



4 Seasons Home Inspection, LLC

1308 Centennial Avenue, Suite 160, Piscataway NJ 08854
www.4SeasonsHI.com 1-877-547-7383

Mr. and Mrs. Client
Street Number
City, New Jersey ZipCode

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. 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: September 15, 2009 1:30pm
Client Name: Client(Email Addresses to receive Reports)
Inspection Address: Street Number, City, NJ
Inspected by: Linda Geczi home inspection lic. #24GI00061500

BUILDING DATA

Approximate Age: ~60 yrs
Style: Single Family
Main Entrance Faces: S
State of Occupancy: Vacant, distressed property
Weather Conditions: Sunny ,75°F
Ground cover: Dry

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

Paid by: Check #390

Cc: Attorney Name, Esq.
Cc: Realtor Name, Office/Location

Summary follows this page (2-7)

SUMMARY

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

"If there is anything in the report that you do not understand you must contact us promptly. 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.

GROUNDS(Poorly Maintained- conducive to wood destroying insects): Pool in yard not evaluated. Recommend window well covers on basement windows to keep out water, ice and snow. There is soil erosion. Recommend maintaining a positive pitch of soil or grading away from foundation for water drainage. Add soil where needed to maintain proper grading. Recommend improving drainage around home to avoid water infiltration and Structural damage. Grounds had very high weeds or overgrowth, debris, limbs, rotted rail road ties(wood destroying insect damaged), wood in soil, abandoned A/C condenser under shrubs, garbage and refuse on property. ***Recommend having entire grounds cleaned up and grading and drainage corrected; poorly maintained.*** All gutters should be extended away from foundations. Mulch, heavy vegetation, stones and other organic material tends to retain moisture against home. ***These conditions along with negative grading can cause water infiltration, structural damage, mold and attract wood destroying insects.*** Trim back trees and shrubs and or remove away from house. Driveway was marginal; cracks, broken edges and deterioration. Fill cracks in driveway and top coat seal to help maintain; driveway is older. ***Front steps have top tread separation, large gaps, cracks, water entry on top landing and brick deterioration; have a qualified mason evaluate and make upgrades or repairs. Railing on steps was loose; have secured for safety. Deck was very old and built by handyman quality or installations. Deck steps were sunken and no railing present. There are safety concerns with deck construction. Have a structural carpenter evaluate deck and advise on upgrades and costs. Deck is level with Sun room slider and will allow water entry. See Sun room comments. Door to kitchen could not be opened; no key. Door had large gap below and open to water, ice snow and moisture. Have both doors upgraded and properly installed. All attached structures should have proper flashings and attachments to house for safety and to avoid water damage and wood destroying insect damage. There is rot on front step wood columns and around the Portico structure. Metal roof on this structure has rust or corrosion; have roofer evaluate and make repairs. Gutters are recommended to collect and remove water away from structure.***

ROOF: Always check roof after rains, heavy storms, high winds or severe weather for leaks and damage. Obtain township permits for roof installation/inspection and for exact age of roof. Ask there is a roof warranty and if transferrable; roofer should be listed on township permit. *Roof or attic was very hot; recommend adding more ventilation. Hot humid conditions attics will shorten life of roof and promote mold & deterioration of sheathing. Insulation on roof should be removed to avoid condensation, rot and mold on roof sheathing. Some gutters were hanging and fascia exposed; have repaired to avoid water damage to wood and trim.*

