4 Seasons Home Inspection, LLC

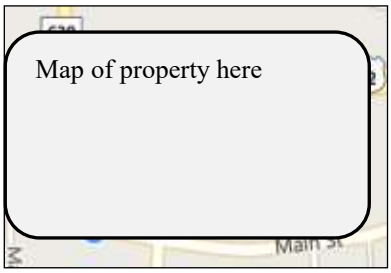
150 Maple Avenue, #128, South Plainfield, NJ 07080
www.4SeasonsHI.com 1-877-547-7383

Mr. and Mrs. Client
 # street address
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 building inspection. That would involve destructive measures to see behind them. The building 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 "Building 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:	October 24, 2015 Saturday 1-5 pm
Client Name:	Robert & Donna (name@gmail.com)
Emails:	lawyer@gmail, realtor@gmail
Inspection Address:	#street, west NJ xxxxx
Inspected by:	Linda Geczi building inspection lic. #24GI00061500



BUILDING DATA

Approximate Age:	1880s build
	With recent renovations past 10+ yrs.
Style:	Light commercial/Luncheonette/Catering
Main Entrance Faces:	N
State of Occupancy:	Occupied business
Weather Conditions:	~48-50°F
Ground cover:	dry

Building Inspection:	$----.00
Termite:	INCL.
Radon	$----.00
Total:	**$ ----.00**

Paid by: check #297

Cc: Lawyer, Esq.
Cc: Realtor for Commercial Property Use & Development

Main Concerns (p.2-3) and detailed report follows this page (4-40)

MAIN CONCERNS: Recommend qualified contractors or licensed professionals further evaluate, address defects and/or make repairs before closing and contractual limitations or obligations.[1] Responsibilites of repairs, negotiations, appraisals, property survey/boarders, mortages, etc. are not part of a building or building inspection and should be discussed with your ***Attorney***. **READ entire REPORT and recommendations.****

1. **EXTERIOR/WALLS/FOUNDATION:** There was loose exterior siding, exposed siding (upper windows), rotted wood trim, holes/cracked/damaged soffit panels , lack of proper flashings (around windows/door/A/C shelf) and cracked window pane concerns. Recommend having a window installer evaluate/replace broken window; cut hazard. The left wall siding & foundation was bowed/not plumb and cemented areas or repairs on left side. Interior rooms concealed the walls or structure; inaccessible. There was limited access around the building; rear right and right side inaccessible due to small foot print for property & restricted by rear and right neighbors. The building had undergone major renovations in past 10 years. The first floor joists and concrete columns were replaced or structural repairs; partial view from crawl space. Follow-up with sellers to see if the recent renovations addressed the ***bulged wall & foundation*** with their building contractor or structural engineer, etc. The 1st and 2nd floors were finished and walls or structure inaccessible. The crawl foundation had missing mortar/gaps/cracks on all walls, exterior cracks on front right & rear left corners, patched/cemented areas, crawl space seeapge (foundation & walks) and evidence of carpenter ant & wood boring beetle (frass & heavy timber damage). Recommend a structural mason evaluate and make all foundation repairs and repointing to seal all gaps, holes missing mortar to maintain water tight seals and avoid rodent entry points. Recommend a qualified siding contractor repair exterior siding, trim and flashings where needed. Recommend obtaining all documenations for renovations and structural repairs/ joist replacements, structural modifications as well as closed township permits, engineering and architect's drawings, plans and approvals for renovations & changes to the building. If bowed wall and foundation were ***not*** documented or inspected by a structural engineer & addressed with renovations & repairs, recommend a structural engineer (PE) evaluate and advise on the structure to rule out any concealed structural concerns before closing and contractural obligations.

2. **ROOF/SIDING/FLASHINGS:** There were missing ridge cap shingles; limited view from ladder by the front parapet wall. There were moisture stains/spackled/patched ceiling around the hot water heater vent in utility room. Have a qualified roofer evaluate roof and advise on repairs and rule out any active leaks (ex- flashings/pipe covers/flanges, etc.). The front lower roof had low slope and dimensional shingles; not recommended on pitches less than a 4/12 slope. Recommend keeping snow & debris/leaves off this roof to avoid leaking. Have roofer inspect roof & gutters yearly to ensure leak free condition. There was wood trim rot on exterior corners, windows or frames. There was loose siding on right and the left side (bowed wall). There were missing & improper flashings on exterior. Recommend an exterior siding contractor evaluate siding and make repairs/corrections.

3. **DRAINAGE/SEEPAGE/WET CRAWL CONDITIONS/POOR VENTILATION:** Recommend a structural mason evaluate foundation and advise on repairs/repointing to maintain water tight seals/mortar joints. There was seepage observed inside crawl space; conditions on exterior and crawl are conducive to potential structural damage, mold/mildew and attracting wood destroying insects. Recommend a drainage & grading contractor evaluate around the building and advise on drainage options to maintain a dry crawl space. There was a bowed wall and foundation on left side of the building adjacent to the sidewalks that were pitched left foundation, draining water towards the crawlspace.

4. **HVAC/FURNACE:** There was condensate drip marks on PVC vent connector, rust inside the furnace cabinet, green corrosion around the coolant lines or A/C evaporator cabinet above the furnace. Recommend a qualified HVAC contractor evaluate the furnace and cooling system/evaporator and advise on all needed service & repairs. Recommend having the vent checked to ensue proper drafting. Condensate drip marks/residue on PVC connections; drafting concerns.

5. **PLUMBING:** The hot water heater was new; obtain closed township permits the hot water heater and the furnace before closing. Recommend a licensed plumber evaluate drains, corrosion/rust, calcium/mineral build-up and make plumbing repairs & upgrades where needed. Recommend having the wet/seepage in the crawl space corrected; corrosion & rust observed on metal in crawl.

6. **WOOD DESTROYING INSECTS:** Conditions on exterior were conducive to wet crawl and attracting wood destroying insects. There was evidence of carpenter and and wood boring beetle in crawl space. See separate NPMA-33 Wood destroying insect report. Follow-up with sellers to see what schedule they are on for general insects (roaches, etc.) and rodents, etc.

7. **SURVEY/PHASE I/ENVIRONMENTAL SAFETY :** Recommend following up with contractors or qualified professionals for all environmental, Phase I, oil tank scan, land survey, etc. Review safety requirements (burn kits, first aid kits, eye wash, etc.). Follow-up with township for all health inspection, fire inspections, etc. These and other speciality inspections or business related areas are beyond the scope of a general building 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 building 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 building inspection contingency expiring and/or any other contractual obligation expires.****

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT- ALL SYSTEMS IN BUILDING 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 building 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. Building inspectors are "Generalists" not experts or builders. A building 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 building inspectors.*** Code issues may arise that need corrections that are not part of a general building 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 building. 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 "Building Warranty" is readily available from most realtor offices or on the market to help defray the cost of repairs during the life of a building. 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 building inspector or company. Walls, ceilings, carpeting, or other forms of coverings or finished surfaces cannot be removed during a non-invasive building 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 building inspection.*** This is under the law in the **New Jersey Standards of Practice 13:40-15.16** for a licensed building inspector in the state of New Jersey.

.**We Always Miss Some Minor Things**	**Not Insurance or Warranty**
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. .	In conclusion, a building inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a building inspection should not be considered an insurance policy or warranty.

