



4 Seasons Home Inspection, LLC

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Mr. and Mrs. Client
Street Name
City, New Jersey zip code

Please carefully read the following inspection report in its entirety. The inspection was a visual inspection and performed accordingly to the New Jersey Standards of Practice 13:40-15.16 in readily accessible areas at time of inspection. . Inspection behind walls, ceilings, flooring or other covered surfaces is excluded from a visual home inspection. That would involve destructive measures to see behind them. A copy is emailed to you if email is available and also enclosed with your hard copies for your review. The exterior and common areas is the understood to be the Association's responsibility, therefore it is not evaluated. Obtain the Master deed to define and understand responsibilities. If there are any exterior comments in the report, they are made as a courtesy to the client. The customer can request the exterior inspection for an additional fee. Please read all addenda and supplementary attachments. Other inspection reports such as Wood Destroying Insect (Form NPMA-33) are also included with your hard copies if applicable. Any other requested tests will follow. Please call us with any questions or concerns that you may have so that they may be promptly answered before your closing.

RECEIPT

Inspection Date: June 17, 2009 3pm
Client Name: Client
Emails: email to send report
Inspection Address: Street Address of Inspection
Inspected by: Linda Geczi home inspection lic. #24GI00061500

BUILDING DATA

Approximate Age: ~22yrs (~1987)
Style: Townhome
Main Entrance Faces: S
State of Occupancy: Occupied, storage, cluttered
Weather Conditions: Sunny ,68-70°F
Ground cover: Dry

Home Inspection:	\$495.00
Radon & Termite:	INCL.
Total:	\$ 495.00

Paid by: Check# 228

Cc: Attorney, Esq.
Cc: Realtor, Office/Branch

Summary follows this page (2-8 with Pictures)

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. 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. 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 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.

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : There are cracks or gaps on both front and rear concrete stoops; have Association evaluate and seal. There was moisture or water spots inside crawl space. Recommend maintaining a positive pitch of soil around crawl space stem wall or foundation for water drainage. Exterior is Associations responsibility. A/C condenser (Trane) in rear is very old or original. Unit is past it's expected life. Recommend maintaining a "Home Warranty" and or plan and budget for new unit now. Base or pad for unit is deteriorated or damaged and not level. Unit should be level for proper operation; correct base or pad to make level.

KITCHEN : The faucet is loose, right cold faucet is leaking and left handle missing; recommend changing faucet. Change the grey hose(Polybutylene) on supply lines under sink to metal braided hose; the gray hoses tend to leak. Use caution when cutting on counter top; use cutting boards. There are cuts and chips on the counter tops; older, wear and tear. Kitchen is older and not updated. The casement windows would not open/close properly. The hardware or teeth were not engaging and could not close unless pushed from outside. Have an Anderson installer evaluate windows and make repairs. There is only 1 rack in oven; ask if the second one is stored somewhere. The water and ice maker was not working; may not be hooked up to water supply. Have plumber evaluate and make connections to the Maytag refrigerator. Obtain the Maytag instruction manual from manufacturer or seller to see if there is a filter inside appliance. The light is burned out over stove; the socket had power when tested. Caulk all sink counter tops to maintain water tight seals near sink.

LAUNDRY(Disconnect hoses in Crawl/Lint) : There are newer Maytag washer & dryer; ask for warranty and paperwork if available. Dryer vent hoses in crawl space were disconnected or split at the joints/connections and lint was on surfaces below in crawl space. This is a fire hazard; have cleaned and repair hoses. Recommend changing hose now and yearly. The following are good practices. Recommend cleaning dryer vent yearly or as needed to maintain lint free for fire safety.

Recommend metal braided hoses on washer for added protection against hose bursts. Recommend metal vent hose on dryer for fire safety. Plastic is not recommended. Recommend shutting off water to washer when gone for long periods of time.

1/2 BATH: There is an extra switch on wall; unknown/Ask owners. The toilet has cracked caulking around base and toilet is very loose. Have plumber replace wax seals, caulk or seal properly and securely to floor. Loose toilets can cause water damage and mold to sub flooring. There is insulation installed in ceiling below; structure and sub flooring not visible to check for damage. Make all repairs before using toilet and before closing to ensure no concealed damage or mold. Caulk all junctures in bathroom to maintain water tight seals.

MAIN BATH : Recommend adding more ventilation to remove moisture; consider adding an exhaust fan. There was indication of possible mildew or mold on ceiling above shower; high humidity. Use window in bathroom to ventilate after showering. Mold testing not part of inspection. Tiles on floor are cracked and loose; make all repairs.

LIVING ROOM : There are stains or rubbed off finished on flooring; cosmetic/address wood finished where needed. The outlet under the thermostat is very loose; safety hazard- have repaired. There is loose trim on left window; secure in place.

MASTER BEDROOM : Add covers on closet lights in home for fire safety. The chain for fan is broken and short; add chain/repair.

#2 BEDROOM : Heavy furniture around room; outlets and perimeter not accessible. Check all areas in home when items removed.

WINDOWS/FIREPLACES/HALL/ATTIC: Do not force windows in closed, open or locked positions to avoid damaging vapor seals. Kitchen windows need repairs on hardware; have evaluated & repaired. If broken, they typically have to be replaced. are older. Plan and budget for new windows and or repairs. Windows There was a lot of clutter or storage in attic. 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 chimney inspection when changing ownerships to ensure proper condition inside, ensure life safety and to avoid costly repairs. Check with Associations to see if they have rules for chimney cleanings.

