



4 SEASONS HOME INSPECTION, LLC
1308 CENTENNIAL AVENUE, SUITE 160
PISCATAWAY, NJ 08854
877-547-7383 / INSPECT@4SEASONSHI.COM

Home Inspection Report



**Mr. and Mrs. Buyer
123 Hometown Lane
Mytown, NJ 08765**



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www.4SeasonsHI.com 1-877-547-7383

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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. A copy is emailed to you if email is available and also enclosed with your hard copies for your review. 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:	Today's date
Client Name:	Buyer (Mr_and_MrsBuyer@comcast.net, MyLawyer@yahoo.com)
Inspection Address:	1Princeton Pike, Princeton, NJ 07763
Inspected by:	Linda Geczi home inspection lic. #24GI00061500

BUILDING DATA

Approximate Age:	100++ yrs
Style:	Single Family
Main Entrance Faces:	N
State of Occupancy:	Occupied
Weather Conditions:	Overcast ,30-35°F
Ground cover:	Wet, snow

Home Inspection:	\$xxx
Radon & Termite:	INCL.
Oil tank scan	\$xxx
Septic test	\$xxx
Total:	\$xxx

Paid by: Check #XXX

Cc: Mr./Ms. Attorney, Esq.
 Cc: Mr./Ms Realtor, Premier Real estate company

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." **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.**

CARRIAGE HOUSE ROOM/UPPER LOFT (OPEN RM) : Loose outlet on right wall; have electrician repair. There is an electric portable heater on upper level; not tested. Ask if heating appliance is staying with home. No permanent heat source in building; seasonal use only at present time. If intended to use and restore as living space, confer with HVAC technician or electrician to advise on cost of heating installation and options. Township permits should always be obtained when making renovations or upgrades. The brick chimney has open vents; possibly from past wood or coal stoves/heaters. *See attic or Loft section below. There are missing courses of bricks in areas. Exposed metal flue has rust, splits or corrosion. No heating appliances are connected to chimneys at time of inspection. There is weathering on chase, missing mortar, cracks and general ageing. Chimney is in need of structural repairs due to poor deteriorated condition. Strongly recommend a chimney sweep and structural chimney contractor evaluate and advise on cost of restoration. Do not use in current condition- fire/life safety hazard. Recommend a rain cap and spark arrestor at time of restoration. There are broken panes on several windows in building; cut hazard. Add railings where missing on staircases or loft access ladder for safety. *This is older wavy type glass; consider repairs with same for historic preservation. Home is apparently on the "Historic Registry" according to owner. Ask for further information and rules pertaining to this designation; check with township Historic committee and current owner.*

***ATTIC or Loft:** The ladder or access to loft area is not secured to scuttle framing; safety hazard. Recommend rails or balusters around opening; confer with carpenter. Consider removable rails/balusters to allow for ease of storage in loft area. *There is charred cedar shingles, rafters or framing members in attic. Charring appears to be on surfaces closet to the stair opening and on opposite end. Carriage house gives indication of past stoves or coal heating appliances as indicated by thimbles or past connections to the brick chimney. Often township fire marshall or fire department may have information or history of fires at current property. Recommend further evaluation with owners and township fire marshall. Have structural carpenter evaluate charred or fire damaged areas and make repairs where needed.*

GROUNDS: Recommend maintaining a positive pitch of soil or grading away from foundation for water drainage. Add soil where needed to maintain proper grading. Mulch, heavy vegetation, stones and other organic material tends to retain moisture against home. These conditions along with negative grading can cause water infiltration and attract wood destroying insects and or cause potential structural damage to foundation. Soil filled planters against home have recessed bricks inside. Water may collect inside and also attract wood destroying insects. Recommend improving area for proper drainage. No weep holes present on left planter. These are needed for proper drainage. Trim back trees and shrubs away from house to discourage insects. There is a tree too close to garage-carriage house. Have checked to see if need trim or removal to avoid damage to structure. Railings are loose on balcony; secure where needed for safety. Recommend keeping snow off balcony rooftop to avoid ponding or potential water leaks. Balcony roof not visible due to glued down green plastic carpeting. *There is flaked paint, soft wood (from water runoff) on fascia board or trim. There is rot on porch cover rear left. Recommend a carpenter evaluate rotted or soft trim, eaves or roof decking around main and or garage/carriage houses.* Always winterize outside hose bibs to avoid freeze damage. Consider adding frost free/anti-siphon type hose bibs for added measure or protection. Recommend filling cracks and top coat sealing driveway to maintain properly. There are some cracks on public walks; seal to maintain water tight seals and avoid freeze damage. Some walk areas near the street tree is raised; safety hazard. *Rear brick stoop is loose, settled, brick out of place- repairs needed to avoid trip/fall safety hazard.* Maintain level sidewalks and patios to avoid trip hazards.