GROUNDS

SERVICE WALKS ☐ None ☐ ***Public sidewalk needs repair***
Material: ☑ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other
Condition: ☑ gaps between the walks and foundation- seal all foundation & concrete walk junctures
☑ Marginal ☑ Poor- broken concrete ☑ ***Trip Hazard***
☑ ***Pitched towards foundation- left side*** ☑ ***Settling cracks*** ☐ Not visible ☑ Typical cracks

DRIVEWAY/PARKING LOT ☑ None- no parking lot or driveway
PORCH (COVERED ENTRANCE) ☑ None
STOOPS/STEPS ☐ None ☐ ***Uneven risers***
Material: ☑ Concrete ☐ Wood ☐ Other ☐ ***Railing/Balusters recommended***
Condition: ☑ Water entry into cracks ☑ Marginal- chipped/broken ☑ ***Cracked*** ☑ ***Settled***
☑ ***Recommend repairing steps where cracks, chipped, damaged*** ☑ ***Safety Hazard***

PATIO ☑ None
DECK/BALCONY *(flat, floored, roofless area)* ☑ None
DECK/PATIO/PORCH COVERS ☑ Canvas Awnings ☐ ***Earth to wood contact*** ☐ ***Moisture/Insect damage***
Condition: ☑ Older ☑ Marginal ☑ dirty
Recommend: ☑ Clean awnings as needed ☐ ***Improper attachment to house***

FENCE/WALL ☑ Not evaluated ☑ None
LANDSCAPING AFFECTING FOUNDATION (***See remarks page***)
Negative Grade: ☑ East ☑ West ☑ North ☑ South
☑ Concrete walks on left were water damaged and pitched toward the foundation- seepage/wet conditions observed in the crawl space
☑ ***Recommend a drainage & grading contractor evaluate the alleys and rear behind building and advise on drainage options- poor drainage. Conditions are conducive to wet crawl, potential foundation/structure damage and attracting wood destroying insects. There was bowed walls & wood destroying insects.***
☐ ***Wood in contact with/improper clearance to soil*** ☐ Yard drains observed - not tested

☑ ***<u>NOTE</u>: Sink holes and other Geological issues are NOT part of a general building inspection***

13:40-15.16 (f)1(v) Standards of practice
v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;

RETAINING WALL ☑ None Material: ☐ ***Drainage holes recommended***
HOSE BIBS ☑ None visible ☐ No anti-siphon valve
Operates: ☐ Yes ☐ No ☐ Not tested ☑ storage, garbage cans in rear of building

GENERAL COMMENTS

GROUNDS: The front steps had cracks, chipped or damage; have a structural mason or building contractor evaluate/repair. There were gaps between the walks and foundation- seal all foundation & concrete walk junctures. There were cracked walks in front and left side (alley). Have a mason or building contractor evaluate walks and make repairs. Recommend a drainage & grading contractor evaluate the alleys and rear behind building and advise on drainage options- poor drainage. Conditions or poor drainage is conducive to wet crawl, potential foundation/structure damage and attracting wood destroying insects. There was a bowed wall and foundation on left side as well as evidence of wood destroying insects in crawl space. There was limited access around the building; rear right and right side inaccessible (small foot print for property and restricted by rear and right neighbors). Recommend maintaining proper drainage around the property; left side very poor drainage. There were some shrubs on right side of building; recommend removing where too close to structure. Overhanging trees and overgrowth can cause mechanical damage, moss, algae, attract carpenter ants, raccoons, squirrels or other animals.

CONCERNS:

1. **The front steps had cracks, chipped or damage; have a structural mason or building contractor evaluate/repair. There were gaps between the walks and foundation- seal all foundation & concrete walk junctures. There were cracked walks in front and left side (alley). Have a mason or building contractor evaluate walks and make repairs.**

2. Recommend a drainage & grading contractor evaluate the alleys and rear behind building and advise on drainage options- poor drainage. Conditions or poor drainage is conducive to wet crawl, potential foundation/structure damage and attracting wood destroying insects. There was a bowed wall and foundation on left side as well as evidence of wood destroying insects in crawl space.

Figure 1 Examples of gaps, concrete cracks or openings at the sidewalk/foundation junctures; have a contractor make repairs along with proper drainage. Left side of building had poor drainage; right and rear right sides were inaccessible.

ROOF

ROOF VISIBILITY ☐ All ☑ Partial ☐ None ☑ Limited by: Angle & height

INSPECTED FROM ☐ Roof ☑ Ladder at eaves- by parapet wall in front/limited view
☑ Ground (***Inspection Limited***) ☑ With Binoculars

STYLE OF ROOF

Type:	☑ Gable	☐ Hip	☐ Mansard	☐ Shed	☐ Flat	☐ Other
Pitch:	☑ Low- front lower roof		☐ Medium	☑ Steep- main roof		☐ Flat

ROOF COVERING

Roof #1: Type: Architectural/dimensional shingles Estimated Layers*: 1 Approximate age of cover: ~12+ 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: ☑ not ascertainable- finished attic room or 2nd floor/roof structure inaccessible
☐ Powered ☑ More always ventilation recommended when possible
(***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 OF ROOF COVERINGS **Roof #1:** ☑ Satisfactory ☑ Marginal- have a roofer evaluate roof and advise on repairs*

Condition*:
☑ Missing shingles/ridge cap shingles ☑ No visible drip edge flashings- recommended
☑ Tarred nail heads- can crack & leak
☐ Nail popping ☑ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles
☐ Moss buildup ☐ Exposed felt ☑ Cracks ☐ 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 building, 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 Building 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 building 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/repair to maintain leak free roof*** ☐ Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF: There were missing ridge cap shingles towards the middle of roof; limited view from ladder by the front parapet wall. There were moisture stains/spackled/patched ceiling around the hot water heater vent in utility room. There were no visible drip edge flashings; recommended. The front lower roof had low slope and dimensional shingles; not recommended on pitches less than a 4/12 slope. Recommend keeping snow & debris/leaves off this roof to avoid leaking. Have roofer inspect roof yearly to ensure leak free condition. Gutters should be cleaned often as needed to maintain free flowing condition. There were tarred nail heads on the lower roof under the upper windows; can crack & leak. Have a qualified roofer evaluate roof and advise on all repairs and rule out any active leaks (ex- flashings/pipe covers/flanges, etc.). See siding section comments. Have a siding contractor evaluate rotted trim, missing flashings (under & around windows), etc. There were holes or damage on left side perforated soffits; have siding or exterior contractor make repairs. Obtain the closed permits for roof from township and any warranty from roofer if applicable and transferrable. All roofs will need repairs at some point during the life of the roof; expect these and plan for them. Only a roofer should make repairs and not a handyman or non-roofer. Always check roofs after rains, high winds or severe weather including winter storms. Ice and snow build-up in gutters can cause leaks in the interior; keep gutters cleaned and flowing year round for proper drainage.

CONCERNS:

1. **There were missing ridge cap shingles towards the middle of roof; limited view from ladder by the front parapet wall. There were moisture stains/spackled/patched ceiling around the hot water heater vent in utility room. There were no visible drip edge flashings; recommended. The front lower roof had low slope and dimensional shingles; not recommended on pitches less than a 4/12 slope. Recommend keeping snow & debris/leaves off this roof to avoid leaking. Have roofer inspect roof yearly to ensure leak free condition. Gutters should be cleaned often as needed to maintain free flowing condition. There were tarred nail heads on the lower roof under the upper windows; can crack & leak. Have a qualified roofer evaluate roof and advise on all repairs and rule out any active leaks (ex- flashings/pipe covers/flanges, etc.). Have a siding contractor evaluate rotted trim, missing flashings (under & around windows), etc. There were holes or damage on left side perforated soffits; have siding or exterior contractor make repairs.**



Figure 2 Appears to be missing ridge cap shingles near roof vent. Tarred nail heads; tar will crack /potential leak points.

CHIMNEY/GUTTERS/SIDING/TRIM

CHIMNEY(S) ☐ None Location(s): left rear side of roof - metal (for hot water heater)

Viewed From: ☐ Roof ☑ Ladder at eaves (by front parapet wall); limited view ☑ Ground with binoculars

Note: Chimney inspection is very limited during a building 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- present ☐ No ☑ ***Recommended***

Chase: ☐ Brick ☐ Stone ☑ Metal- for hot water heater ☑ PVC piping for furnace

Evidence of: ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☑ Condensate residue ☐ Loose Brick

Flue/Liner: ☐ Tile ☐ Metal ☐ ***Unlined*** ☑ Not visible

Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ☐ ***Not evaluated (See remarks page)***

☑ ***Have flue(s) cleaned and re-evaluated*** ☐ ***Recommend Cricket/Saddle/Flashing***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

GUTTERS/SCUPPERS/EAVES TROUGH

☑ Dirty, clogged or poorly maintained gutters will cause leaks into interior or behind walls. Clean often and checked frequently.