CHIMNEY/GUTTERS/SIDING/TRIM: Recommend extending gutters 6 ft away from house. Recommend cleaning gutters yearly or as needed to maintain proper flow and drainage. Gutters were filled with leaves and trees debris and clogged rain leaders. Gutters and rain leaders or downspouts are important for rainwater collections and distribution away from structure. *Some gutters were hanging and detached in rear. Some fascia exposed; have checked for water damage or rot. All gutters should be repaired and cleaned to keep water flowing away from foundation.* Vegetation, grading surface drainage, rotted tree stumps among other forms of plant material are likely to adversely affect the home or dwelling adversely. Grounds are viewed during a home inspection from the perspective of how they may affect the home negatively. Homes can typical experience wet basements, crawl spaces and attract Wood destroying insect infestation as a result of negative grading, landscaping and soil too close to home and poor maintenance. Recommend chimney sweep clean/evaluate chimney. 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 chimney and or fireplace if present. *There was chimney chase damage; have chimney contractor evaluate and make repairs. It is always recommended to have a Level II chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety. There was BBQ heat marks on rear siding; keep stove away from siding.* Clean siding periodically to maintain; colder sides will tend to have moss or algae when less Sun.

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : Recommend GFCI outlets in garage for safety. Recommend GFCI outlets and bubble covers on exterior for safety. *Clutter and storage in garage; not accessible. Recommend inspecting structure and for wood destroying insects when items removed. Carpenter ant frass was visible in front section; very limited visibility due to storage. Have licensed Pest company treat and inspect garage when items are removed before closing. Garage door is very heavy; use caution when opening/closing for safety. Door was crooked and difficult to open and dropped hard when closed. Recommend upgrading to light weight doors for added safety. There is an abandoned A/C condenser on left side of house; have removed. There were foundation cracks on left of front garage; have structural mason/contractor or professional evaluate and repair.*

KITCHEN (Plumbing leak Ceiling) : *Recommend adding a gas shut off valve for stove for safety.* Stove was very oily and greasy; cockroaches in stove and on floor. Recommend removing stove and replace appliance. Recommend covers on all devices, outlets and GFCI protection on counter tops for safety. Drain piping is unconventional under sink; have corrected by plumber. There are loose outlets and recessed outlets in kitchen; have corrected by electrician. Consider adding more outlets for counter top; consider under cabinet outlets. No key to rear door; not opened. A doorway was enclosed in kitchen; joint tape marks visible. *There are active water stains on ceiling. There is a bathroom above; have plumber evaluate source of leak and correct. All water damage or mold should be mitigated and properly cleaned (possible concealed mold).* Recommend evaluation to determine water leak or source. There is reversed polarity on outlet on counter top.

LAUNDRY : The following are good practices. *Recommend venting dryer to outside wall not through windows.* 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.

MAIN BATH(Repairs Needed) : *The water stops on faucets were not working properly and leaking.* The sink was not secured properly to wall. There is an active leak below bathroom in kitchen ceiling. Have plumber determine source of water leak(s) and correct. *All plumbing repairs should be made before closing; only one bathroom in home.* All water damage or concealed mold should be mitigated and repaired. *GFCI outlet and light switch not operating properly; have electrician evaluate and repair.*

DINING ROOM : Fan/light fixtures are old and missing bulbs. Reversed polarity on outlets near front window; have electrician correct. Add covers and change outlets where painted over.

LIVING ROOM : Have fireplace cleaned and evaluated by chimney sweep or inspector. Ash pit cover was bent and damaged. There were cracks in fire box. Mantel was falling over fireplace. Have all repairs in fireplace made. A Level II chimney inspection is always recommended when changing ownerships and with older chimneys/fireplaces. There are open grounds and one dead outlet to left of fire fireplace; have electrician evaluate and correct. Recommend changing all outlets; correct polarity, ground them and add covers for safety.

1 FRONT LEFT BEDROOM : Change 2 to 3 prong grounded outlets where needed by electrician. Add covers on outlets.

SUN ROOM(Upgrades & Repairs Needed) : *The double outlet has scorched(fire safety concern); have removed and replaced by electrician.* There is no heat source in this room. The slider door was installed by handyman quality; have a structural carpenter evaluate and upgrade. Door has broken vapor seals; damaged. There is broken drywall is damaged near door. *Rotted out windows sills or water and insect damage.* Storm windows were left open and elements allowed to damage wood. Room has non professional installations and handyman workmanship; have contractor evaluate. All renovations and upgrades should be performed by professionals with township permits.