SUMMARY

ROOF: Typical life expectancy of tab roof is 15 years when maintained in leak free condition. Tab roof is approximately 10-15 yrs old. There is granular or aggregate loss, curling, cupping, cracking and widening of keyways. Indication of ageing and nearing end of life. Plan and budget for new roof in very near future. There was missing drip edges on asphalt and slate roof(s). These are recommended to avoid water damage or rot to roof decking, fascia boards and help divert rain into gutters. There is asphalt roofing over side steps; similar condition or marginal. Upper balcony roof is flat and has green plastic carpet glued to surface; not visible below. Not able to evaluate roof. It is important to keep snow off flat roof and avoid debris build and water ponding to avoid leaks and damage. Main roof on home is slate. Typical life expectancy of slate is 75-to 100+ yrs when maintained in leak free condition and depending on where it was quarried. Roof appears original or 100++ years old. There were areas that exhibited slipped or loose slate, cracked, chipped or missing and weathered. There is tarring around chimney, valleys or flashings. Tarring tends to break down with UV rays from sun; potential areas that may leak. **Recommend a slate roofer evaluate roof and advise on cost of repairs. Slate roofs need annual maintenance.** Always check roofs after heavy rains, high winds or severe weather.

CHIMNEY/GUTTERS/SIDING/TRIM: Recommend extending gutters 4-6 ft away from house for proper drainage. Recommend cleaning gutters yearly or as needed to maintain proper flow and drainage. Water that is allowed to collect against foundation can infiltrate and cause structural damage. **Recommend chimney sweep clean/evaluate chimney.** Older chimney may need repairs or linings at some point in their life. Proper maintenance and cleanings are important for fire and life safety as well as maintaining the structural integrity of appliance. There was degradation, holes, missing brick on garage-carriage house chimney. There is some loose wood trim or corner trim; secure where needed. **There is rotted trim, eaves or roof decking edges; have carpenter evaluate and remedy where needed.**

EXTERIOR/ELECTRICAL/A/C/ GARAGE-CARRIAGE HOUSE : **Carriage house has wood rot on trim and or roof eaves. Gutters are separated from structure and loose. Have carpenter and or gutter contractor evaluate and make needed repairs.** Gutters are **filled with tree debris**; clean yearly or as needed to maintain proper drainage. Recommend extending gutters away from building. Snow should be cleared away from structure in winter to **avoid rot or attracting insects.**

Windows are older, some cracks or broken panes present on all levels of garage-carriage house. There was storage and clutter on lower ground level; not accessible on perimeter or where storage in small rooms. There was evidence of wood destroying insect and damage in garage by cubby hole or storage area. This area had heavy storage and clutter; limited access. See separate WDI(wood destroying insect) report. . Recommend removing items and re-evaluated for insect and damage. **Recommend proper treatment and repairs by structural carpenter.** There was knob and tube electrical wiring in building; not accessible to determine if active. This is older 1920's type wiring. Often it may become brittle and is not grounded like current wiring types; **have evaluated by electrician and upgrade.** **There are loose bx cable, wires or other electrical in garage-carriage house; have cleaned up, capped or terminated properly by licensed electrician.** Recommend GFCI outlets in building for safety in damp or wet areas. Junction boxes, outlets or devices should have covers where needed for safety. The garage door opener was not plugged in on right side; not tested. Left side had storage stacked up and against door; not accessible or tested. Auto garage door openers should have dedicated outlets; extension cords not proper or safe. Recommend an electrician evaluate all electrical needs or concerns at property. Wood flooring is older and settled. There is a waster stack and plumbing in building; not apparently in use at present time. If intended to activate, have a licensed plumber evaluate and upgrade. There are gas (black) pipes in building; not in use at present time; further evaluate if active. Carriage house has evidence of utilities such as gas lines, plumbing and past chimneys that have been abandoned or terminated sometime in past. Much of the piping, materials or utilities have aged, weathered, or deteriorated over time. Building practices 100+ years ago are considered substandard by today's building practices. Most NJ townships require permits and licensed contractors when renovating and upgrading. Wood siding is in contact with ground and may rot or wick water and deteriorate in time. Recommend a carpenter evaluate lower course and remedy as needed to avoid water damage. It is important to keep a proper pitch of soil away from building, good drainage and proper maintenance around structure to avoid rot or insect damage. **Recommend bolts or lags on top lally column plates for proper fastening of structural supports.** Recommend keeping lally columns painted to avoid rusting.

KITCHEN : The reset for GFCI outlets are located in the panel over the washer area in basement. There is a through wall A/C; not tested due to outside temperatures to avoid damaging compressor. Floor is sloped; indication of **settling or structural concern below.** There are some temporary lally columns below in basement. See basement section- **structural concern.** Recommend GFCI outlet by butler pantry sink for safety.

SUMMARY

LAUNDRY : Recommend GFCI outlets in laundry room near sink for safety. Dryer vents to rear window; not able to open with current configuration. Recommend venting dryer to outside wall to allow window to open. 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 shutting off water to washer when gone for long periods of time.

1/2 BATH OFF KITCHEN: Recommend adding GFCI outlets for added measure in bathroom; no outlets present.

1/2 BATH Basement: Clean bath fans periodically to maintain lint free and avoid damaging motor.

MASTER BATH: Caulk when needed to maintain water tight seals. Water that is allowed to enter behind tiles can cause damage and mold. Missing stopper in tub; replace.

MAIN BATH : The old disconnected shower fixture/cold and cold handles (still present) were replaced with the more modern center single handle shower faucet. If old fixtures are reactivated, there is an access panel in hallway where capped off.

BATH bedroom #2 : Recommend GFCI on outlet next to toilet for safety.