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

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

Material: ☐ Copper ☐ Vinyl/Plastic ☑ Galvanized/Aluminum ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☑ not visible- inaccessible on rear & rear right sides of building

Leaking/Spillage marks: ☑ Corners ☑ Spillage marks

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

Extension needed: ☑ recommend have underground drains cleaned and checked for flow. Right side & rear right was inaccessible due to foot print of building and lack of property or land around the building.

SIDING ***(*See remarks page EIFS)***

Material: ☑ composite/Hardiplank like- right & left sides ☑ Vinyl (rear)

☑ Missing flashings under upper front windows and rear window by window A/C mount- water entry points

☑ Loose siding, missing flashings ☑ Right side & rear right inaccessible on property

☑ No visible flashings above /around windows- recommended to avoid leaking

Note- Concealed behind Siding : ☑ Siding cannot be removed during a building 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 building inspection. Mold can also be concealed and not visible.

Condition: ☐ Satisfactory ☑ Marginal ☑ Poor- bowed wall, loose siding

☑ ***Recommend a siding contractor or building contractor evaluate bulged siding/wall & foundation & advise on all repairs & rule out any concealed damage***

☑ Stone foundation- there was bulged foundation (left side), patched, repaired, cracks (corners), water seepage into crawl space

TRIM, SOFFIT, FASCIA, FLASHING

Material: ☑ Wood ☑ Soffit holes/damage- repair ☐ Fiber Cement ☐ Stucco

☑ ***Recommend repair/painting*** ☑ ***Damaged wood*** ☑ Metal/vinyl- some wrap ☐ 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- rotted wood trim, frames, exterior wood

CAULKING

Condition: ☐ Satisfactory ☑ Marginal ☑ **Poor- caulk around all utility wall & foundation penetrations.**
☑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed***

WINDOWS & SCREENS ☑ ***Failed/fogged insulated glass- not ascertainable***

Material: ☐ Wood ☐ Metal ☑ Vinyl ☑ older windows
Screens: ☑ Older screens
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ ***Wood rot*** ☐ ***Recommend repair/painting***

STORMS WINDOWS ☑ None- N/A ☐ Not installed ☐ Wood ☐ Clad comb. ☐ Wood/metal comb.

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

Stem Wall: ☑ Stone & concrete mortar ☐ Poured concrete ☐ Other
Condition: ☑ Have a structural mason evaluate the foundation & advise on all repairs, repointing, and bulge. Follow-up with sellers to see if the foundation & left wall bulge was addressed with the most recent renovations. Check for documents pertaining to the structural changes, rehab, renovations, structure,
☑ Marginal ☑ Poor- bulged (left side) ☑ Cracks, gaps, missing mortar

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: Recommend cleaning gutters and evaluate the left neighbors roof where draining onto the rear left side of the building and roof. There was poor drainage on left side of building. The right and rear right sides of building were inaccessible; restricted foot print and lack of property around building. 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 building. The right and rear right sides of building were inaccessible due to bordering neighbors and small footprint. 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 building or dwelling adversely. Grounds are viewed during a building inspection from the perspective of how they may affect the building negatively. Buildings 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 building 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. It is strongly recommended to have a Level II (National Fire Safety Standard NFPA211) chimney inspection when changing ownerships. The condenser was sitting on a raised wood frame behind the building; missing proper flashings where attached to the rear wall. There was a mount under rear kitchen window; damaged frame and missing flashings. Recommend an exterior siding contractor evaluate and repair/flash where needed and rule out any concealed water damage. The rear window was had cracked pane/glazing and frame was bent and a mount for an A/C unit added. There were gaps around the window and water entry points where damaged and not flashed properly. Have window repaired/replaced and all exterior siding, flashings, damage repaired. There were no visible flashings or J-channels around windows or door; recommended to maintain water tight seals. The siding/wall and foundation on left side was not plumb, bowed, cemented foundation areas or repairs visible. There was loose siding on left side and a few boards on right side (limited access on right side of building). There were holes/cracked soffit panels. The building had undergone renovations in past 10 years. The first floor joists and columns were replaced; partial view from crawl space. Follow-up with sellers to see if the recent renovations addressed the bulged wall & foundation with their building contractor or structural engineer, etc. The 1st and 2nd floors were finished and walls or structure inaccessible & unable to view the left wall from interior. The crawl foundation had missing mortar, cracks on corners, patched areas, seeapge, carpenter ant, wood boring beetle and foundation seeapge. Recommend obtaining all documenations for renovations and structural repairs/replacements as well as closed township permits, engineering and architect's drawings, plans and approvals. Recommend a structural mason, foundation/structural repair building contractor evaluate the foundation & bulge and advise on any needed structural repairs & stone foundation repairs & repointing. Recommend a structural engineer (PE) evaluate structure and advise on findings to rule out any concealed structural concerns before closing and contractual obligations.

CONCERNS:

1. **There was loose exterior siding, exposed siding (upper windows), rotted wood trim, cracked/damaged soffit panels, lack of proper flashings (around windows/door/A/C shelf, cracked window pane concerns. Recommend having a window installer evaluate/replace broken window. The left wall siding & foundation was bowed/not plumb and cemented areas or repairs on left side. The building had undergone renovations in past 10 years. The first floor joists and columns were replaced; partial view from crawl space. Follow-up with sellers to see if the**

recent renovations addressed the bulged wall & foundation with their building contractor or structural engineer, etc. The 1st and 2nd floors were finished and walls or structure inaccessible. The crawl foundation had missing mortar, cracks on front right and rear left corners, patched/cemented areas, crawl space seeapge (foundation & walks) and evidence of carpenter ant & wood boring beetle (frass & heavy timber damage). Recommend a structural mason evaluate and make all foundation repairs and repointing to seal all gaps, holes missing mortar to maintain water tight seals and avoid rodent entry points. Recommend a qualified siding contractor repair exterior siding, trim and flashings where needed. Recommend obtaining all documenations for renovations and structural repairs, replacements, structural modifications as well as closed township permits, engineering and architect's drawings, plans and approvals. If bowed wall and foundation were not documented or inspected by a structural engineer & addressed, recommend having a structural engineer (PE) evaluate and advise on structure to rule out any concealed structural concerns before closing and contractural obligations.

Figure 3 Bowed wall and foundation; left side building. Recommend a structural mason evaluate foundation and advise on repair, repointing, etc. Have a siding contractor or qualified building contractor evaluate bowed wall, loose siding and advise. Recommend a structural engineer (PE) evaluate structure and advise on any structural repairs.

Figure 4 Foundation cracks corner in rear left side by bowed wall.

Figure 5 Example of rotted wood trim and missing flashings under all the upper windows; water entry points.

EXTERIOR/ELECTRICAL/AC/HEAT PUMP/GARAGE

SERVICE ENTRY

☐ Underground ☑ Overhead ☑ ***Add putty on the electric service entry/ conduit to maintain water tight seals***
Condition: ☑ Sat. ☐ Marginal ☐ Poor
Exterior outlets: ☑ Yes ☐ No **Operative:** ☐ Yes ☐ No ☐ ***Overhead wires too low***
GFCI present: ☑ Yes ☐ No **Operative:** ☑ Yes ☑ **Reset inside front wall under tables if tripped**
☐ ***Less than 3' from balcony/deck/windows***
☐ **Reverse polarity** ☐ ***Open ground*** ☐ ***Safety Hazard***

BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

EXTERIOR DOORS ***Patio*** ***Storm*** ***Entrance***
Weather-stripping: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Door Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

EXTERIOR A/C - HEAT PUMP **Location(s): mounted on wood frame above ground**

Unit #1 Brand: Goodman Outside shutoff: ☑ Yes ☑ Grease spilled onto disconnect
Condition: ☑ Satisfactory ☐ Marginal ☐ 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 : The A/C condenser was manufactured in 2011 June as per data tag. Unit was installed approximately in past 3-4 yrs.; obtain closed township permits for cool system, heating, electrical, renovations, etc. as required by township before closing. Coolant lines on exterior for condenser was worn/torn; replace. The temperature outside was too cold and not seasonal to test the cooling system. Cooling should only be tested and used when seasonal and when there is at least three consecutive days & nights of 60-65F outside temperatures to avoid damaging the condenser. Ask if there is a transferrable warranty for cooling & heating systems. See heating section comments. The A/C shutoff (disconnect) was coated with grease or oil; have checked to rule out any damage from grease/oils. The disconnect should be protected from water, grease or garbage. Recommend sealing around all utilities, the coolant line set & the PVC vent from the heating systems on rear upper wall on exterior. There was a peened pipe on left side of house; have a plumber further evaluate and removed all abandoned piping and seal foundation. Rule out any buried oil tanks on property before closing; see pg. 2. Recommend electrical putty on the electric service conduit/meter pan to keep out water. There was an abandoned (unused) electrical ground rod on left side of building in rear; have removed; trip hazard.