CRAWL SPACE : There was carpenter ant frass and dead bodies in crawl space; recommend treatment by licensed Pest Company. Ask Association who is responsible for treatments. Add cover on sump pump pit. There was a sump pump in crawl; unplugged. Pump type was submersible type; not able to test. Sump pump had debris and insulation inside; have cleaned. Sump pump should be functional and plugged into outlet; have checked to make sure it operates. Recommend a battery backup and dedicated outlet for sump pump for safety. There was efflorescence, wet spots and moisture or water stains on walls and floor. There was a wet musty smell in crawl space; recommend correcting drainage and grading on exterior; have Association evaluate. There was an indoor space heater under crawl space, plumbing repairs, heat tape on some pipes and electrical heat tape cords wrapped around some pipes. Gives indication of prior freezing pipes, repaired pipe damage/freeze conditions/potential leaks if not properly insulated and protected from cold freezing weather. Space heaters and heat tape can pose a fire hazard; not recommended. Recommend a plumber and or insulation contractor evaluate plumbing and properly insulate and protect pipes, fittings and drains from freezing conditions. There was batt insulation installed in ceiling; some areas were hanging or loose; have properly secured to avoid heat loss or gain where open or gaps. Always keep vents on crawl space cleaned and not blocked for proper air flow or ventilation. Consider a vented access panel and or power fans with humidistat and temperature controls; have a crawl space/ventilation contractor evaluate for best recommendations.

CRAWL SPACE : continued



Figure 1 Heavy lint coating walls and floor in crawl space from disconnected dryer; correct venting and clean surfaces.

CRAWL SPACE : continued



Figure 2 A & B Loose hanging insulation in crawl space.

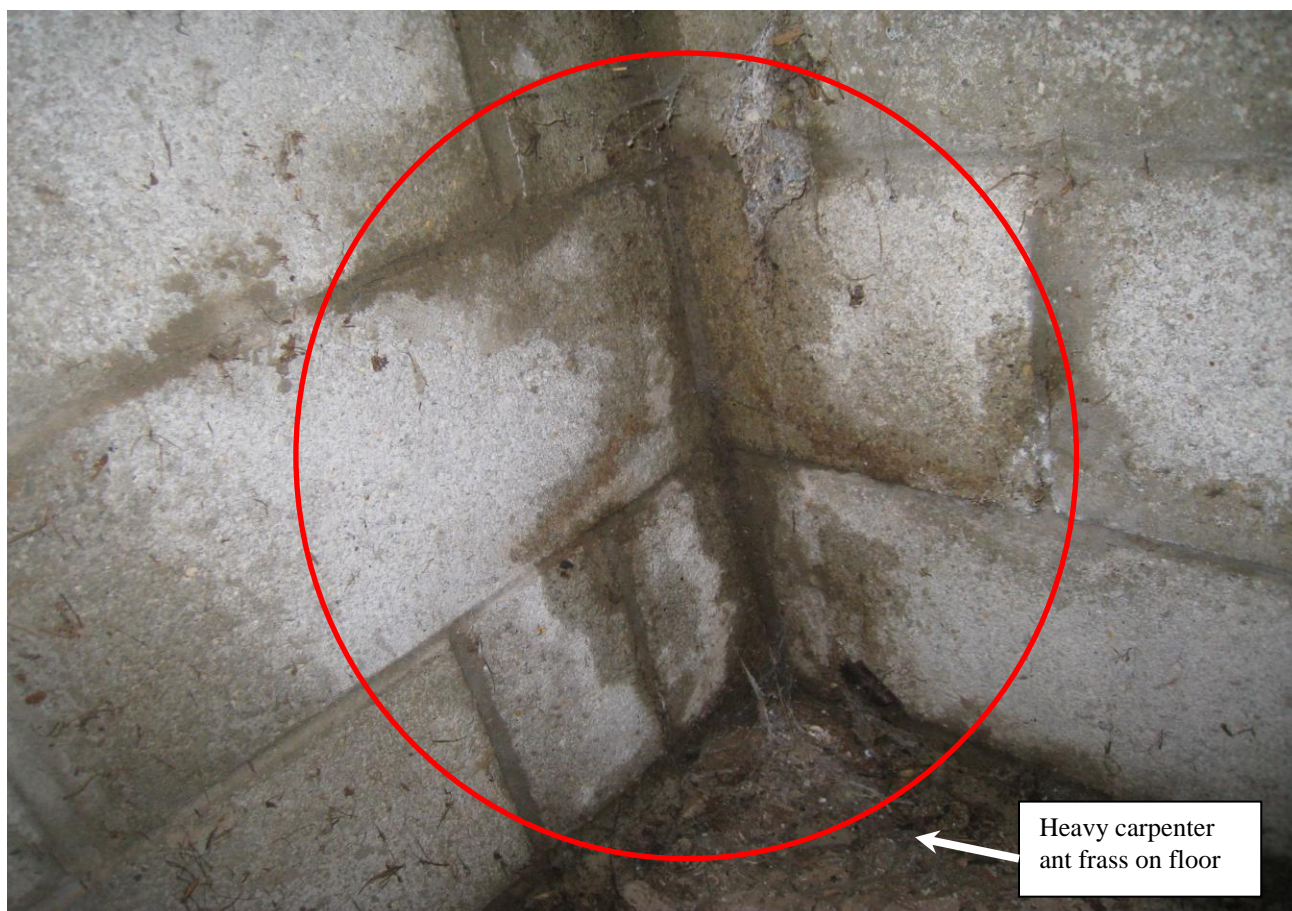


Figure 3 Wet walls in crawl space; correct grading and add covers on recessed access doors. Recommend keeping crawl well ventilated to avoid mold, water or structural damage and attracting wood destroying insects. There was heavy carpenter ant frass on floor, sills and walls in crawl space. Recommend proper treatment; ask Association who is responsible for treatments.