WINDOWS/FIREPLACES/HALL/ATTIC: Do not force vinyl thermo pane windows in closed, open or locked positions to avoid damaging vapor seals. If broken, they typically have to be replaced. *Slider door in Sun room has broken vapor seal and door improperly installed. Recommend a window installer evaluate and advise on cost of repairs or replacement.* Ask if windows are under warranty; check with sellers or manufacturer. *Some windows and basement windows are older, some window sill rot and some painted shut.* Recommend glazing putty on exterior single pane windows. Single pane windows tend to be drafty in cold weather. Recommend upgrading to energy efficient type thermo pane windows. Confer with window installer. Plan and budget for new windows. *Secure railings on stair; safety concern. *Remove insulation on attic rafter; will cause condensation, shorten life of roof and cause mold and sheathing damage. Replace the pull down ladder; broken and improperly sized- hit wooden shelf in hallway.*

FINISHED BASEMENT (Wet basement/Mold/WDI damage) : Recommend a sump pump and battery backup for water drainage and power failure for preventative measures. Recommend observing grading on exterior pitched away from foundation for proper drainage. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice. Walls, ceiling and flooring were covered; structure not visible. ***There was strong mold/mildew odor in basement. There was black mold and white fuzzy mold everywhere on walls or flooring. Mold can have serious health effects; have a mold mitigation company and a wet basement contractor evaluate and correct water and mold concerns.*** Water was present on flooring at time of inspection. There was heavy moisture on paneling or drywall. There was damage on drywall and paneling. There was visible wood destroying insect damage on rear sill or rim joist(s). Basement is very wet and indicates possible concealed wood destroying insect damage. ***Recommend a structural carpenter evaluate extent of damage before closing. All damage should be repaired and a licensed Pest company treat for wood destroying insects prior to closing.***



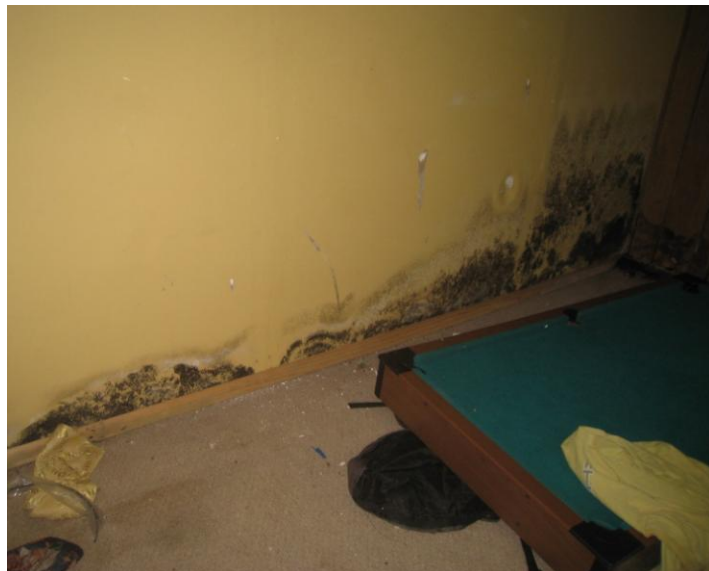
Figure 1 Sill damage, wood destroying insect. Have structural carpenter evaluate extent of all damage. Potential damage behind all wall and ceiling coverings.

Examples of Mold in Basement



FINISHED BASEMENT (Wet basement/Mold/WDI damage) : continued

Examples of Mold in Basement



CRAWL SPACE : Crawl not accessible under Sun room.