CONCERNS:

1. **The A/C shutoff (disconnect) was coated with grease or oil; have checked to rule out any damage from grease/oils. The disconnect should be protected from water, grease or garbage. Coolant lines on exterior for condenser was worn/torn; replace.**
2. **Recommend sealing around all utilities, the coolant line set & the PVC vent from heating systems on rear upper wall on exterior. There was a peened pipe on left side of house; have a plumber further evaluate and removed all abandoned piping and seal foundation.**
3. **Rule out any buried oil tanks on property before closing. Recommend electrical putty on the electric service conduit/meter pan to keep out water.**
4. **Recommend electrical putty on the electric service conduit/meter pan to keep out water. There was an abandoned (unused) electrical ground rod on left side of building in rear; have removed; trip hazard**.

Figure 6 Example of Goodman serial number and determination of age of condenser.

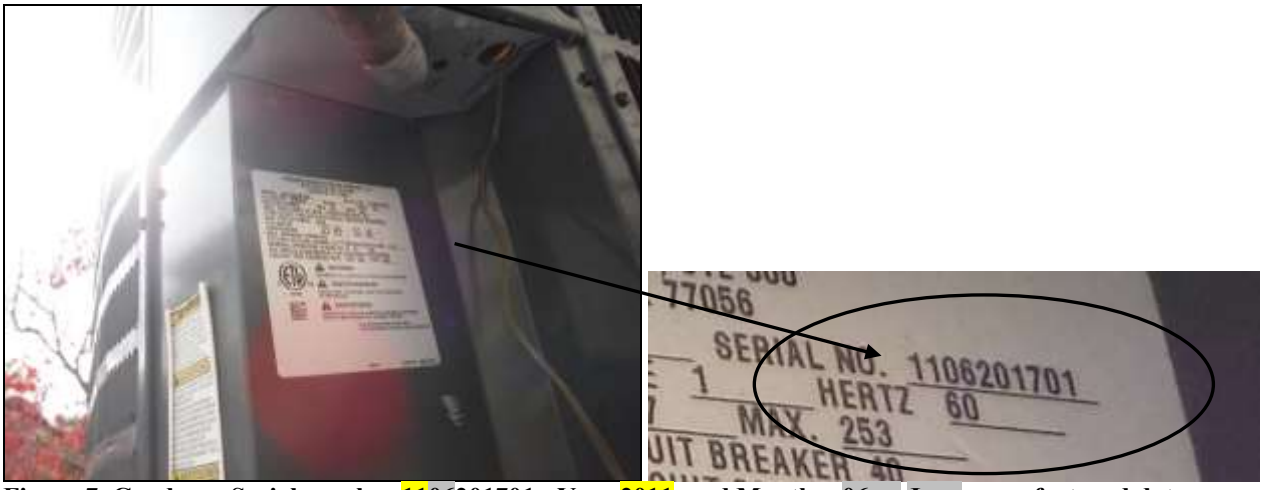


Figure 7 Goodman Serial number 1106201701= Year 2011 and Month = 06 or June manufactured date.

Figure 8 Recommend protecting the A/C disconnect from grease/garbage; can damage electrical cable and box.

Figure 9 Further evaluate abandoned piping on exterior left side in rear by a licensed plumber. All abandoned piping should be removed and foundation sealed. Rule out any buried oil tanks on property.

KITCHEN /PREP AREA

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: ☑ No **Pipes leak/corroded:** ☑ Food gunk/oozing on drains & connections- see plumbing section comments

Sink/Faucet: ☑ **Loose/small prep sink-** have secured/tightened by plumber ☑ Adequate- main sinks
☑ Corroded/food gunk/oozing on drain connections ☐ Chipped
☐ Cracked ☑ ***Recommend plumber evaluate drains & calcium deposits on fixtures/plumbing***

Functional Drainage: ☑ Adequate ☐ Poor **Functional Flow:** ☑ Adequate
☑ Hard water concerns- **see plumbing section comments**

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 ☑ Cracks tiles ☑ Sloping ☐ Squeaks

APPLIANCES * ***(See remarks page) Appliances are NOT GUARANTEED & only tested as found condition at time of inspection (Snap Shot); obtain a Building Warranty from Realtors office or private source to cover appliances. Always check under refrigerators and dishwashers for leaks, damage & mold before closing. Contents of building not manipulated and moved in a visual building inspection.***

☐ Disposal *Operates*: ☐ Yes ☐ No ☑ Oven/Range *Operates*: ☑ Yes ☐ No
☐ Dishwasher *Operates*: ☐ Yes ☐ No

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

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

*** Pursuant to 13:40-15.16 Standards of practice**
l) When inspecting the interior of a residential building, a building 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 following up with sellers for all business and kitchen equipment for manuals and service contracts. The main and second floor and surfaces had an oily/greasy film; slip hazard. Recommend a thorough cleaning and check hood filters to ensure proper removal of cooking oils.

BATHROOM

BATH: ½ 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: There was calcium/mineral build-up on fixtures; granules filled inside the screen/aerator. Flow went back to normal when debris removed from aerator. Recommend cleaning aerators on sink fixtures periodically. See plumbing section comments; hard water.

UPPER 2ND FLOOR ROOM

LOCATION: FINISHED ATTIC

Walls & Ceiling: ☑ Satisfactory ☑ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ older stick down tiles ☑ Marginal ☑ Poor- chipped/old tiles, greasy/oily
☑ 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
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

UPPER 2ND FLOOR ROOM : The steps, floors and surfaces had a greasy film/residue. Recommend a thorough cleaning/wipe down and check the exhaust hood filters. Exhaust should be used when cooking at all time to keep down oils. Recommend tread safety tape and non-slip flooring for safety. Ceramic flooring can be very slippery when wet (rain, winter, inclement weather). Discuss flooring with a contractor for options on flooring and or non-slip runners and mats for the entire building. Recommend a privacy chain/rope to keep customers or small children from going up stairs to employee area or storage room. Recommend having a carpenter secure the loose railings for safety.

MAIN ROOM TABLES & COUNTER AREA

LOCATION: 1ST FLOOR

Walls & Ceiling: ☑ Satisfactory ☑ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ older ceramic tiles ☑ 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
Egress Restricted: ☑ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☑ Yes ☐ No Broken Vapor Seals : ☐ Yes ☑ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

MAIN ROOM TABLES & COUNTER AREA : Flooring was older and ceramic tiles can be very slippery when wet, oily and in winter or inclement weather. Discuss flooring with a contractor for options on flooring and or non-slip runners and mats for the entire building.

WINDOWS/ HALL/ATTIC

INTERIOR WINDOWS / GLASS

Condition: ☐ Satisfactory ☑ Marginal ☑ Poor- broken window ☑ ***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): ---

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 building inspection (see contract). Follow up with the provider for these features in building to have them inspected or evaluated.

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

ATTIC/STRUCTURE/FRAMING/INSULATION ☑ structure inaccessible – finished second floor

Access: ☑ Stairs ☑ Finished room on second floor

Inspected From: ☐ Access panel ☑ In the finished 2nd floor /large attic storage room ☐ Other

Location: ☑ second floor main room, storage & a utility closet

Access Limited By: finished walls, ceilings and flooring- structure inaccessible

Flooring: ☑ Complete ☐ Partial ☐ None

Insulation: Type: ---- not visible ☐ Batts ☐ Loose Average inches: ????? 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 buildings 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: ☑ Not ascertainable ☐ ***Ventilation appears adequate*** ☑ ***Recommend additional ventilation***

☑ Maximum ventilation is always recommended to avoid shortening life of roof, avoid hot humid conditions conducive to mold growth, condensation/rusted nails/frost on sheathing & rafters, heat build-up, sheathing damage, etc. Discuss ventilation & insulation with a qualified contractor.