BATH LOFT : Consider adding a GFCI in this room. No outlets present. Water leaks when diverter engaged for shower; have checked by plumber.

DINING ROOM : There is reversed polarity on outlet below the glass china hutch; have corrected by electrician.

LIVING ROOM : Recommend having *fireplace cleaned/evaluated* periodically to maintain and monitor structural and safety on appliance. See chimney section.

MASTER BEDROOM : There is slope to flooring; indication of settling or structure concern below. See hallway section (hump in floor). There are possible water stains on flooring; ask owners for history.

#2 BEDROOM REAR LEFT (OLIVE) : The windows have missing locks and some painted shut. There is plumbing access door in this room for main bath. There is slope to floor; indication of settling or structural concern below.

LOFT BEDROOM : There is a old abandoned attic fan that is covered or sealed; unit was not tested. If attic fan operational or intended to use; consider a louver door or grille access to allow proper flow and operation. ***Recommend having an electrician or contractor evaluate.***

WINDOWS/FIREPLACES/HALL/ATTIC: Attic was finished- loft with bedroom and bath. There was a hinged scuttle in closet partially open and restricted by doorway molding. Closet was filled with storage; not accessible. Very limited view of roof structure where scuttle partially open downward. There is floor separation and a hump on hallway just outside the master bedroom. Area poses a trip hazard. There is indication of settling in home; sloped flooring and temporary lally columns in basement. Recommend a ***structural carpenter evaluate, advise and make repairs.*** Secure loose railings on stairs for safety. Possible water rot around basement window frames; ***address repairs where needed.*** Windows are older. Some areas have broken glass; historical wavy glass. Make needed repairs to avoid cut hazards. Recommend chimney sweep evaluate/clean chimney.

FINISHED BASEMENT : Recommend a sump pump and battery backup for water drainage and power failure for preventative measures. Recommend a dehumidifier for moisture control as good practice. Basement was finished; most of structure not visible. There is a notched out joist visible in basement ceiling; not recommended to avoid damaging structural integrity. ***There are some temporary lally columns in basement. Columns are not permanent supports. There are sloped floors in home; indication of structural concerns. Older home often undergo settling and building practices were not as they are today. Often reinforcements or additional bracing is needed to help support or reinforce structure. Recommend a structural carpenter evaluate and remedy as needed.***

PLUMBING: Typical life expectancy of hot water heater is 10 yrs. Unit is 9+ yrs old. Plan and budget for new hot water heater now. ***Water main is lead material. This has health/safety concerns associated with this material. Recommend a plumber evaluate for upgrade piping.*** There is some leaking and corrosion on pipes and or fittings in home. There is galvanized plumbing in home and dissimilar metal connections without dielectric unions. Areas tend to have galvanic corrosion when not properly connected. Galvanized material tends to corrode from inside out and may restrict water flow. There is a mix of galvanized, lead and copper plumbing in home. ***Monitor plumbing for corrosion and leaking and have plumber upgrade where needed.***

SUMMARY

HEATING: Typical life expectancy of boiler is 20 years when maintained properly. *Unit is approximately 40+ yrs old and past life expectancy.* When properly maintain, units may last longer than the average. Recommend a “**Home Warranty**” and or a service plan or contract for heating system. If not plan and budget for new unit at anytime. There is rust, corrosion and wear and tear on boiler due to age of boiler. Recommend a yearly tune-up prior to heating season.

COOLING : Window or through wall A/C was not tested due to outside temperatures to avoid damaging compressor. See note above.

ELECTRICAL: *Recommend an electrician separate the neutrals/grounds and isolate them in garage sub panel* for fire safety. There are electricians splices in main and sub panel in basement on main and sub panel conductors. Gives indication of panel upgrades after original build. Sub panel over washer has a 60 amp feeder breaker in main panel. *There are many circuits in this sub panel that may be in excess of ampacity; have checked by electrician.* There is a sub panel, fuse type in garage. Some fuses are not installed. Recommend upgrading to breaker type. There are some *recessed outlets* in home or on exterior that should be flush with siding or wall surfaces. Recommend GFCI outlets in garage, exterior, laundry area, bathrooms or anywhere near damp, wet or water for safety. Recommend bubble covers on exterior outlets. Recommend changing 2 to 3 prong grounded outlets where needed. Recommend closet safe light fixtures in closets for *fire safety*. There is some 1920's knob and tube wiring present; always recommend to have *electrician evaluate*. Recommend covers on junction boxes, outlets or devices where needed for safety. *Have electrician evaluate electrical needs and remedy as needed.*

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration and may need maintenance or repairs at some time.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

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

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. Unexpected repairs as well as maintenance should still be anticipated. All systems and building structure will age and need repairs regardless of the age of home. Plan and budget accordingly. The inspection is not considered a guarantee or warranty of any kind. It is a snap shot in time and conditions will change with time. A “Home Warranty” is readily available from most realtor offices or on the market to help defray the cost of repairs during the life of a home. We strongly recommend this and all other forms of service plans for HVAC and insurance on sewer and water main lines.

In addition to the NJ standards, please refer to the pre-inspection agreement/contract according to NJAC 13:40-15.15, for a full explanation of the scope of the inspection. All reported items of consideration in this report must be addressed for repair evaluation and cost prior to closing. Any conditions concealed, latent, inaccessible or covered up at time of inspection are NOT the responsibility or liability of the home inspector or company.