PLUMBING(Freeze damage Potential): Typical life expectancy of hot water heater is 10 yrs. Unit is approximately 11yrs old and past this life expectancy. Recommend replacing hot water heater to avoid water damage should unit break. There was corrosion on piping, fittings or drains in crawl space. Recommend monitoring plumbing in home for corrosion, leaks and clogs or backups. Have plumber upgrade and repair as needed. There were supply pipes and drains in crawl with heat tape coiled around them; 2 electrical cords plugged into outlet near sump pump. Sump pump was unplugged; have plugged into outlet and test pump. There were several copper repairs visible and a large space heater below on ground. Situation under crawl indicates prior freeze damage to supply pipes and or drain pipes. Crawl space is not heated and pipes are exposed everywhere and at water main. Recommend a plumber and insulation company evaluate and advise on remedy to avoid freezing pipes & drains.

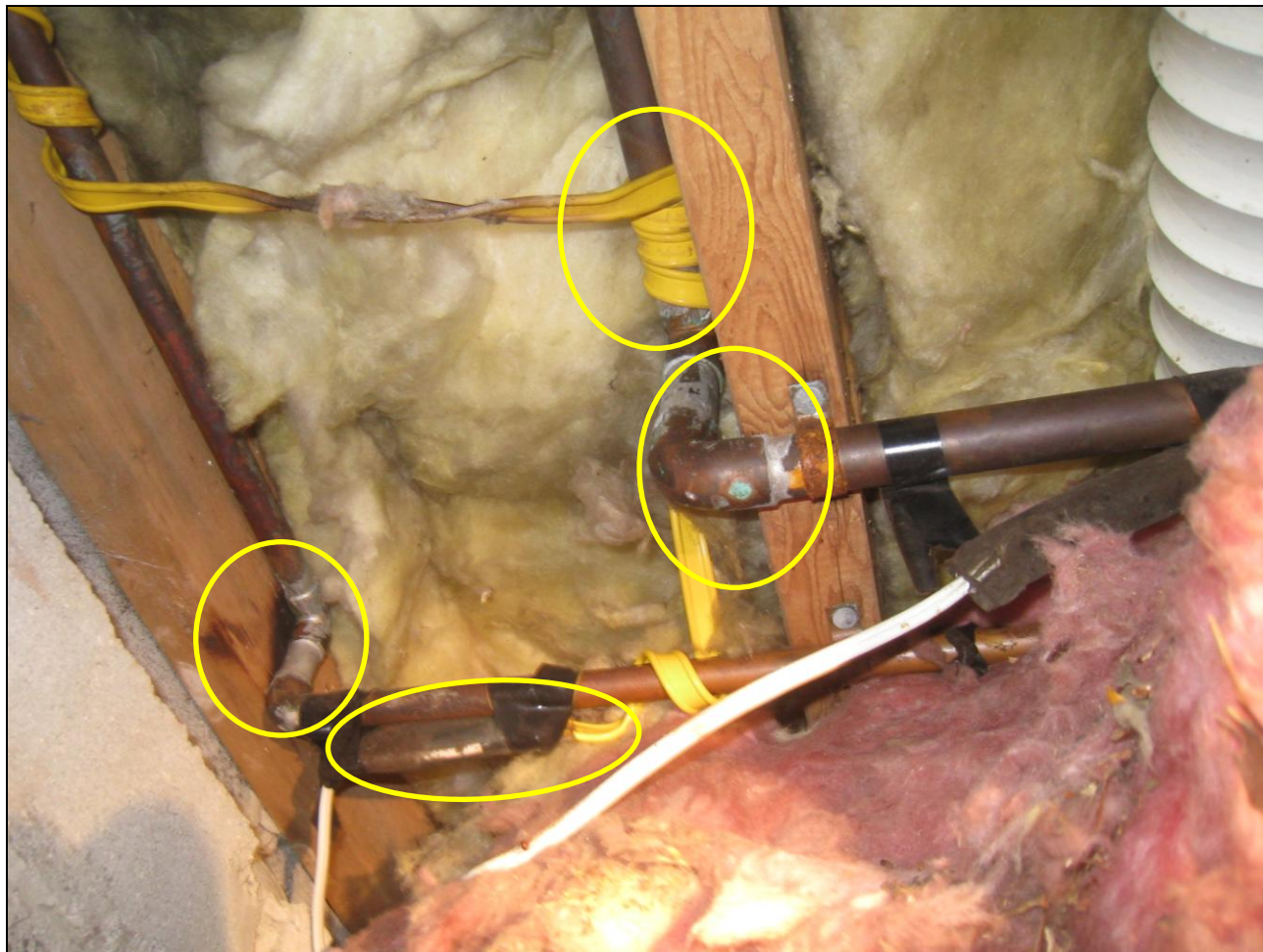


Figure 4 Coiled wires, heat tape, corrosion, past repairs (silver sweated joints) and burned wood from torch when repaired; strong indication of "Freeze Damage" repairs in crawl space.

PLUMBING(Freeze damage Potential):



Figure 5 Electric Space heater below plumbing where repairs made. Have evaluated to install preventative measure to guard against freezing pipe, leaks, clogs and water main breaks. There is a flex vent disconnected on dryer and lint accumulating inside crawl space. Have ductwork replaced and clean yearly for fire safety.



Figure 6 Long space heater under repaired pipes in crawl space; indication of freeze damage or improperly insulated plumbing.