PLUMBING(Leaking/Corrosion/Upgrades/Repairs Needed): Hot water heater had a 5yr warranty on tank. *Unit is 12+ yrs old and past life.* Recommend replacing hot water heater to avoid water damage should unit break. *There are plumbing concerns in home, leaks, unconventional drain piping, leaking, leaking/corroded water main, corrosion and leaking water main meter/fittings; have plumber upgrade and repair as needed.* There is galvanized plumbing in home. This material tends to corrode from inside out and may restrict water flow and cause rusty water and discoloration on fixtures and pipes. *Recommend upgrading plumbing in home.*

HEATING: * Recommend a property tank scan to rule out the possibility of an underground oil tank. Typical life expectancy of furnace is approximately 25 yrs when maintained properly. Unit appears original and past its expected life. *Furnace did not turn on when tested; have serviced and test prior to closing.* Recommend cleaning ducts yearly or as needed. Recommend changing filters as per manufacturers recommendation. Typically there are 30, 60 or 90 days filters on market; personal choice. Recommend a yearly service or tune up on HVAC system. Recommend a "Home Warranty." *There is asbestos insulation on ductwork; have a licensed Asbestos removal contractor remove for health and environmental reasons.*

COOLING : * There was an abandoned A/C condenser in yard on right side of house; have removed.

ELECTRICAL: Recommend GFCI outlets on all kitchen counter tops and islands. Recommend GFCI outlets everywhere within 6 ft of water, damp or wet areas. Recommend changing 2 to 3 prong grounded outlets where needed. Often older homes may have too many devices on a circuit as they may have been added over the years. It is not possible to ascertain this during a home inspection unless accidentally tripped when testing electrical devices or appliances. Each family has different electrical requirements or needs. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Item such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits. Only a licensed electrician should perform these electrical repairs or upgrades. Recommend adding covers on open spaces in main panel for safety. There is a township sticker on panel cover. Recommend a licensed electrician evaluate electrical needs in home and remedy as needed. Door bell broken and push button; have addressed. *There were many electrical concerns in home; have electrician evaluate and make all repairs.*

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. Defects exists- have evaluated and repaired.

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

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

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

THE SCOPE OF THE INSPECTION

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

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

<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>
--	---

GROUNDS

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Old Marginal Broken settled edges Fill cracks and seal

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

PORCH (COVERED ENTRANCE) None

Support Pier: Concrete Wood columns Rot on wood columns and Portico structure

Condition: Satisfactory Marginal Poor, wood rot *Railing/Balusters recommended*

Floor: Satisfactory Marginal/Poor *Have a structural mason evaluate & repair*

STOOPS/STEPS None *Uneven risers*

Material: Concrete/Brick Wood Other *Railing/Balusters recommended*

Condition: Satisfactory Gaps, cracks, deterioration on brick/sides Poor *Cracked* *Settled*

Rotted/Damaged *Have structural mason evaluate and make all repairs*

PATIO None

DECK/BALCONY (*flat, floored, roofless area*) Upgrade/replace

Material: Wood Handyman construction *Railing/Balusters recommended*

Finish: Treated Obtain all permits for deck

Attachment to house not visible *Railing loose & missing along rear*

Condition: No access under deck- too low & storage **Poor** *Wood in contact with soil*

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

FENCE/WALL Not evaluated as part of home inspection None

Type: Brick/Block Wood- deterioration/rot 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 Rotted rail road ties & wood destroying insect damage