Fans Exhausted To: ☐ N/A Attic: ☐ Yes ☐ No Outside: ☐ Yes ☐ No ☐ Not visible

HVAC Duct: ☐ Satisfactory ☐ ***Damaged*** ☐ ***Split*** ☐ ***Disconnected*** ☐ ***Leaking*** ☐ ***Repair/Replace***

Chimney Chase: ☐ N/A ☑ Satisfactory ☐ ***Needs repair***

☑ water stains/patched ceiling- recommend a roofer evaluate to rule out any active leaks/no rain for quite some time & area tested dry with moisture meter

Structural Problems Observed: ☑ structure not visible ☑ ***Sloped flooring- no access to structure***

☑ ***Recommend Structural Engineer(PE) evaluate the bowed wall (left side) and foundation as well as the sloped flooring to rule out any concealed or hidden damage. Recommend following up with all documentations (closed permits, township inspections, engineering/architectural plans, etc. Follow-up to see if bowed walls was documented and any information, mitigation, etc. with most recent renovations***

Roof Structure: ☐ Rafters ☐ Trusses ☐ Wood ☐ Metal ☑ Not visible- inaccessible

Collar Ties Present: ☐ Yes ☑ No/not visible- finished second floor

Roof Sheathing: ☐ Plywood ☐ OSB ☐ lx Wood ☐ Cedar shingles ☐ ***Rotted*** ☐ ***Stained*** ☑ ***Not visible***

Evidence of Condensation/Moisture Leaking: ☑ Yes ☑ around the chimney in utility room on ceiling or drywall- further evaluate by a qualified roofer. See roofing section comments.

(See remarks page) ☑ Possible Mold whenever there are leaks in building; testing and identification of mold and environmental hazards is NOT part of building 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 ☑ not visible/structure covered with drywall/finished rooms

☑ Recommend checking with Local fire Marshall and Township

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

☑ ***Missing electrical outlet covers- add for safety***

GENERAL COMMENTS

WINDOWS/HALL/ATTIC: The railing to second floor was loose; have a carpenter secure for safety. Steps were slippery/slip hazard; greasy film. Recommend degreasing walking surfaces and consider adding non-slip tread tape. Discuss non-slip flooring, floor mats or runners to keep down water, ice and snow when tracked into the store for safety. Ceramic flooring can be very slippery when wet. Windows are older; typical manufacturer's warranty is approximately 10 yrs. or limited warranty depending on the manufacturer and product installed. Windows appear >10 yrs. old; follow-up with sellers for warranty information and ask if under any current warranty and if transferrable. There was a cracked window in rear off the kitchen area; cut hazard. The rear window was had cracked pane/glazing, frame was bent and a mount for an A/C unit added. There were gaps around the window and water entry points where damaged and not flashed properly. Have window repaired/replaced and all exterior siding, flashings, damage repaired. See siding section comments; recommend repairs/flashings on exterior. There was a wood shelf for the Goodman A/C condenser to side of this window. The juncture had gaps and lack of proper flashings. Recommend a building contractor and/or window contractor evaluate these areas and make all repairs, add flashings and window replacement/repair. 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 buildings to avoid costly repairs and ensure life safety.*** There was condensate residue on PVC connections of furnace in utility room; see heating section comments. Ask when chimney last swept & inspected for fire/life/safety and drafting. Add covers on electrical boxes, upgrade loose outlets, etc. see electrical section comments.

CONCERNS:

1. **Windows appear >10 yrs. old; follow-up with sellers for warranty information and ask if under any current warranty and if transferrable. There was a cracked window in rear off the kitchen area; cut hazard. The rear window was had cracked pane/glazing, frame was bent and a mount appears added for A/C window unit. There were gaps around the window and water entry points where damaged and not flashed properly. Have window repaired/replaced and all exterior siding, flashings, damage repaired. See siding section comments; recommend repairs/flashings on exterior.**
2. **The railing to second floor was loose; have a carpenter secure for safety. Steps were slippery/slip hazard; greasy film. Recommend degreasing walking surfaces and consider adding non-slip tread tape. Discuss non-slip flooring, floor mats or runners to keep down water, ice and snow when tracked into the store for safety. Ceramic flooring can be very slippery when wet.**

Figure 10 Cracked window pane, bent frame and not flashed properly; rear kitchen area. A shelf was added to this window; appears to be for a window A/C unit. There was improper flashing around the wood shelf for the Goodman condenser; water entry points.

CRAWL SPACE

CRAWL SPACE ☑ Full crawlspace Conditioned (heated/cooled): No
☑ Structural modification/flooring observed
☑ No

ACCESS ☐ Exterior ☑ Interior hatch door- under a beverage cooler ☐ Via basement ☐ **No Access or Sealed**
Inspected from: ☐ Access panel ☑ In the crawl space

FOUNDATION WALLS **Condition:** ☐ Satisfactory ☑ Marginal ☑ ***Have evaluated by a structural engineer (PE)***
☑ Stone ☑ Cracks- mortar ☑ Movement- bowed left wall (see siding /exterior section)

FLOOR
☑ Concrete ☑ Typical cracks ☐ Large cracks

SEISMIC BOLTS ☑ N/A

DRAINAGE
☐ Outside drain Sump pump: ☐ Yes ☑ No Operable: ☐ Yes ☐ No
☐ None apparent **Evidence of moisture damage:** ☐ Yes ☐ No ☑ **Recommend dehumidifier**

VENTILATION ☑ Wall vents- one rear right and one blocked up- poor ventilation
☑ Recommend a crawl space contractor evaluate & discuss dehumidification & water management systems. Crawl had water seepage (foundation mortar cracks & pitched walks/open foundation junctures, wall vent).

GIRDERS / BEAMS / COLUMNS ☑ Wood- old timber column- rotted out bottom/not functional ☑ Masonry columns- added with the floor joist installations/renovations
☑ Not visible- limited to ends or bands on the engineered joists due to insulation in the ceiling
Condition: ☑ Satisfactory ☑ **Marginal- gray film/darkening- evaluate for mold (beyond the scope of this inspection)**

JOISTS **Material:** ☑ Engineered wood joists
☑ Not visible- insulation installed in ceiling & sills not accessible due to insulation & renovated floor/replaced joists
☑ ***Sagging moist insulation, Flooring & column replacement- obtain all documentation for structural repairs/renovations/closed permits as required by township***
☑ ***Darkening & gray film on joists- possible mildew/mold/further evaluate***
Condition: ☑ Satisfactory- not visible & limited view on ends or band due to insulation in ceiling & sills

☑**(IF CHECKED)Wood destroying insect evidence was present: Hidden damage possible. Recommend a licensed treatment company exterminate prior to closing.**

SUB FLOOR ☑ Not visible- insulation in ceiling & sills blocked ☐ Wood ☐ Concrete ☐ Other
MOISTURE STAINS ☑ seepage/moist/wet floor & foundation Walls ☐ Sub floor ☐ Other ☐ Possible mold; testing recommended

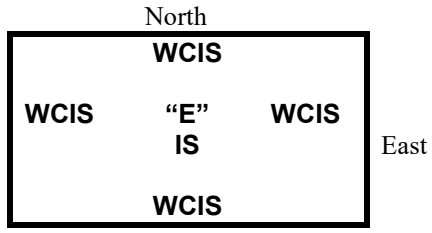
INSULATION ☐ None **Type:** fiberglass
Location: ☐ Walls ☑ Between floor joists
☑ Insulation sagging, darkening (further evaluate possible mold/mildew), section fallen- wet moist insulation
☑ All Crawl spaces & basements need to have proper vapor barrier(s), ventilation & insulation (between floor joists). Energy losses are not inspected or identified in a general inspection. Have an Energy audit performed on the building before closing to find areas that need improvement before closing. Contact your local Utility Company for information and Energy Audit contractors.

