. among others on market).**
2. **The hot water heater was original to home or approximately 11 yrs. old. A typical life expectancy is ~ 10 yrs. and often less when there is hard water/rust in the home. Recommend upgrading/replacing the hot water tank to avoid flooding the finished basement should unit break and leak.***
3. **The hot water heater was power assisted and the sewer ejector pump for basement bathroom was present and needs power to eliminate waste & water. The hot water heater and the basement bathroom will not function without power. Consider a back-up power generator in case of extended power outage to the home. Discuss options with a licensed electrician to run essential items (ex- sump pump, sewer ejector pumps, sump pumps, refrigerator, HVAC, etc.).**
4. **Have a licensed plumber evaluate plumbing (kitchen fixture/leaking, corrosion, noisy disposer, running toilet, etc.) and make repairs & upgrades where needed. The hot water heater was original to home or approximately 11 yrs. old. A typical life expectancy is ~ 10 yrs. and often less when there is hard water/rust in the home. Recommend upgrading/replacing the hot water tank to avoid flooding the finished basement should unit break and leak. The hot water heater was power assisted and the sewer ejector pump for basement bathroom was present and needs power to eliminate waste & water. There was a white PVC pipe in attic that appears to come from the powder room on first floor; have plumber evaluate and verify/identify. If it's a plumbing vent, they should go through the roof to outside; unknown.**

HEATING**HEATING SYSTEM - UNIT #1**Location: **basement***(See remarks page)*

Brand name: American Std. Approximate age: newer (8-2014)
 Brand name: Carrier (original) Approximate age: 11 yrs.

Ducts: Have ducts cleaned **Energy Source:** Gas LP Oil Electric
Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
Heat Exchanger: N/A (sealed) Visual w/mirror **Flame distortion** **Rusted** **Carbon/soot buildup**
Carbon Monoxide: N/A Detected at Plenum/Register Not tested
CO Test: Yes No **Combustion Air Venting Present:** Yes No N/A
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: Metal duct Insul. flex duct Cold air returns Duct board **Asbestos-like wrap**
Flue Piping: N/A Rusted Improper slope **Safety hazard**
Supports for Piping/Insulation: N/A Yes No
Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
System Not Operated Due To: Exterior temperature Other Recommend testing prior to **closing**
 Recommend technician examine yearly **System Condition:** Satisfactory* **Marginal- older unit**

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

Recommend testing prior to **closing**

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

HEATING: There was a newer A/C outside and furnace; American Std.; obtain all closed permits for installations as required by township before closing.* Typical life of a higher efficiency type unit is ~ 10 yrs. when maintained properly. The other furnace is older or original to the home; plan on replacement at any time due to old age. Recommend a yearly furnace & A/C service/maintenance as well as chimney cleaning/inspections for fire/life/safety. There are typically 30, 60, 90 day filters, washable filters, etc.; personal choice.

COOLING

COOLING SYSTEM – UNIT #1

Central system Location: **outside** Age: **11 yrs. and newer unit.**

Energy Source: Electric Gas Water Other

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

Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged

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

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

Temperature Differential : Unit 1 ??? °F Unit 2 ??? °F

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 outside temperature was 55°F and too cool to test the air conditioning. Recommend testing the A/C when warmer before closing. There was one older/original (11 yrs.) and a newer condenser. There should be at least three consecutive days & nights of 60-65F temperatures when using the air conditioner to avoid damaging the condenser unit “Slugging.”

CONCERNS:

1. **Follow-up:** Test cooling systems before closing when warmer and able to test properly; too cool to test (nights went down below 55F and cool days).

ELECTRICAL

MAIN PANEL Location: **basement** Condition: Satisfactory no spares "Cutler Hammer Panel"
Adequate Clearance To Panel: Yes No Amperage: **200** Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes Not tested- will shut down items in home
MAIN WIRE: Copper Aluminum Copper clad aluminum Tin clad copper Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)***
Predominant BRANCH WIRE: Copper Aluminum* Copper clad aluminum Not visible
Condition: Satisfactory Poor **Recommend electrician evaluate/repair***
 Romex BX cable Conduit **Knob & tube****
 Double tapping **Wires undersized/oversized breaker/fuse**
 Read **REMARKS** addendum to report- "tripping breakers"

SUB PANEL(S) None apparent Breakers Fuses

ELECTRICAL FIXTURES

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

Condition: Satisfactory Marginal Poor Not accessible, clutter, furniture
 Open grounds Reverse polarity GFCIs not operating
 Solid conductor aluminum branch wiring circuits* (See remarks page)
 Obtain all closed electrical permits as required by Twp. Before closing
 Recommend electrician evaluate/repair*

GENERAL COMMENTS

ELECTRICAL: There was a Twp. Permits sticking on the PVC pipe for the sewer ejector pump; rough out indicated. Recommend obtaining all closed permits for finished basement before closing. The trim around the garage doors were torn and need replacement to keep out rodents, water, weather elements. Mice and rodents can chew on electrical wiring and cause damage and health issues. Test ARC fault breakers in panel when items shut down to avoid damage to plugged items (computers, etc.). There were visible power strips and extension cords in the home; not safe/fire safety hazard (can overload circuits). Each family has different electrical requirements or needs. If more power is needed, discuss needs with electrician and have added. The bathrooms were on the master bathroom circuit; if tripped, rest in this bathroom. Blow dryer(s) will trip the bathroom outlets. Discuss options such as dedicated circuits to each bathroom if dryers and other heated hand held appliances will be used often. Do not use extension cords, multiplier adapters or power strips to add more power; fir safety concern. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Items such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits.

CONCERNS:

1. There was a Twp. Permits sticking on the PVC pipe for the sewer ejector pump; rough out indicated. Recommend obtaining all closed permits for finished basement before closing.
2. The trim around the garage doors were torn and need replacement to keep out rodents, water, weather elements. Mice and rodents can chew on electrical wiring and cause damage and health issues.
3. There were visible power strips and extension cords in the home; not safe/fire safety hazard (can overload circuits). Each family has different electrical requirements or needs. If more power is needed, discuss needs with electrician and have added.

SUMMARY

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

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

All items must be addressed and repaired prior to closing.

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