RETAINING WALL None Material: *Drainage holes recommended*

HOSE BIBS None No anti-siphon valve- Recommended

Operates: Yes No Not tested Not on

GENERAL COMMENTS

GROUNDS (Poorly Maintained- conducive to wood destroying insects): Pool in yard not evaluated. Recommend window well covers on basement windows to keep out water, ice and snow. There is soil erosion. Recommend maintaining a positive pitch of soil or grading away from foundation for water drainage. Add soil where needed to maintain proper grading. Recommend improving drainage around home to avoid water infiltration and Structural damage. Grounds had very high weeds or overgrowth, debris, limbs, rotted rail road ties(wood destroying insect damaged), wood in soil, abandoned A/C condenser under shrubs, garbage and refuse on property. ***Recommend having entire grounds cleaned up and grading and drainage corrected; poorly maintained.*** All gutters should be extended away from foundations. Mulch, heavy vegetation, stones and other organic material tends to retain moisture against home. ***These conditions along with negative grading can cause water infiltration, structural damage, mold and attract wood destroying insects.*** Trim back trees and shrubs and or remove away from house. Driveway was marginal; cracks, broken edges and deterioration. Fill cracks in driveway and top coat seal to help maintain; driveway is older. ***Front steps have top tread separation, large gaps, cracks, water entry on top landing and brick deterioration; have a qualified mason evaluate and make upgrades or repairs. Railing on steps was loose; have secured for safety. Deck was very old and built by handyman quality or installations. Deck steps were sunken and no railing present. There are safety concerns with deck construction. Have a structural carpenter evaluate deck and advise on upgrades and costs. Deck is level with Sun room slider and will allow water entry. See Sun room comments. Door to kitchen could not be opened; no key. Door had large gap below and open to water, ice snow and moisture. Have both doors upgraded and properly installed. All attached structures should have proper flashings and attachments to house for safety and to avoid water damage and wood destroying insect damage. There is rot on front step wood columns and around the Portico structure. Metal roof on this structure has rust or corrosion; have roofer evaluate and make repairs. Gutters are recommended to collect and remove water away from structure.***

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:house Type: **Asphalt Shingles, Tab** Estimated Layers: **1** Approximate age of cover: **approx 7+** years
Roof #2: Type: **Portico& front windows** Estimated Layers: **1** Approximate age of cover: **OLD- corroded/rust**

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- recommend adding more ventilation** Turbine Powered Other
(See Interior remarks page) (See Attic section)

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

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Obtain Twp Permits for exact age & inspection of roof by township

Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

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

SKYLIGHTS N/A Cracked/Broken Not visible Cloudy or overcast; limited visibility
PLUMBING VENTS Yes Satisfactory *Conditions reported above reflect visible portion only*

GENERAL COMMENTS

ROOF: Always check roof after rains, heavy storms, high winds or severe weather for leaks and damage. Obtain township permits for roof installation/inspection and for exact age of roof. Ask there is a roof warranty and if transferrable; roofer should be listed on township permit. **Roof or attic was very hot; recommend adding more ventilation. Hot humid conditions attics will shorten life of roof and promote mold & deterioration of sheathing. Insulation on roof should be removed to avoid condensation, rot and mold on roof sheathing. Some gutters were hanging and fascia exposed; have repaired to avoid water damage to wood and trim.**

CHIMNEY/GUTTERS/SIDING/TRIM

- CHIMNEY(S)** None Location(s): **left**
- Viewed From:** Roof Ladder at eaves Ground with binoculars
- Note:** Chimney inspection is very limited during a home inspection. Sections at top, cap, liners are often not visible. Level II chimney inspection is always recommended prior to closing to fully inspect the chimney.
- Rain Cap/Spark Arrestor:** Yes No **Recommended**
- Chase:** Brick Brick was painted, deterioration and peeled paint
- Evidence of:** Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust
- Flue/Liner:** Tile Metal **Unlined** Not visible
- Evidence of:** Scaling Cracks Creosote **Not evaluated (See remarks page)**
- Have flue(s) cleaned and re-evaluated** **Recommend Cricket/Saddle/Flashing**
- Condition:** Satisfactory Marginal **Have chimney contractor evaluate & repair**

- GUTTERS/SCUPPERS/EAVES TROUGH** None
- Needs to be cleaned yearly or more often** **Downspouts missing**
- Material:** Copper Vinyl/Plastic Galvanized/Aluminum Other
- Condition:** Satisfactory Marginal **Clogged, Very Dirty** **Rusting**
- Leaking:** Corners Joints **Hole in main run**
- Attachment:** Loose, hanging **Missing spikes** **Improperly sloped (See remarks page)**
- Extension needed:** North South East West