<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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CARRIAGE HOUSE ROOM

LOCATION: UPPER & LOFT

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

GENERAL COMMENTS

CARRIAGE HOUSE ROOM/UPPER LOFT (OPEN RM) : Loose outlet on right wall; have electrician repair. There is an electric portable heater on upper level; not tested. Ask if heating appliance is staying with home. No permanent heat source in building; seasonal use only at present time. If intended to use and restore as living space, confer with HVAC technician or electrician to advise on cost of heating installation and options. Township permits should always be obtained when making renovations or upgrades. The brick chimney has open vents; possibly from past wood or coal stoves/heaters. *See attic or Loft section below. There are missing courses of bricks in areas. Exposed metal flue has rust, splits or corrosion. No heating appliances are connected to chimneys at time of inspection. There is weathering on chase, missing mortar, cracks and general ageing. Chimney is in need of structural repairs due to poor deteriorated condition. Strongly recommend a chimney sweep and structural chimney contractor evaluate and advise on cost of restoration. Do not use in current condition- fire/life safety hazard. Recommend a rain cap and spark arrestor at time of restoration. There are broken panes on several windows in building; cut hazard. Add railings where missing on staircases or loft access ladder for safety. *This is older wavy type glass; consider repairs with same for historic preservation. Home is apparently on the "Historic Registry" according to owner. Ask for further information and rules pertaining to this designation; check with township Historic committee and current owner.*

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GROUNDS

SERVICE WALKS None **Brick stoop on right rear side is loose, settled- needs repairs**

Material: Concrete Brick Flagstone Gravel Other

Condition: Marginal Maintain level, repair mortar where needed **Trip Hazard**

Pitched towards home **Settling cracks** Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Older Poor Fill cracks and seal

Pitched towards home **Trip hazard** **Settling Cracks** Typical crack

PORCH (COVERED ENTRANCE) None

STOOPS/STEPS None *Uneven risers*

Material: Concrete/Brick Repairs needed *Railing/Balusters recommended*

Condition: Marginal Poor **Cracks** **Settled**

Rotted/Damaged **Safety Hazard**

PATIO None

Material: Concrete Flagstone Kool-Deck® Brick **Trip hazard**

Condition: Satisfactory Marginal Poor **Settling/Cracks**

Pitched towards home (See remarks page) Maintain level for safety Typical cracks

BALCONY (flat, floored, or roofed area) None

Material: Not visible- balcony is over **rooftop**; carpeted and glued down **Railings loose; secure**

Finish: Treated Painted/Stained Other

Improper attachment to house **Railing loose**

Condition: Not visible Marginal Poor *Wood in contact with soil*

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

Condition: Satisfactory Marginal Poor *Posts/Supports need Repair*

Recommend: Metal Straps/Bolts/Nails/Flashing **Wood rot roof area**

FENCE/WALL Not evaluated None

Type: Brick/Block Wood Metal Chain Link *Rusted* Other

Condition: Satisfactory Marginal Poor *Loose Blocks/Caps* Typical cracks

Gate: N/A Satisfactory Marginal Poor *Planks missing/damaged*

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South Satisfactory

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

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

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

Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*

(Relates to the visual condition of the wall)

HOSE BIBS None No anti-siphon valve

Operates: Yes No Not tested Not on

GROUNDS GENERAL COMMENTS

GROUNDS: Recommend maintaining a positive pitch of soil or grading away from foundation for water drainage. Add soil where needed to maintain proper grading. Mulch, heavy vegetation, stones and other organic material tends to retain moisture against home. These conditions along with negative grading can cause water infiltration and attract wood destroying insects and or cause potential structural damage to foundation. Soil filled planters against home have recessed bricks inside. Water may collect inside and also attract wood destroying insects. Recommend improving area for proper drainage. No weep holes present on left planter. These are needed for proper drainage. Trim back trees and shrubs away from house to discourage insects. There is a tree too close to garage-carriage house. Have checked to see if need trim or removal to avoid damage to structure. Railings are loose on balcony; secure where needed for safety. Recommend keeping snow off balcony rooftop to avoid ponding or potential water leaks. **Balcony roof not visible due to glued down green plastic carpeting. There is flaked paint, soft wood (from water runoff) on fascia board or trim. There is rot on porch cover rear left. Recommend a carpenter evaluate rotted or soft trim, eaves or roof decking around main and or garage/carriage houses.** Always winterize outside hose bibs to avoid freeze damage. Consider adding frost free/anti-siphon type hose bibs for added measure or protection. Recommend filling cracks and top coat sealing driveway to maintain properly. There are some cracks on public walks; seal to maintain water tight seals and avoid freeze damage. Some walk areas near the street tree is raised; safety hazard. ***Rear brick stoop is loose, settled, brick out of place- repairs needed to avoid trip/fall safety hazard.*** Maintain level sidewalks and patios to avoid trip hazards.