HEATING(OLD- needs service/evaluation): Typical life expectancy of furnace is approximately 25 yrs when maintained properly. Unit is approximately 21 yrs old; however it is very rusted, corroded inside cabinet. Gives indication of condensate leaking from A/C evaporator above burners. System did not have any service tags visible on appliance. Recommend having serviced and evaluated to rule out any breach in heat exchanger for safety. Heavy corrosion indicates an immediate need for service to avoid any carbon monoxide leaks from system into ductwork. Recommend cleaning ducts yearly or as needed. Recommend changing filters as per manufacturers recommendation. Recommend a “Home Warranty,” service plan and or plan on replacing HVAC system. Typically there are 30, 60 or 90 days filters on market; personal choice. Recommend a yearly service or tune up on HVAC system. The furnace filter size is 14x25x1 filter; located in bottom of cabinet. Clear all items away from furnace room; fire safety hazard. There are improperly installed across the front of unit and wire nitted on left side. Wires obstructed the removal of the front panel; electrical hazard. Have HVAC technician evaluate system and make all repairs and or advice on upgrade as per evaluation.



Figure 7 A & B Clutter poses a fire hazard in utility room. Heavy corrosion inside furnace; have evaluated now.

COOLING(OLD) : Typical life expectancy of A/C is 12 yrs. Unit is approximately 22 yrs old and past this expectation. There was missing or worn insulation on coolant lines. Recommend a “Home Warranty” and or service plan should unit fail, break down, need repairs and replacement.

ELECTRICAL: Recommend testing GFCI outlets and breakers monthly. The main disconnect is located outside by the meter pans on side of house. Only a Licensed electrician should make repairs in home.

END OF SUMMATION.

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

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

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

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

POOR* - Indicates the component needs repair or replacement now.

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

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. 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 signed 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. A home inspection is not a "Builders Warranty" or any Guarantee on the home. It is recommended to maintain a "Home Warranty" and or service plans to help protect against system failures such as HVAC, hot water heaters and other major appliances in home.

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

SERVICE ENTRY

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

BUILDING(S) EXTERIOR WALL CONSTRUCTION

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

EXTERIOR DOORS

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

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

Unit #1 Brand: Trane Outside shutoff: Yes No
 Condition: Satisfactory Marginal Very Old Rusted Level: Yes No
 Cabinet/housing rusted Condenser Fins: Damaged Need cleaning & service Damaged base/pad

GARAGE

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

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : There are cracks or gaps on both front and rear concrete stoops; have Association evaluate and seal. There was moisture or water spots inside crawl space. Recommend maintaining a positive pitch of soil around crawl space stem wall or foundation for water drainage. Exterior is Associations responsibility. A/C condenser (Trane) in rear is very old or original. Unit is past it's expected life. Recommend maintaining a "Home Warranty" and or plan and budget for new unit now. Base or pad for unit is deteriorated or damaged and not level. Unit should be level for proper operation; correct base or pad to make level.

KITCHEN

COUNTERTOPS

Satisfactory Older *Recommend repair/caulking*

CABINETS

Satisfactory Older *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 inspectors 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 Loose & broken handle- replace **Pipes leak/corroded:** Yes No
Sink/Faucet: Replace Leaking faucet Replace gray supply line under sink left side Cracked
 Recommend repair
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

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)

Oven, old Operates: Yes No Exhaust fan Operates: Yes No
 Range, old Operates: Yes No Refrigerator Operates: Yes No
 Dishwasher, older Operates: Yes No Microwave 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)*

GENERAL COMMENTS

KITCHEN: The faucet is loose, right cold faucet is leaking and left handle missing; recommend changing faucet. Change the grey hose(Polybutylene) on supply lines under sink to metal braided hose; the gray hoses tend to leak. Use caution when cutting on counter top; use cutting boards. There are cuts and chips on the counter tops; older, wear and tear. Kitchen is older and not updated. The casement windows would not open/close properly. The hardware or teeth were not engaging and could not close unless pushed from outside. Have an Anderson installer evaluate windows and make repairs. There is only 1 rack in oven; ask if the second one is stored somewhere. The water and ice maker was not working; may not be hooked up to water supply. Have plumber evaluate and make connections to the Maytag refrigerator. Obtain the Maytag instruction manual from manufacturer or seller to see if there is a filter inside appliance. The light is burned out over stove; the socket had power when tested. Caulk all sink counter tops to maintain water tight seals near sink.

LAUNDRY CLOSET

ROOM COMPONENTS

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** 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 Brand: Maytag Dryer Water heater Furnace Cluttered
 Note: Testing 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(Disconnect hoses in Crawl/Lint) : There are newer Maytag washer & dryer; ask for warranty and paperwork if available. Dryer vent hoses in crawl space were disconnected or split at the joints/connections and lint was on surfaces below in crawl space. This is a fire hazard; have cleaned and repair hoses. Recommend changing hose now and yearly. The following are good practices. Recommend cleaning dryer vent yearly or as needed to maintain lint free for fire safety. Recommend metal braided hoses on washer for added protection against hose bursts. Recommend metal vent hose on dryer for fire safety. Plastic is not recommended. Recommend shutting off water to washer when gone for long periods of time.

BATHROOMS

BATH: ½ BATH

SINKS / TUBS / SHOWERS

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

TOILET

Bowl Loose: Yes **Operates:** Yes No **Toilet leak & damage Potential** 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 Marginal Poor
Window/Door: Yes No Satisfactory **Operates:** Yes No **Noisy:** Yes No
Exhaust Fan: Yes No

GENERAL COMMENTS

1/2 BATH: There is an extra switch on wall; unknown/Ask owners. The toilet has cracked caulking around base and toilet is very loose. Have plumber replace wax seals, caulk or seal properly and securely to floor. Loose toilets can cause water damage and mold to sub flooring. There is insulation installed in ceiling below; structure and sub flooring not visible to check for damage. Make all repairs before using toilet and before closing to ensure no concealed damage or mold. Caulk all junctures in bathroom to maintain water tight seals.