SIDING (*See remarks page EIFS)

- Material:** Vinyl Slate Block/Brick Fiberboard Fiber-cement Stucco
- Typical cracks **Moss** **BBQ heat marks- rear** Peeling paint **Loose/Missing/Holes**

Note- Concealed behind Siding : Siding cannot be removed during a home inspection; invasive. There is always a chance of concealed water and/or wood destroying insect damage behind gutters, siding, trim, rake boards and fascia. This cannot be determined during a visual non-invasive home inspection. Mold can also be concealed and not visible.

- Condition:** Satisfactory Marginal Poor **Recommend repair/painting**

TRIM, SOFFIT, FASCIA, FLASHING

- Material:** Wood Fiberboard Aluminum/Steel Fiber Cement Stucco
- Recommend repair/painting**
- Damaged wood- around kitchen door, slider, Sun room window sills,** Metal/vinyl Other

Note: Often concealed water damage or rot can be concealed behind gutters on fascia or soffits. Monitor areas and address repairs as needed. Dirty gutters will spill over and cause damage often concealed, on fascia, trim, siding or interior ; clean regularly.

- Condition:** Satisfactory **Poor- where rotted**

CAULKING

- Condition:** Satisfactory Marginal Poor
- Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed**

WINDOWS & SCREENS **Failed/fogged insulated glass- Sun room slider**

- Material:** Wood Metal Vinyl Aluminum/Vinyl Clad
- Screens:** Torn Bent Not installed Glazing/caulk needed
- Condition:** Satisfactory Marginal Poor **Wood rot- sills Sun room** **Recommend repair/painting**

- STORMS WINDOWS** N/A Not installed Wood Clad comb. Wood/metal comb.

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

GENERAL COMMENTS

CHIMNEY/GUTTERS/SIDING/TRIM: Recommend extending gutters 6 ft away from house. Recommend cleaning gutters yearly or as needed to maintain proper flow and drainage. Gutters were filled with leaves and trees debris and clogged rain leaders. Gutters and rain leaders or downspouts are important for rainwater collections and distribution away from structure. *Some gutters were hanging and detached in rear. Some fascia exposed; have checked for water damage or rot. All gutters should be repaired and cleaned to keep water flowing away from foundation.* Vegetation, grading surface drainage, rotted tree stumps among other forms of plant material are likely to adversely affect the home or dwelling adversely. Grounds are viewed during a home inspection from the perspective of how they may affect the home negatively. Homes can typical experience wet basements, crawl spaces and attract Wood destroying insect infestation as a result of negative grading, landscaping and soil too close to home and poor maintenance. Recommend chimney sweep clean/evaluate chimney. 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 chimney and or fireplace if present. *There was chimney chase damage; have chimney contractor evaluate and make repairs. It is always recommended to have a Level II chimney inspection when changing ownerships and when fuels have been changed from oil to gas in older homes to avoid costly repairs and ensure life safety. There was BBQ heat marks on rear siding; keep stove away from siding.* Clean siding periodically to maintain; colder sides will tend to have moss or algae when less Sun.