ROOF

ROOF VISIBILITY All Partial None Limited by: Angle

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

STYLE OF ROOF

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

ROOF COVERING

Roof #1:Main Type: **Slate** Estimated Layers: **1 Layer** Approximate age of cover: **75-100+** years
Roof #2:Carriage Type: **Asphalt** Estimated Layers: **1 Layer** Approximate age of cover: **10-15** years
Roof #3:Porch Type: **Asphalt** Estimated Layers: **1 Layer** Approximate age of cover: **10-15+** years
Roof #4:Porch Type: **Flat/carpet covered** Estimated Layers: **unknown** Approximate age of cover: **unknown**

NOTE: It is always recommended to obtain roofing information on brand and warranty due to current concerns with some GAF and other manufacturers 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. Installers paperwork are only proof of age.

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof

Appears Adequate: No Powered; attic fan covered (*See Interior remarks page*) (*See Attic section*)

FLASHING **Material:** Galv/Alum Tar covered Not visible Rubber

Condition: Not visible Satisfactory Marginal Poor *Rusted*
 Separated from chimney/roof Recommend Sealing/evaluate by slate roofer Other

VALLEYS Not visible Tarred Not visible

Condition: Not visible Satisfactory Marginal Poor
 Tarred Holes Recommend Sealing

CONDITION OF ROOF COVERINGS

Roof #1: Marginal Needs repairs and annually
Roof #2: Satisfactory Marginal Poor Snow covered
Roof #3: Satisfactory Marginal Poor Snow covered
Roof #4: Green carpet covered Not visible Poor

Condition: Curling Cracking Slate-Broken/Loose/cracked/chipped, weathered
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

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

Condition: Satisfactory Marginal Poor Snow covered Dirty

PLUMBING VENTS

Yes Satisfactory *Conditions reported above reflect visible portion only*

GENERAL COMMENTS

ROOF: Typical life expectancy of tab roof is 15 years when maintained in leak free condition. Tab roof is approximately 10-15 yrs old. There is granular or aggregate loss, curling, cupping, cracking and widening of keyways. Indication of ageing and nearing end of life. Plan and budget for new roof in very near future. There was missing drip edges on asphalt and slate roof(s). These are recommended to avoid water damage or rot to roof decking, fascia boards and help divert rain into gutters. There is asphalt roofing over side steps; similar condition or marginal. Upper balcony roof is flat and has green plastic carpet glued to surface; not visible below. Not able to evaluate roof. It is important to keep snow off flat roof and avoid debris build and water ponding to avoid leaks and damage. Main roof on home is slate. Typical life expectancy of slate is 75- to 100+ yrs when maintained in leak free condition and depending on where it was quarried. Roof appears original or 100++ years old. There were areas that exhibited slipped or loose slate, cracked, chipped or missing and weathered. There is tarring around chimney, valleys or flashings. Tarring tends to break down with UV rays from sun; potential areas that may leaks. Recommend a slate roofer evaluate roof and advise on cost of repairs. Slate roofs need annual maintenance. Always check roofs after heavy rains, high winds or severe weather.

EXTERIOR/ELECTRICAL/AC/GARAGE-CARRIAGE HOUSE**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, recessed to far & not covered*

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible Framed Masonry Other
Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

Weather-stripping: Marginal **Door Condition:** Satisfactory Marginal Poor
Patio Storm Entrance

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

None Attached Detached 1-car 2-car 3-car 4-car
 Automatic Opener: Yes No Operable Inoperable, unplugged Blocked with storage- not tested
 Safety Reverse Operable: Pressure reverse Electric eye Need(s) adjusting Safety hazard
 Roofing Material: Same as house Type: **Asphalt** Approx. Age: **10-15+** Approx. layers: **1 Layer**
 Gutters : None Satisfactory Extend 4-6 ft away from house Poor
 Siding: Same as house Trim: Same as house Wood Aluminum Vinyl
 Floor : Material: Concrete Gravel Asphalt Dirt Other
 Condition: Storage Typical cracks *Large settling cracks* *Recommend evaluation/repair*
 Burners less than 18" above garage floor: N/A Yes No Safety hazard
Sill Plates : **Not visible** Floor level Cluttered, storage *Rotted/Damaged* *Recommend repair*
 Overhead doors: N/A Wood Fiberglass Masonite Metal *Recommend repair*
 Satisfactory Marginal Poor *Overhead door hardware loose* Other
 Recommend Painting Inside & Edges: Yes No Recommend lubrication Weather-stripping missing/damaged
 Exterior Service Door: None Satisfactory Marginal Poor Older wooden doors; maintain and paint
 Electricity Present: Yes No Not visible GFCI Present: Yes No **Operates:** Yes No
Reverse polarity: Yes No Open ground: Yes No *Safety hazard*
 Firewall (*Between garage & living area*) : N/A Present *Missing*
Fire door: N/A Satisfactory Inoperative Missing *Needs repair*
Moisture Stains Present: Yes No Typical Cracks: Yes No