MAIN BATH:

SINKS / TUBS / SHOWERS

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

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:
 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- Ceiling Improper ventilation when showering- use window to vent
 Outlets present: Yes G.F.C.I. present: Yes Operates: Yes
 Open ground/Reverse polarity within 6' of water: Yes No Potential safety hazards present: Yes No

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

MAIN BATH : Recommend adding more ventilation to remove moisture; consider adding an exhaust fan. There was indication of possible mildew or mold on ceiling above shower; high humidity. Use window in bathroom to ventilate after showering. Mold testing not part of inspection. Tiles on floor are cracked and loose; make all repairs.

LIVING ROOM

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where:
 Floor: Satisfactory Carpeting 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 Safety Hazard- Loose
 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

LIVING ROOM : There are stains or rubbed off finished on flooring; cosmetic/address wood finished where needed. The outlet under the thermostat is very loose; safety hazard- have repaired. There is loose trim on left window; secure in place.

MASTER BEDROOM

LOCATION:

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

GENERAL COMMENTS

MASTER BEDROOM : Add covers on closet lights in home for fire safety. The chain for fan is broken and short; add chain/repair.

#2 BEDROOM

LOCATION:

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

GENERAL COMMENTS

#2 BEDROOM : Heavy furniture around room; outlets and perimeter not accessible. Check all areas in home when items removed.

WINDOWS/FIREPLACES/HALL/ATTIC

INTERIOR WINDOWS / GLASS

Condition: Marginal Older **Needs repair- Kitchen** Plan for repairs & replacements (*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 **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): *N/A*

Recommend having flue cleaned and re-examined

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

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

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pull down Scuttle hole/Hatch **No access** Other

Inspected From: Access panel In the attic Other

Location: Bedroom hall Bedroom closet Garage Other

Access Limited By: No Flooring & Storage in attic everywhere

Flooring: Complete Partial **None**

Insulation: Type: *Fiberglass batt* Batts Loose Average inches: *3-6* Approx. R-rating: *Unknown*

Installed In: Rafters Walls Between ceiling joists Not visible

Ventilation: Yes No **Ventilation appears adequate** **Recommend additional ventilation**

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

HVAC Duct: N/A **Damaged** **Split** **Disconnected** **Leaking** **Repair/Replace**

Chimney Chase: N/A Satisfactory **Needs repair** Not visible

Structural Problems Observed: Yes Not visible **Recommend repair** **Recommend Structural Engineer**

Roof Structure: Rafters Trusses Wood Metal Other Not Visible

Collar Ties Present: Yes No N/A Not Visible

Roof Sheathing: Plywood OSB 1x Wood Cedar shingles **Rotted** **Stained** **Delaminated**

Evidence of Condensation/Moisture Leaking: Not visible (*See remarks page*) Possible Mold; testing recommended

Ceiling Joists: Wood Metal Other Not visible

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

Firewall Between Units: Not visible Yes No **Needs repair/sealing** Not Visible (*See remarks page*)

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

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

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: Do not force windows in closed, open or locked positions to avoid damaging vapor seals. Kitchen windows need repairs on hardware; have evaluated & repaired. If broken, they typically have to be replaced. are older. Plan and budget for new windows and or repairs. Windows There was a lot of clutter or storage in attic. 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 chimney inspection when changing ownerships to ensure proper condition inside, ensure life safety and to avoid costly repairs. Check with Associations to see if they have rules for chimney cleanings.

CRAWL SPACE

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

ACCESS Exterior Interior hatch door Via basement **No Access or Sealed**
Inspected from: Access panel In the crawl space

FOUNDATION WALLS **Condition:** Satisfactory Marginal *Have evaluated* *Monitor*
 Concrete block Poured Stone

FLOOR
 Concrete Gravel Dirt Other
 Typical cracks Large cracks

SEISMIC BOLTS N/A
 Sump Pump Operable: Yes Not able to test- submersible type & unplugged
 None apparent **Evidence of moisture :** Yes No **Recommend dehumidifier**

VENTILATION Wall vents **Inadequate- musty, damp, wet** **More ventilation recommended**

GIRDERS / BEAMS / COLUMNS Steel Wood Masonry Not visible
Condition: Satisfactory Not visible Mostly covered with insulation in ceiling

JOISTS **Material:** Wood Not visible- mostly covered with insulation
 2x8 2x10 2x12 Engineered I-Type *Sagging/altered joists/patched handyman*
Condition: Satisfactory Marginal Not visible

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

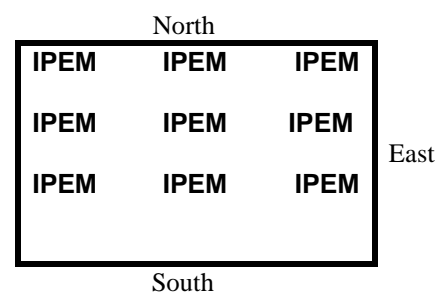
SUB FLOOR Not visible Insulation in ceiling Wood Concrete Other

MOISTURE STAINS **Yes** Walls Floor Other Possible mold; testing recommended

INSULATION None **Type:** **Fiberglass batt**
Location: Walls Between floor joists **Missing/Loose/Hanging**

VAPOR BARRIER Yes No
BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:
 P = Paneling C = Crack(s)
 D = Drywall M = Moisture, Wet West
 S = Storage E = Evaluate
 Plumbing/Freeze history & correct
 I= Insulation in ceiling