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

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

P = Paneling
D = Drywall
S = evidence wood destroying insects
C = Crack(s)
M = Monitor
E = Evaluate by structural mason
I= Insulation- ceiling & sills
W= Wet, seepage (walls & floor), moist insulation, hanging/sagging



GENERAL COMMENTS

CRAWL SPACE (wet/seepage): There were two wall vents; one rear right was open and rear left was blocked up. There was seepage, wet walls & floor, moist insulation (some hanging) and poor ventilation. Seepage coming into crawl through cracks in foundation & mortar, open/cracks on walks and foundation junctures. Recommend a structural mason evaluate foundation and advise on repairs/repointing. Walks on left were pitched toward the foundation. See "grounds" section comments. Recommend a crawl space contractor evaluate & discuss dehumidification & water management systems. The insulation was moist/wet/damp and darkening (possible mildew/mold). Insulation should not get wet or moldy; will render insulation ineffective when wet. Insulation should be evaluated and lifted or repaired/replaced where needed. Recommend a mason and/or grading & drainage contractor evaluate exterior and advise on grading & drainage options. There was darkening and grayish film on wood framing, joists or structure; possible mildew/mold. Recommend further evaluation by mold contractor. Environmental & mold is beyond the scope of this inspection. Exterior was conducive to wet crawl and attracting wood destroying insects and conducive to mold/mildew. There was carpenter ant frass & body parts. There was wood boring beetle damage/frass on heavy timber column (free floating/damaged) and old beam. Recommend a licensed Pest Company treat for all wood destroying insects; see separate NPMA-33 Wood destroying insect report. Have a structural carpenter or building contractor evaluate the damaged wood column and heavy timber beam. The damaged wood column had free floating bottom; rotted out and not being used as a support or column. The first floor was rebuilt and concrete columns added under new flooring; engineered wood. Insulation was installed in ceiling and sills had limited access due to insulation and added floor joists. Correct hanging insulation where fallen and correct moisture in crawl space. Conditions in crawl were wet/moist and conducive to potential structural damage, mold/mildew, plumbing corrosion and attracting wood destroying insects. Obtain all closed permits for renovation, structural repairs, structural modifications, etc. See siding section comments; bowed walls/structural evaluation engineer (PE) recommended.

CONCERNS:

1. **Recommend a structural mason evaluate foundation and advise on repairs/repointing. See siding section comments; bowed walls/structural evaluation recommended. Have a structural carpenter evaluate the heavy timber WDI damage and the free floating column (not in use). Obtain all closed permits for renovation, structural repairs, structural modifications, etc. See siding section comments; bowed walls/structural evaluation engineer (PE) recommended before closing and contractual obligations.**
2. **There was seepage/wet/moist crawl space; conducive to potential structural damage, mold/mildew, plumbing corrosion and attracting wood destroying insects. Recommend a wet crawl space contractor evaluate and advise on water management & dehumidification options.**
3. **There was darkening and grayish film on wood framing, joists or structure; possible mildew/mold. Recommend further evaluation by mold contractor. Environmental & mold is beyond the scope of this inspection. Exterior was conducive to wet crawl and attracting wood destroying insects and conducive to mold/mildew.**
4. **Recommend a licensed Pest Company treat for all wood destroying insects; see separate NPMA-33 Wood destroying insect report.**

Figure 11 Example of efflorescence (white salts), seepage, wet/water stains, moist humid conditions in the crawl space.

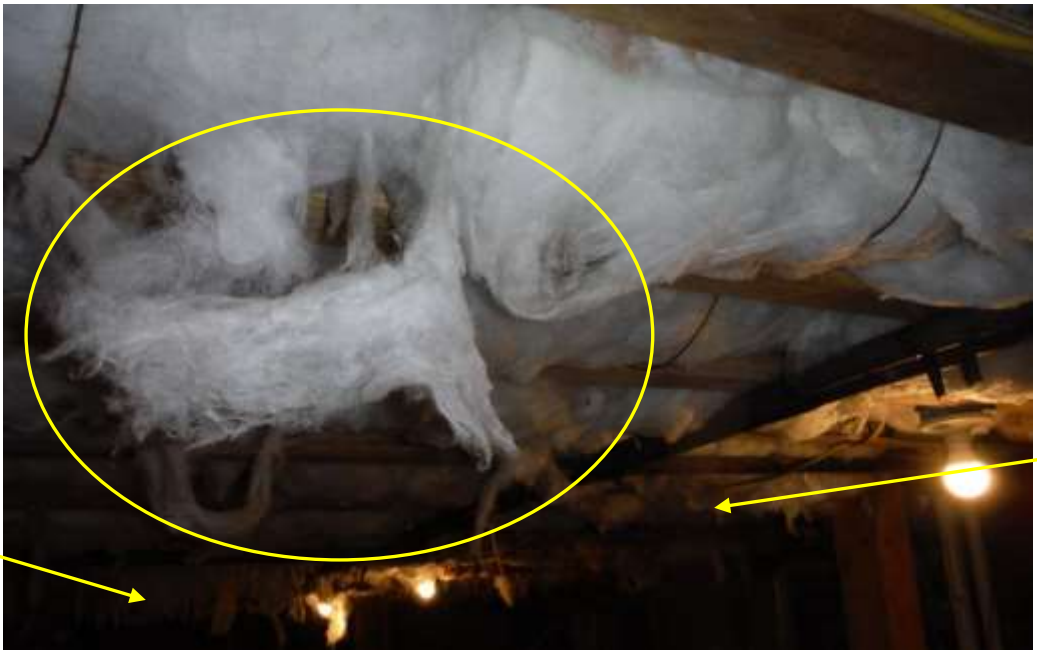
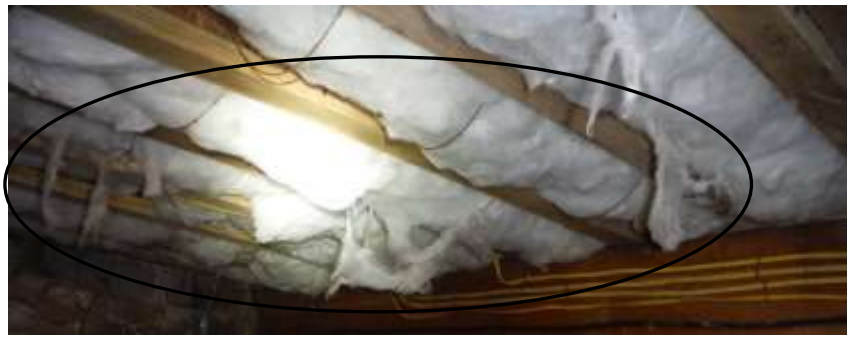


Figure 12 Insulation, wire hangers and metal in crawl (plumbing, strapping, etc.) was rusted; high humidity & seepage in crawl space. Recommend a wet crawl space contractor evaluate crawl and advise on dehumidification, ventilation and water management system.