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/ GARAGE-CARRIAGE HOUSE : *Carriage house has wood rot on trim and or roof eaves. Gutters are separated from structure and loose. Have carpenter and or gutter contractor evaluate and make needed repairs.* Gutters are *filled with tree debris*; clean yearly or as needed to maintain proper drainage. Recommend extending gutters away from building. Snow should be cleared away from structure in winter to *avoid rot or attracting insects*. Windows are older, some cracks or broken panes present on all levels of garage-carriage house. There was storage and clutter on lower ground level; not accessible on perimeter or where storage in small rooms. There was evidence of wood destroying insect and damage in garage by cubby hole or storage area. This area had heavy storage and clutter; limited access. See separate WDI(wood destroying insect) report. . Recommend removing items and re-evaluated for insect and damage. *Recommend proper treatment and repairs by structural carpenter.* There was knob and tube electrical wiring in building; not accessible to determine if active. This is older 1920's type wiring. Often it may become brittle and is not grounded like current wiring types; *have evaluated by electrician and upgrade.* *There are loose bx cable, wires or other electrical in garage-carriage house; have cleaned up, capped or terminated properly by licensed electrician.* Recommend GFCI outlets in building for safety in damp or wet areas. Junction boxes, outlets or devices should have covers where needed for safety. The garage door opener was not plugged in on right side; not tested. Left side had storage stacked up and against door; not accessible or tested. Auto garage door openers should have dedicated outlets; extension cords not proper or safe. Recommend an electrician evaluate all electrical needs or concerns at property. Wood flooring is older and settled. There is a waster stack and plumbing in building; not apparently in use at present time. If intended to activate, have a licensed plumber evaluate and upgrade. There are gas (black) pipes in building; not in use at present time; further evaluate if active. Carriage house has evidence of utilities such as gas lines, plumbing and past chimneys that have been abandoned or terminated sometime in past. Much of the piping, materials or utilities have aged, weathered, or deteriorated over time. Building practices 100+ years ago are considered substandard by today's building practices. Most NJ townships require permits and licensed contractors when renovating and upgrading. Wood siding is in contact with ground and may rot or wick water and deteriorate in time. Recommend a carpenter evaluate lower course and remedy as needed to avoid water damage. It is important to keep a proper pitch of soil away from building, good drainage and proper maintenance around structure to avoid rot or insect damage. *Recommend bolts or lags on top lally column plates for proper fastening of structural supports.* Recommend keeping lally columns painted to avoid rusting.

KITCHEN

COUNTERTOPS Satisfactory Marginal *Recommend repair/caulking*

CABINETS Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping; settling or structural Squeaks

APPLIANCES (See remarks page)

Disposal *Operates:* Yes No Trash compactor *Operates:* Yes No
 Oven *Operates:* Yes No Exhaust fan *Operates:* Yes No
 Range *Operates:* Yes No Refrigerator *Operates:* Yes No
 Dishwasher *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 reset for GFCI outlets are located in the panel over the washer area in basement. There is a through wall A/C; not tested due to outside temperatures to avoid damaging compressor. Floor is sloped; indication of *settling or structural concern below*. There are some temporary lally columns below in basement. See basement section- *structural concern*. Recommend GFCI outlet by butler pantry sink for safety.

LAUNDRY ROOM**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: Kenmore Dryer Brand: Kenmore Water heater Furnace Cluttered
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 : Recommend GFCI outlets in laundry room near sink for safety. Dryer vents to rear window; not able to open with current configuration. Recommend venting dryer to outside wall to allow window to open. 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 shutting off water to washer when gone for long periods of time.

BATHROOMS**BATH: 1/2 BATH OFF KITCHEN****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

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 OFF KITCHEN: Recommend adding GFCI outlets for added measure in bathroom; no outlets present.

BATH: 1/2 BATH BASEMENT**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

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 Basement: Clean bath fans periodically to maintain lint free and avoid damaging motor.

BATH: MASTER 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: in tub area as needed
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

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

WALLS / CEILING / CABINETS

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

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

MASTER BATH: Caulk when needed to maintain water tight seals. Water that is allowed to enter behind tiles can cause damage and mold. Missing stopper in tub; replace.

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 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No Where: Poor
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor
 Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE Yes No

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

GENERAL COMMENTS

MAIN BATH : The old disconnected shower fixture/cold and cold handles (still present) were replaced with the more modern center single handle shower faucet. If old fixtures are reactivated, there is an access panel in hallway where capped off.

BATH: BEDROOM #2 (OLIVE)

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 Functional Flow: Adequate Whirlpool Operable: N/A

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE Yes No

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

GENERAL COMMENTS

BATH bedroom #2 : Recommend GFCI on outlet next to toilet for safety.

BATH: LOFT

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

HEAT / COOLING SOURCE Yes No

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

GENERAL COMMENTS

BATH LOFT : Consider adding a GFCI in this room. No outlets present. Water leaks when diverter engaged for shower; have checked by plumber.

DINING ROOM

LOCATION:

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

GENERAL COMMENTS

DINING ROOM : There is reversed polarity on outlet below the glass china hutch; have corrected by electrician.

LIVING ROOM

LOCATION:

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

GENERAL COMMENTS

LIVING ROOM : Recommend having *fireplace cleaned/evaluated* periodically to maintain and monitor structural and safety on appliance. See chimney section.

MASTER BEDROOM

LOCATION:

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

Floor: Satisfactory Marginal Poor Squeaks Slopes
Typical cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Cover plates missing **Safety Hazard**

Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Broken Vapor Seals : Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

MASTER BEDROOM : There is slope to flooring; indication of settling or structure concern below. See hallway section (hump in floor). There are possible water stains on flooring; ask owners for history.