GENERAL COMMENTS

CRAWL SPACE : There was carpenter ant frass and dead bodies in crawl space; recommend treatment by licensed Pest Company. Ask Association who is responsible for treatments. Add cover on sump pump pit. There was a sump pump in crawl; unplugged. Pump type was submersible type; not able to test. Sump pump had debris and insulation inside; have cleaned. Sump pump should be functional and plugged into outlet; have checked to make sure it operates. Recommend a battery backup and dedicated outlet for sump pump for safety. There was efflorescence, wet spots and moisture or water stains on walls and floor. There was a wet musty smell in crawl space; recommend correcting drainage and grading on exterior; have Association evaluate. There was an indoor space heater under crawl space, plumbing repairs, heat tape on some pipes and electrical heat tape cords wrapped around some pipes. Gives indication of prior freezing pipes, repaired pipe damage/freeze conditions/potential leaks if not properly insulated and protected from cold freezing weather. Space heaters and heat tape can pose a fire hazard; not recommended. Recommend a plumber and or insulation contractor evaluate

plumbing and properly insulate and protect pipes, fittings and drains from freezing conditions. There was batt insulation installed in ceiling; some areas were hanging or loose; have properly secured to avoid heat loss or gain where open or gaps. Always keep vents on crawl space cleaned and not blocked for proper air flow or ventilation. Consider a vented access panel and or power fans with humidistat and temperature controls; have a crawl space/ventilation contractor evaluate for best recommendations.



Figure 8 Heavy lint coating walls and floor in crawl space from disconnected dryer; correct venting and clean surfaces.



Figure 9 A & B Loose hanging insulation in crawl space.

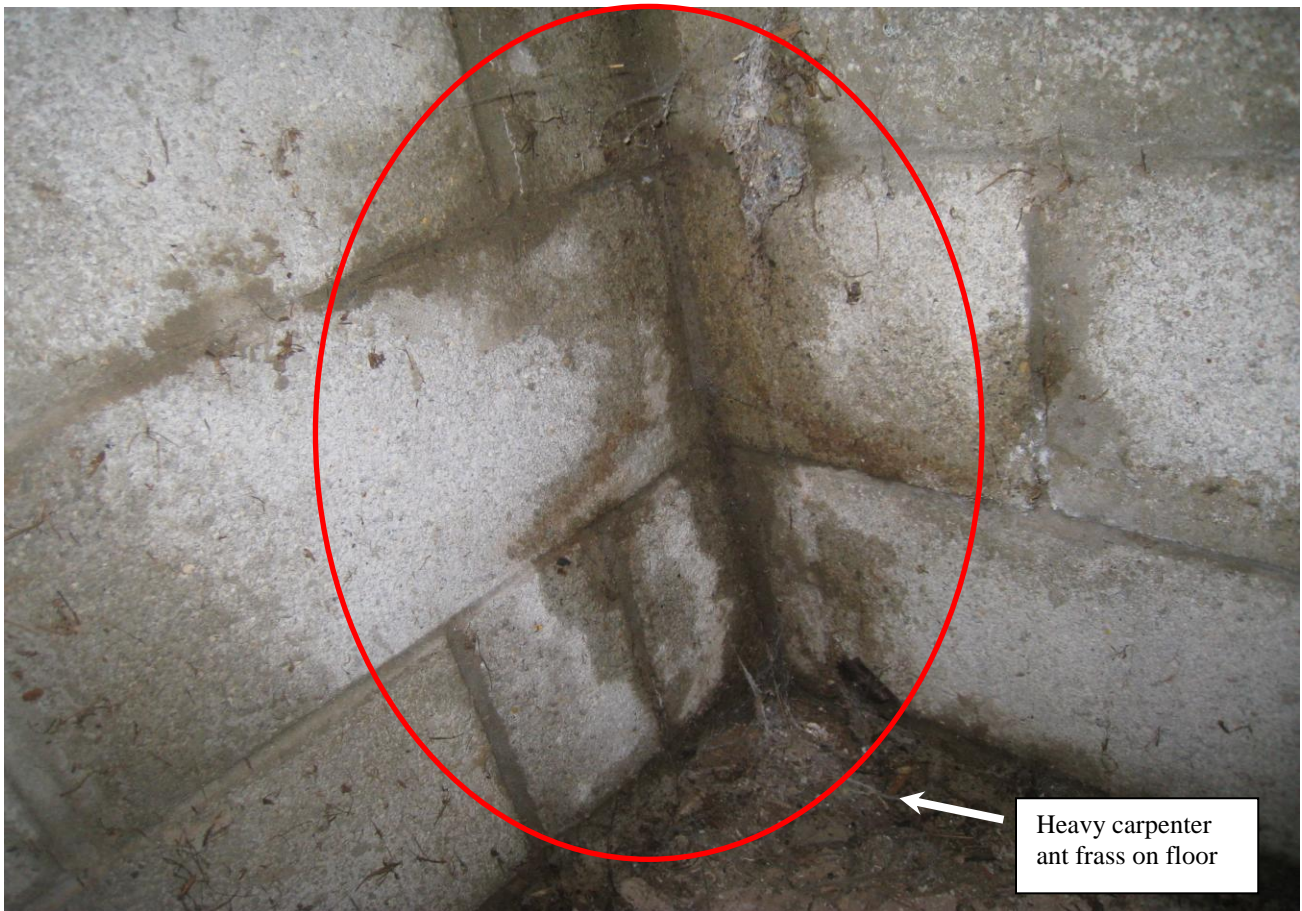


Figure 10 Wet walls in crawl space; correct grading and add covers on recessed access doors. Recommend keeping crawl well ventilated to avoid mold, water or structural damage and attracting wood destroying insects. There was heavy carpenter ant frass on floor, sills and walls in crawl space. Recommend proper treatment; ask Association who is responsible for treatments.