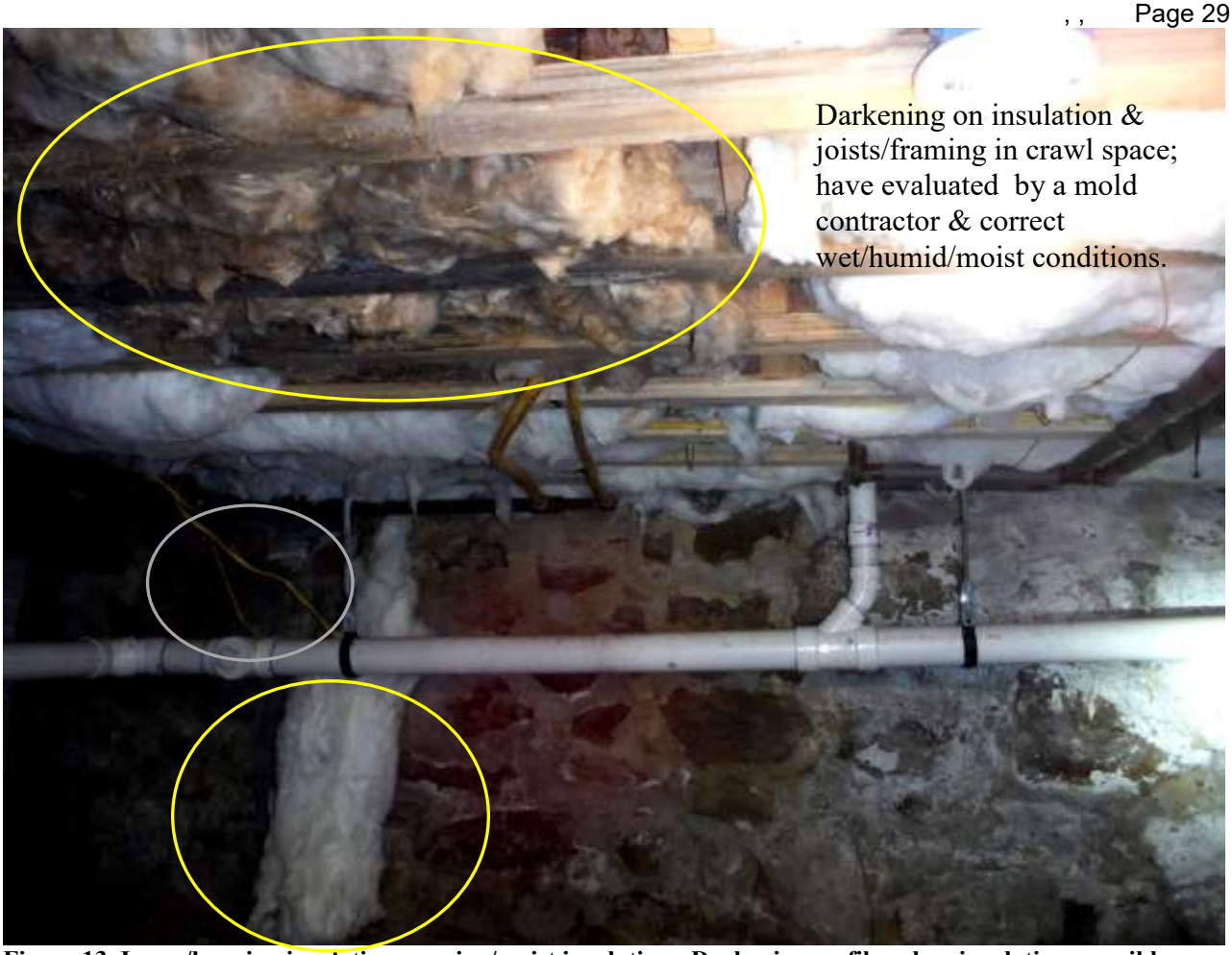


Figure 13 Loose/hanging insulation, sagging/moist insulation. Darkening on fiberglass insulation; possible mold/mildew. There were loose electrical wires; have secured where needed. Crawl was wet/seepage and insulation, plumbing, metal (insulation hangers, strapping, etc.) was corroded or rusted. See plumbing section; corrosion on plumbing and water meter.

Figure 14 Example of gray film and darkening on joists and framing in crawl; possible mold.

Figure 15 Examples of damaged heavy timber and debris or damaged wood fallen onto floor when heavy timber probed.

Figure 16 Example of carpenter ant frass & bodies; on insulation (ceiling & pipe), floor, joists, foundation, etc. Conditions in crawl are wet/seepage/high humidity; have all conditions on exterior and crawl corrected (ventilation, humidity, seepage, etc.).

Figure 17 Example of holes, gaps, missing mortar on stone foundation. Recommend a structural mason evaluate foundation and make repairs. Recommend a structural engineer (PE) evaluate bulged wall(s) on left. The right side and rear of exterior was inaccessible.

PLUMBING

WATER SERVICE **Main Shut-off Location:** crawl space front right wall- insulation chewed/mice/rodents
☑ **All building will have plumbing repairs/upgrades at some point- monitor plumbing**
Water Entry Piping: ☐ Not visible ☑ Copper/Galv. ☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX) ☐ Unknown
Visible Water Distribution Piping: ☑ Copper ☐ Galvanized ☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX) ☐ Unknown
Condition: ☑ Satisfactory ☑ Marginal ☑ **Poor- corrosion**
Lead Other Than Solder Joints: ☐ Yes ☑ No ☐ Unknown ☐ Service entry
Functional Flow: ☑ Adequate ☐ Low ☐ Poor ☐ ***Water pressure over 80 psi; high***
Pipes, Supply/Drain: ☑ ***Corroded*** ☑ oozing/connections leaking food gunk ☐ ***Valves broken/missing***
☑ ***Calcium/mineral build-up***
Drain/Waste/Vent Pipe: ☐ Copper ☐ Cast iron ☐ Galvanized ☑ PVC ☑ Drains need upgrades/food gunk/oozing/grease
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor **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 ☑ Grease trap – oil stained trap & on concrete floor/evaluate
☑ ***Recommend plumber evaluate all corrosion on plumbing (piping, valves, fittings, etc.) and drains (food gunk/oozing/leak)***
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 – corrosion/rust

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

MAIN FUEL SHUT-OFF LOCATION Gas meter - exterior right side
☑ corrosion/rust on black pipes & ball valves

FIXTURES IN BUILDING ☑ All plumbing and upgrades must be installed by licensed plumber and with permits when renovated.

Note: Fixtures in building 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 building inspection. Well inspection and water testing should be conducted prior to closing.

SANITARY / GRINDER PUMP ☑ N/A
WATER HEATER #1 ☐ N/A **Condition:** ☑ Satisfactory ☑ obtain all closed permits
Brand name: Rheem
Type: ☑ Gas ☐ Electric ☐ Oil ☐ Other
Unit Elevated: ☐ Yes ☐ No ☑ N/A ☐ ***Tank/Piping corroded/leaking***
Capacity: 40 gallons Approximate age: 03 Sept 2015 mfg. date- new
Combustion Air Venting Present: ☑ Yes ☐ No ☐ N/A Seismic restraints needed: ☐ Yes ☐ No ☑ N/A
Relief Valve: ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ ***Missing*** ☐ ***Recommend repair***
Vent Pipe: ☐ N/A ☑ Satisfactory ☐ Pitch proper ☐ ***Improper*** ☐ ***Rusted*** ☐ ***Recommend repair***

WATER SOFTENER ***(Unit not evaluated)*** ☑ N/A- recommended
Loop Installed: ☐ Yes ☐ No **Plumbing Hooked Up:** ☐ Yes ☐ No
Softener Present: ☐ Yes ☐ No **Plumbing Leaking:** ☐ Yes ☐ No

NOTE: Buildings 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 building. Testing for hard water is not part of an inspection. If a building 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 building 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 buildings 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 building. Plumbing code or any other code inspection in NOT performed in a general building inspection. Seek out a licensed plumber or township code officer for that type of inspection.

GENERAL COMMENTS

PLUMBING: Recommend a plumber evaluate the abandoned piping on left side in rear. Rule out any possibility of a buried oil tank before closing. All abandoned piping should be removed and foundation sealed/cemented. Seal/caulk around all foundation utility penetrations (gas piping, etc.) to maintain water tight and avoid rodent entry. The hot water heater was new; obtain closed permits for this and the furnace before closing as required by township. The water main insulation was chewed (rodents/mice); recommend replacing insulation on piping in crawl to avoid freeze damage/leaking. The water meter had green corrosion and rust/corrosion on adjacent ball valve & piping; recommend having the water company and/or plumber evaluate. The crawl was wet/seepage; see grading & drainage section and crawl space section comments. There was poor drainage on exterior and wet/moist crawl space; conducive to meatal corrosion and rusting. Coolant lines on exterior for condenser was worn/torn; replace. There were water stains and spackled ceiling around the hot water vent /chimney; see roofing section comments. Have roofer rule out any active roof leaks around roof penetrations before closing. There was corrosion on plumbing (copper pipes, black gas pipes, fittings, valves/ball valves, strapping, etc.) in the crawl space. There was foo junk/oozing/leaking on PVC drains & connections. There was calcium/mineral build-up on fixtures & on sink fixture aerators; indicative of hard water. Recommend a licensed plumber evaluate plumbing and make upgrades where needed to avoid leaking, clogs, low water pressure. Recommend addressing hard water concerns. Note that fixtures, drains and pipes may clog, leak or back-up when a building is left vacant for a period of time and if there is hard water in building. Buildings 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 building. Testing for hard water is not part of an inspection. If a building 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 building 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 buildings 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 building. Plumbing code or any other code inspection in NOT performed in a general building inspection. Seek out a licensed plumber or township code officer for that type of inspection. All buildings will need plumbing repairs (leaks, clogs, corrosion, upgrades, repairs, etc.) at any time in the life of the building. Plan and budget for these repairs and upgrades. Only a licensed plumber should make these repairs.