#2 BEDROOM REAR LEFT(OLIVE)

LOCATION:

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

Floor: Satisfactory Carpeted Poor Squeaks Slopes
Typical cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Cover plates missing **Safety Hazard**

Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Broken Vapor Seals : Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

#2 BEDROOM REAR LEFT (OLIVE) : The windows have missing locks and some painted shut. There is plumbing access door in this room for main bath. There is slope to floor; indication of settling or structural concern below.

#3 BEDROOM FRONT LEFT/DEN

LOCATION:

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

GENERAL COMMENTS

#3 BEDROOM FRONT LEFT/DEN :

LOFT 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 Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No 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
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

LOFT BEDROOM : There is a old abandoned attic fan that is covered or sealed; unit was not tested. If attic fan operational or intended to use; consider a louver door or grille access to allow proper flow and operation. **Recommend having an electrician or contractor evaluate.**

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

Condition: Satisfactory Marginal Poor Needs repair Painted shut (See remarks page)
 Representative number of windows operated Glazing compound needed
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): **Living room**

Recommend having flue cleaned and re-examined by Chimney sweep
Type: Gas (Not Tested) Wood Wood burner stove (See remarks page) Electric Ventless
Material: Masonry Metal (pre-fabricated) Metal insert
Miscellaneous: Operates: Yes No **Damper operates:** Yes older, have to adjust by hand to keep closed
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes No N/A Damper missing Pre-fab panels damaged/worn
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal Poor

STAIRS / STEPS / BALCONIES

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

SMOKE / CARBON MONOXIDE DETECTORS (See remarks page)

Present: Smoke Detector: Yes No Not tested CO Detector: 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 Finished attic loft rooms
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By:
Flooring: Complete Partial None
Insulation: Type:---- Batts Loose Average inches:--- Approx. R-rating: ----
Installed In: Not visible or visible if present Recommend additional insulation
Ventilation: Yes No Ventilation appears adequate Recommend additional ventilation
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 chase has missing mortar, tarring, weathering
Structural Problems Observed: not visible Recommend repair Recommend Structural Engineer
Roof Structure: not visible Wood **Collar Ties Present:** not visible No N/A
Roof Sheathing: wide plank; limited visibility in closet by attic fan
Evidence of Condensation/Moisture Leaking: Yes No (See remarks page) Possible Mold; testing recommended
Ceiling Joists: Wood **Vapor Barriers:** Not visible **Firewall Between Units:** N/A (See remarks page)
Indication of Past fire damage Yes- garage-carriage house Recommend checking with Local fire Marshall Twp.
Electrical: Open junction box(es) Handyman wiring Visible knob-and-tube Loose wires/live wires

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: Attic was finished- loft with bedroom and bath. There was a hinged scuttle in closet partially open and restricted by doorway molding. Closet was filled with storage; not accessible. Very limited view of roof structure where scuttle partially open downward. There is floor separation and a hump on hallway just outside the master bedroom. Area poses a trip hazard. There is indication of settling in home; sloped flooring and temporary lally columns in basement. Recommend a structural carpenter evaluate, advise and make repairs. Secure loose railings on stairs for safety. Possible water rot around basement window frames; address repairs where needed. Windows are older. Some areas have broken glass; historical wavy glass. Make needed repairs to avoid cut hazards. Recommend chimney sweep evaluate/clean chimney.

FINISHED BASEMENT

STAIRS N/A

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

FOUNDATION **Condition:** not visible *Finished walls, floor, ceiling* Monitor

Material: Brick Concrete block Fieldstone Poured concrete Hollow clay tiles (1930's)
Horizontal Cracks: Yes No Typical **Step Cracks:** Yes No Typical
Vertical Cracks: Yes No Typical **Covered Walls:** Yes No Typical
Movement Apparent: Yes No **Indication Of Moisture:** Yes No Fresh Old stains

Condition reported above reflects visible portion only

FLOOR

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

SEISMIC BOLTS

N/A None visible Appear satisfactory Recommend evaluation

BASEMENT DRAINAGE

Indication of moisture: Yes No Fresh Old stains Possible mold; testing recommended
Sump Pump: Yes No **Tested:** Yes No Working Not working Needs cleaning *Not tested*
Floor Drains: Yes No Not visible Efflorescence present Recommend dehumidifier

***Note:** Under certain unforeseen weather conditions, future moisture and water infiltration can occur even if a basement has never had moisture in the past. Observing proper grading, drainage, working gutter systems and sump pumps is imperative in helping keep a basement dry.*

GIRDERS / BEAMS / COLUMNS

Material: Steel Wood Not visible, finished areas
Condition: Satisfactory Marginal, **temporary lally columns** Poor Stained/rusted

JOISTS

Material: Wood Steel Truss Not visible, finished areas
 2x8 2x10 2x12 Engineered I-Type *Sagging/altered joists*
Condition: Satisfactory Marginal Poor

(IF CHECKED) Wood destroying insect evidence was present: Sections of walls/ceilings must be removed to determine damage. Hidden damage possible. Recommend structural engineer/licensed contractor evaluate and licensed treatment company exterminate prior to closing.