PLUMBING

WATER SERVICE

Main Shut-off Location: Utility closet by furnace

All home will have plumbing repairs/upgrades at some point- monitor plumbing

Water Entry Piping: Not visible Copper/Galv. **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown

Visible Water Distribution Piping: Copper Galvanized **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown

Condition: Satisfactory Marginal Poor, corrosion

Lead Other Than Solder Joints: Yes No Unknown Service entry

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

Pipes, Supply/Drain: **Corroded** **Monitor for leaks** **Valves broken/missing** **Dissimilar metal**

Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS

Condition: Marginal **Cross connection:** No

Need to winterize & insulate all plumbing in crawl space to avoid further freeze damage

Support/Insulation: Type: Metal strapping

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

Plumbing Condition: Satisfactory Marginal Poor- **Freeze damage POTENTIAL in CRAWL!**

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

outside gas main

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: A.O. SMITH

Type: Gas Electric Oil Other

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

Capacity: 40 gallons Approximate age: ~11yr (1998)

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

NOTE: Homes with hard water will often need a water softener system to avoid damaging mineral buildup or corrosion to plumbing supply lines and drains. Confer with a water softener company and plumber if there is hard water in the home. Older homes can also have rusty water from street pipes or connections and iron in plumbing pipes such galvanized pipes. These can corrode and rust from inside out and cause leaks, cracks and clogs. Have plumber upgrade older plumber in home.

GENERAL COMMENTS

PLUMBING(Freeze damage Potential): Typical life expectancy of hot water heater is 10 yrs. Unit is approximately 11yrs old and past this life expectancy. Recommend replacing hot water heater to avoid water damage should unit break. There was corrosion on piping, fittings or drains in crawl space. Recommend monitoring plumbing in home for corrosion, leaks and clogs or backups. Have plumber upgrade and repair as needed. There were supply pipes and drains in crawl with heat tape coiled around them; 2 electrical cords plugged into outlet near sump pump. Sump pump was unplugged; have plugged into outlet and test pump. There were several copper repairs visible and a large space heater below on ground. Situation under crawl indicates prior freeze damage to supply pipes and or drain pipes. Crawl space is not heated and pipes are exposed everywhere and at water main. Recommend a plumber and insulation company evaluate and advise on remedy to avoid freezing pipes & drains.

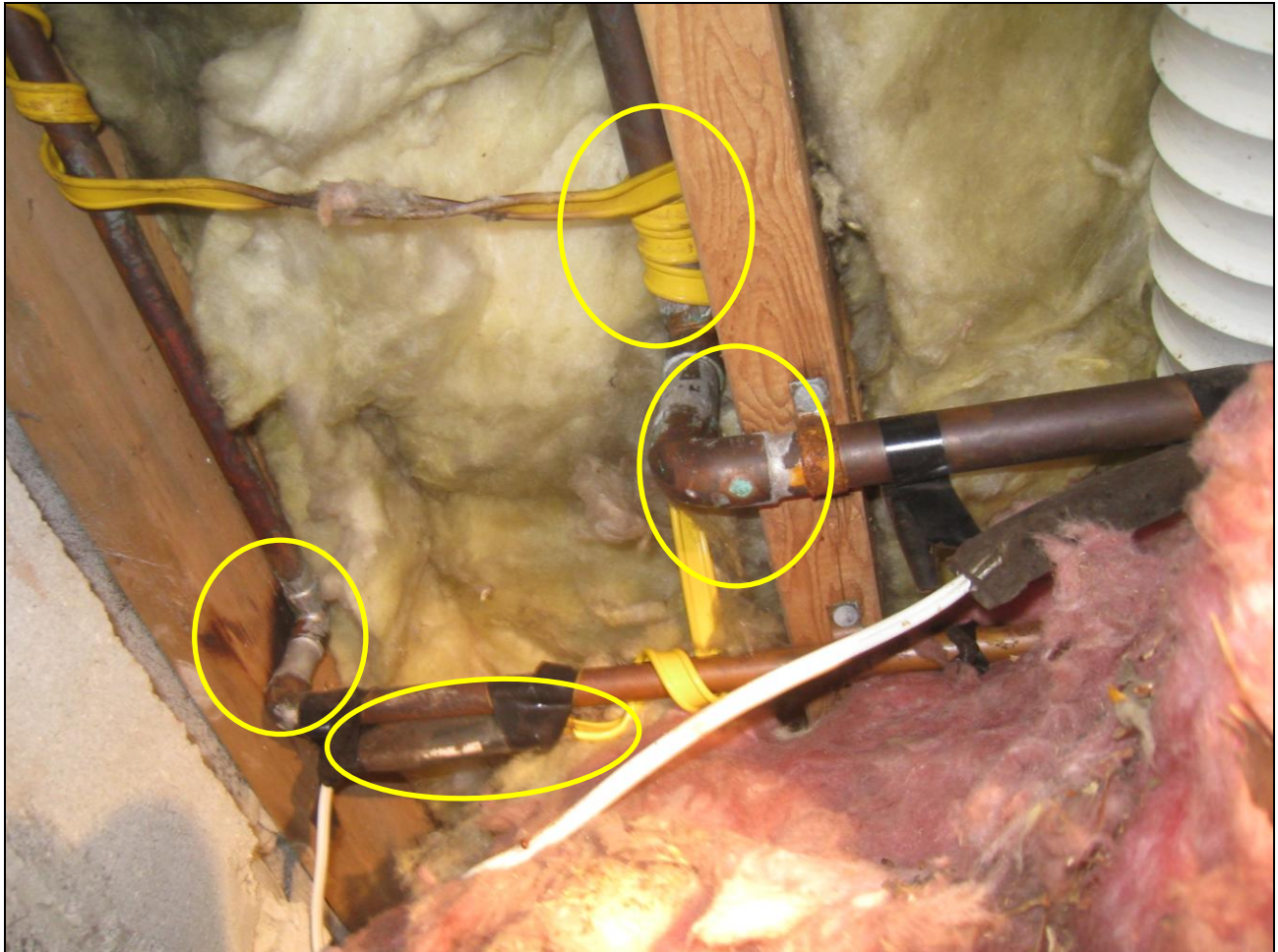


Figure 11 Coiled wires, heat tape, corrosion, past repairs (silver sweated joints) and burned wood from torch when repaired; strong indication of "Freeze Damage" repairs in crawl space.