CONCERNS:

1. **The hot water heater was new; obtain closed permits for this and the furnace before closing as required by township.**
2. **Recommend a licensed plumber evaluate drains, corrosion/rust, calcium/mineral build-up and make repairs & upgrades where needed. Recommend having the crawl space wet/moist/humid/seepage conditions corrected; corrosion & rust observed on metal in crawl. See crawl space section comments.**

Figure 18 Example of corrosion on water meter, piping, fittings, ball valve(s), black gas piping, etc. Crawl was wet/seepage/high moisture and poor ventilation; conductive to rust/corrosion, potential structural structure/water damage and attracting wood destroying insects. Insulation in ceiling was sagging & moist; have evaluated for dehumidification and ventilation (poor). Pipe insulation was chewed; mice or rodents.

Figure 19 Chewed pipe insulation in crawl space; have rodents/mice addressed by a licensed Pest company. Recommend a structural mason repair/seal/repoint foundation.

Figure 20 Grease on floor and the trap in crawl; have evaluated for clean-up, check grease trap for level and leaks.

HEATING

HEATING SYSTEM - UNIT #1 Location: 2nd floor utility room *(See remarks page)*

Brand name: Ruud Approximate age: mfg. week 08 of year 2002

☑ SN# EJ5D707F080201783

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 inside cabinet*** ☐ ***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

☑ ***limited view due to finished walls & ceilings***

Flue Piping: ☑ PVC ☑ Condensate residue on vent connector ☐ Improper slope ☐ ***Safety hazard***

Supports for Piping/Insulation: ☐ N/A ☐ Yes ☐ No

Filter: ☑ Standard ☑ **size 20x30x1"** ☑ 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 having serviced prior to ***closing***

☑ ***Recommend technician examine yearly***

System Condition: ☑ Have serviced**- condensate residue on vent (PVC), rust inside the furnace cabinet, yellow flickering flame

☑ ***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 building or building. Have an HVAC contractor or boiler contractor evaluate the adequacy and required size needed before closing.***

☑ Recommend an HVAC contractor service/perform maintenance prior to ***closing***

OTHER SYSTEMS ☑ N/A ☐ Electric baseboard ☐ Radiant ceiling cable

GENERAL COMMENTS

HEATING: Recommend having ducts cleaned professionally yearly or as recommended by duct cleaning contractor for good indoor air quality. There was condensate drip marks on PVC vent connector, rust inside the furnace cabinet, green corrosion around the coolant lines or A/C evaporator cabinet above the furnace. Recommend a qualified HVAC contractor evaluate the furnace and cooling system/evaporator and advise on all needed service & repairs. Recommend having the vent checked to ensue proper drafting. Condensate drip marks/residue on PVC connections; drafting concerns. Change batteries in thermostats yearly. Recommend cleaning filters periodically as per manufacturer. There are typically 30, 60, 90 day filers, washable filters, etc.; personal choice. Filter access is located in the hinged grille above the door to the utility room. Filter size is 20x30x1" paper filter. When changing, the arrow points into the return as per the filter manufacturer on paper frame. Recommend a louver door on utility room for more ventilation.

CONCERNS:

1. Recommend having ducts cleaned professionally yearly or as recommended by duct cleaning contractor for good indoor air quality. There was condensate drip marks on PVC vent connector, rust inside the furnace cabinet, green corrosion around the coolant lines or A/C evaporator cabinet above the furnace. Recommend a qualified HVAC contractor evaluate the furnace and cooling system/evaporator and advise on all needed service & repairs. Recommend having the vent checked to ensue proper drafting. Condensate drip marks/residue on PVC connections; drafting concerns.

COOLING

COOLING SYSTEM – UNIT #1 ☑ Central system ☐ Wall Unit Location: outside on raised wood platform
Age: mfg. June 2002 (3-4 yrs.) – obtain closed permits for date of installation & inspections

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 worn/replace insulation***	☐ Satisfactory	
Condensate Line/Drain:	☐ To exterior	☐ To pump	☐ Floor drain	☐ Laundry sink	☑ not visible

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

Compressor Condition: ☑ Satisfactory ☐ Marginal ☐ 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 building 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 condenser was sitting on a raised wood frame behind the building; missing proper flashings where attached to the rear wall. There was a mount under rear kitchen window; damaged frame and missing flashings. Recommend an exterior siding contractor evaluate and repair/flash where needed and rule out any concealed water damage. The A/C was not tested due to cold outside temperatures to avoid damaging the condenser; not seasonal to test. Recommend the HVAC contractor service/evaluate cooling system along with the furnace. There was green corrosion & condensate residue on coolant lines off the cooling evaporator and furnace cabinet & inside furnace on second floor in the utility room.

CONCERNS:

1. **Recommend the HVAC contractor service/evaluate cooling system along with the furnace. There was green corrosion & condensate residue on coolant lines off the cooling evaporator and furnace cabinet & inside furnace on second floor in the utility room.**

ELECTRICAL

MAIN PANEL Location: Main room **Condition:** ☑ Satisfactory ☑ Square D
Adequate Clearance To Panel: ☑ No- behind a hutch/ need proper clearance for safety Amperage: 200 Volts 120/240
☑ Breakers ☐ Fuses
Appears Grounded: ☑ Yes ☐ No ☐ Not visible
G.F.C.I. present: ☐ Yes ☑ No **Operative**: ☐ Yes ☐ No
A.F.C.I. present: ☐ Yes ☑ No **Operative**: ☐ Yes ☐ No
MAIN WIRE: ☑ Copper ☐ Aluminum ☐ Copper clad aluminum ☐ Tin clad copper ☐ Not visible
Condition: ☐ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok®** ***(See remarks page)****
Predominant BRANCH WIRE: ☑ Copper ☐ **Aluminum*** ☐ Copper clad aluminum ☐ Not visible
Condition: ☐ Satisfactory ☐ Poor ☐ ***Recommend electrician evaluate/repair****
☑ Romex ☐ BX cable ☐ Conduit ☐ ***Knob & tube*****
☑ Read **REMARKS** addendum to report- "tripping breakers"

SUB PANEL(S) ☑ None apparent ☐ Breakers ☐ 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- cabinet in front of panel- was moved to access panel. Recommend proper clearance around panel for emergency as per local rules.
☐ Open grounds ☐ Reverse polarity ☐ GFCIs not operating
☐ ***Solid conductor aluminum branch wiring circuits**** ***(See remarks page)***
☑ add covers , secure loose cables/wires ☑ ***Recommend electrician evaluate/repair****

GENERAL COMMENTS

ELECTRICAL: There were several refrigerators and freezers in the building. Have verified by electrician or electrical schematic/renovation blue prints that they are on dedicated circuits. There were some loose Romex cables in crawl space; have secured where needed. The outside outlet in front were GFCI protected and reset inside the main room by front tables on lower wall if tripped. Recommend bubble covers on the exterior outlets for added safety measure. Recommend TR (tamper resistant) outlet for added safety measure. Add covers on wall outlets where missing for safety. The electrical service entry should have putty replaced whenever cracked to maintain water tight seals and avoid water entry into the electrical panel. 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, A/C units, stoves, refrigerators or other heavy draw appliances should be on separate dedicated circuits; have electrician verify these items and circuits for safety.

SUMMARY

Repairs are recommended for any comments or defects that are stated in this report. Every building 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 buildings 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 building maintained properly. Older buildings 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 building. Recommend a "Building Warranty." Roof leaks are number one cause of water damage to interior of building. Damage can often be concealed inside walls of interior and often revealed either when renovations are done or when water issue is ongoing for a period of time. Water damage can include structural as well as environmental manifestations such as mold and mildew among others. All roofs should be inspected yearly, gutters cleaned several times a year. These systems must be maintained to provide a water tight cladding to protect the building. 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 building 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.