SUB FLOOR

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

GENERAL COMMENTS

FINISHED BASEMENT : Recommend a sump pump and battery backup for water drainage and power failure for preventative measures. Recommend a dehumidifier for moisture control as good practice. Basement was finished; most of structure not visible. There is a notched out joist visible in basement ceiling; not recommended to avoid damaging structural integrity. *There are some temporary lally columns in basement. Columns are not permanent supports. There are sloped floors in home; indication of structural concerns. Older home often undergo settling and building practices were not as they are today. Often reinforcements or additional bracing is needed to help support or reinforce structure. Recommend a structural carpenter evaluate and remedy as needed.*

PLUMBING

WATER SERVICE

Main Shut-off Location: **basement**

Water Entry Piping: **LEAD** **Health safety concern** **Plastic*** (PVC, CPVC, Polybutylene, PEX)
 Visible Water Distribution Piping: Copper Galvanized **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown
 Condition: Satisfactory Marginal Poor
 Lead Other Than Solder Joints: **Yes** No Unknown **Service entry**
 Functional Flow: Adequate Low Poor **Water pressure over 80 psi; high**
 Pipes, Supply/Drain: **Corroded** **Leaking** **Valves corroded** **Dissimilar metal**
 Drain/Waste/Vent Pipe: Lead Cast iron Galvanized PVC ABS
 Condition: Satisfactory Marginal Poor **Cross connection:** Yes No
 Traps Proper P-Type: N/A Yes No; some S-type or other **P-traps recommended**
 Functional Drainage: Adequate Poor **Recommend plumber evaluate plumbing concerns**
 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

MAIN FUEL SHUT-OFF LOCATION

basement N/A

WATER HEATER #1

N/A

Condition: Satisfactory Marginal Poor

Brand name: **RHEEM**

Type: Gas Electric Oil Other

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

Capacity: **50** gallons **Approximate age: 9+** year(s)

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

GENERAL COMMENTS

PLUMBING: Typical life expectancy of hot water heater is 10 yrs. Unit is 9+ yrs old. Plan and budget for new hot water heater now. Water main is lead material. This has health/safety concerns associated with this material. Recommend a plumber evaluate for upgrade piping. There is some leaking and corrosion on pipes and or fittings in home. There is galvanized plumbing in home and dissimilar metal connections without dielectric unions. Areas tend to have galvanic corrosion when not properly connected. Galvanized material tends to corrode from inside out and may restrict water flow. There is a mix of galvanized, lead and copper plumbing in home. Monitor plumbing for corrosion and leaking and have plumber upgrade where needed.

HEATING

BOILER SYSTEM

N/A

Brand Name: GE Approximate age: 40+ year(s) Unknown
Energy Source: Gas LP Oil Electric
Distribution: Hot water Baseboard Steam Radiator
Circulator: Pump Gravity Multiple zones
Controls: Temp/pressure gauge exist: Yes No **Operating:** Yes No
Oil Fired Units: Disconnect: Yes No **Combustion Air Venting Present:** Yes No N/A
Relief valve: Yes No Missing Extension proper: Yes No
Operated: **When turned on by thermostat:** Fired Did not fire
Operation: Satisfactory: Yes No **Recommend HVAC technician examine yearly**
 Recommend testing prior to *closing*

OTHER SYSTEMS

N/A

Electric baseboard Radiant ceiling cable

GENERAL COMMENTS

HEATING: Typical life expectancy of boiler is 20 years when maintained properly. *Unit is approximately 40+ yrs old and past life expectancy.* When properly maintain, units may last longer than the average. Recommend a “**Home Warranty**” and or a service plan or contract for heating system. If not plan and budget for new unit at anytime. There is rust, corrosion and wear and tear on boiler due to age of boiler. Recommend a yearly tune-up prior to heating season.

ELECTRICAL

MAIN PANEL Location: **Basement** Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No, storage Amperage: 100 Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes, subpanel No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)***
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*
 Panel not accessible Change 2 to 3 prong grounded outlets **Reason:** ---

SUB PANEL(S) None apparent Breakers Fuses
 Location 1: **garage** Location 2: **basement** Location 3: **Basement** Location 4: **garage- fuses, older type**
 Panel not accessible Not evaluated **Reason:**
Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No **Safety hazard**
Condition: Satisfactory Marginal Poor **Recommend separating/isolating neutrals**

ELECTRICAL FIXTURES

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

Condition: Satisfactory Marginal Loose wires 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***

GENERAL COMMENTS

ELECTRICAL: *Recommend an electrician separate the neutrals/grounds and isolate them in garage sub panel for fire safety.* There are electricians splices in main and sub panel in basement on main and sub panel conductors. Gives indication of panel upgrades after original build. Sub panel over washer has a 60 amp feeder breaker in main panel. **There are many circuits in this sub panel that may be in excess of ampacity; have checked by electrician.** There is a sub panel, fuse type in garage. Some fuses are not installed. Recommend upgrading to breaker type. There are some *recessed outlets* in home or on exterior that should be flush with siding or wall surfaces. Recommend GFCI outlets in garage, exterior, laundry area, bathrooms or anywhere near damp, wet or water for safety. Recommend bubble covers on exterior outlets. Recommend changing 2 to 3 prong grounded outlets where needed. Recommend closet safe light fixtures in closets for *fire safety*. There is some 1920's knob and tube wiring present; always recommend to have *electrician evaluate*. Recommend covers on junction boxes, outlets or devices where needed for safety. **Have electrician evaluate electrical needs and remedy as needed.**