Figure 12 Electric Space heater below plumbing where repairs made. Have evaluated to install preventative measure to guard against freezing pipe, leaks, clogs and water main breaks. There is a flex vent disconnected on dryer and lint accumulating inside crawl space. Have ductwork replaced and clean yearly for fire safety.



Figure 13 Long space heater under repaired pipes in crawl space; indication of freeze damage or improperly insulated plumbing.

HEATING

HEATING SYSTEM - UNIT #1

Location: Utility closet/room

(See remarks page)

Brand name: Trane Approximate age: 22 year(s) **Service Now**

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 **Safety hazard- clutter around furnace and hot water heater**

Supports for Piping/Insulation: N/A **Filter:** Standard Needs cleaning/replacement

When Turned On By Thermostat: Fired Proper Operation: Yes **Heat Pump:** N/A **Sub-Slab ducts:** N/A

System Not Operated Due To: Exterior temperature Other Recommend testing prior to closing

Recommend technician examine yearly **System Condition:** **Poor- corrosion, heavy rust, wires obstructing panel cover**

OTHER SYSTEMS

N/A

Electric baseboard

Radiant ceiling cable

GENERAL COMMENTS

HEATING(OLD- needs service/evaluation): Typical life expectancy of furnace is approximately 25 yrs when maintained properly. Unit is approximately 21 yrs old; however it is very rusted, corroded inside cabinet. Gives indication of condensate leaking from A/C evaporator above burners. System did not have any service tags visible on appliance. Recommend having serviced and evaluated to rule out any breach in heat exchanger for safety. Heavy corrosion indicates an immediate need for service to avoid any carbon monoxide leaks from system into ductwork. Recommend cleaning ducts yearly or as needed. Recommend changing filters as per manufacturers recommendation. Recommend a "Home Warranty," service plan and or plan on replacing HVAC system. Typically there are 30, 60 or 90 days filters on market; personal choice. Recommend a yearly service or tune up on HVAC system. The furnace filter size is 14x25x1 filter; located in bottom of cabinet. Clear all items away from furnace room; fire safety hazard. There are improperly installed across the front of unit and wire nutted on left side. Wires obstructed the removal of the front panel; electrical hazard. Have HVAC technician evaluate system and make all repairs and or advice on upgrade as per evaluation.

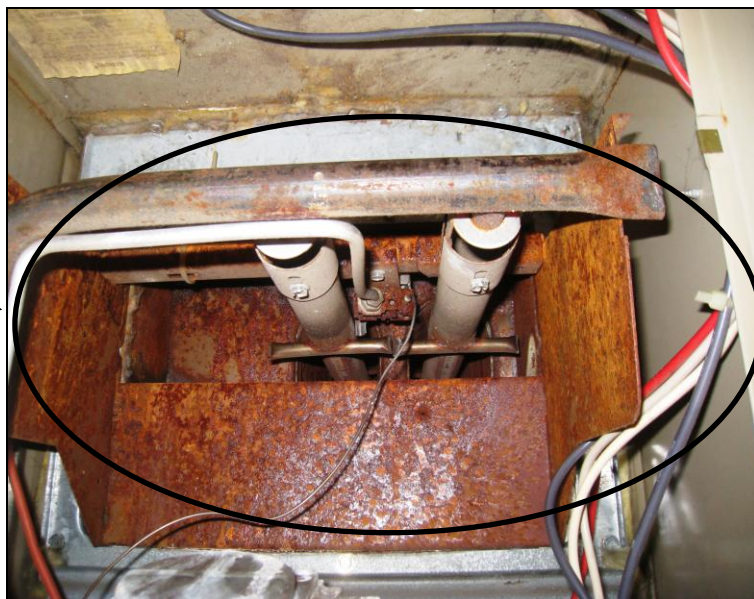


Figure 14 A & B Clutter poses a fire hazard in utility room. Heavy corrosion inside furnace; have evaluated now.

COOLING

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: **outside** Age: ~22 yrs.- very OLD

Energy Source: Electric Gas Water Other

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

Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged

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

Condensate Line/Drain: To exterior To pump Floor drain Not visible- Storage packed around furnace

Temperature Differential : Unit ~15 °F Unit 2 ??? °F Unit 3 ??? °F Unit 4 ??? °F Unit 5 ??? °F

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

Compressor Condition: Satisfactory Marginal Very Old Rusted Damaged

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

Recommend HVAC technician examine/clean/service yearly

Note: 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. Further investigation is recommended.

GENERAL COMMENTS

COOLING(OLD) : Typical life expectancy of A/C is 12 yrs. Unit is approximately 22 yrs old and past this expectation. There was missing or worn insulation on coolant lines. Recommend a “Home Warranty” and or service plan should unit fail, break down, need repairs and replacement.

ELECTRICAL

SUB PANEL Location: **Utility closet** **Condition:** Satisfactory Light weight service

Adequate Clearance To Panel: Yes No- packed with storage Amperage: **60** Volts 120/240 Breakers

G.F.C.I. present: Yes No **A.F.C.I. present:** No

MAIN WIRE: Copper Aluminum Copper clad aluminum 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***

Double tapping *Wires undersized/oversized breaker/fuse*

Read **REMARKS** addendum to report- “tripping breakers”

SUB PANEL(S) Utility closet **MAIN DISCONNECT OUTSIDE BY METER PANS**

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*)

Ungrounded 3-prong outlets *Recommend electrician evaluate/repair all concerns**

GENERAL COMMENTS

ELECTRICAL: Recommend testing GFCI outlets and breakers monthly. The main disconnect is located outside by the meter pans on side of house. Only a Licensed electrician should make repairs in home.