EXTERIOR/ELECTRICAL/AC/HEAT PUMP/GARAGE

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

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

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

Cabinet/housing rusted Condenser Fins: Damaged Need cleaning Damaged base/pad

GARAGE

None Attached Detached 1-car 2-car 3-car 4-car
 Automatic Opener: Yes No Operable Inoperable Remote not available
 Safety Reverse Operable: Pressure reverse Electric eye Need(s) adjusting Safety hazard
 Roofing Material: Same as house Type: -- Approx. Age: -- Approx. layers: --
 Gutters: None Satisfactory Marginal Poor
 Siding: Same as house Wood Metal Vinyl
 Trim: Same as house Wood Aluminum Vinyl
 Floor : Material: Concrete Not visible- Packed with Storage- Have checked when items removed before closing
 Condition: Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Burners less than 18" above garage floor: N/A Yes No Safety hazard
 Sill Plates: Not visible Floor level Elevated Rotted/Damaged Recommend repair
 Overhead doors: N/A Wood Fiberglass Masonite Metal Recommend repair
 Satisfactory Marginal Poor Overhead door hardware loose Other
 Recommend Painting Inside & Edges: Replace Door Recommend lubrication Weather-stripping missing/damaged
 Exterior Service Door: None Satisfactory Marginal Poor Damaged/Rusted
 Electricity Present: Yes No Not visible GFCI Present: Yes No Operates: Yes No
 Reverse polarity: Yes No Open ground: Yes No Safety hazard
 GFCI outlets recommended
 Firewall (Between garage & living area): N/A Present Missing
 Satisfactory Safety hazard(s) Recommend repair Holes walls/ceiling
 Fire door: No Door Not a fire door Needs repair Satisfactory
 N/A Satisfactory Inoperable Missing Needs repair
 Moisture Stains Present: Yes Floor/wall Typical Cracks: Yes No

GENERAL COMMENTS

EXTERIOR/ELECTRICAL/A/C/HEAT PUMP/GARAGE : Recommend GFCI outlets in garage for safety. Recommend GFCI outlets and bubble covers on exterior for safety. *Clutter and storage in garage; not accessible. Recommend inspecting structure and for wood destroying insects when items removed. Carpenter ant frass was visible in front section; very limited visibility due to storage. Have licensed Pest company treat and inspect garage when items are removed before closing. Garage door is very heavy; use caution when opening/closing for safety. Door was crooked and difficult to open and dropped hard when closed. Recommend upgrading to light weight doors for added safety. There is an abandoned A/C condenser on left side of house; have removed. There were foundation cracks on left of front garage; have structural mason/contractor or professional evaluate and repair.*

KITCHEN

COUNTERTOPS

Satisfactory Marginal *Recommend repair/caulking*

CABINETS

Older Marginal *Recommend repair/adjustment*

Note: Counter tops, cabinets or other storage built in products vary in quality, construction, manufacturer and brand. Low quality materials such as press board or particle board type products will sag, bow, glue separation, split have separations between units, counter tops and back splashes. This is especially true when items such as microwave, heavy cookware and other counter top appliances are placed on the shelves and counter tops. They will stress the material, often fall apart and become unglued. It is not the 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 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, most Marginal, water stains active in ceiling Typical cracks *Active Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES

(See remarks page)

Oven Operates: Yes **Poor** Exhaust fan Operates: Yes No
 Range Operates: Yes **Poor** Refrigerator 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 (Plumbing leak Ceiling) : *Recommend adding a gas shut off valve for stove for safety.* Stove was very oily and greasy; cockroaches in stove and on floor. Recommend removing stove and replace appliance. Recommend covers on all devices, outlets and GFCI protection on counter tops for safety. Drain piping is unconventional under sink; have corrected by plumber. There are loose outlets and recessed outlets in kitchen; have corrected by electrician. Consider adding more outlets for counter top; consider under cabinet outlets. No key to rear door; not opened. A doorway was enclosed in kitchen; joint tape marks visible. *There are active water stains on ceiling. There is a bathroom above; have plumber evaluate source of leak and correct. All water damage or mold should be mitigated and properly cleaned (possible concealed mold).* Recommend evaluation to determine water leak or source. There is reversed polarity on outlet on counter top.

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: Dryer Brand: 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 : The following are good practices. *Recommend venting dryer to outside wall not through windows.* 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.

BATHROOM

MAIN BATH:

SINKS / TUBS / SHOWERS

Faucet leaks: Yes, tub/shower **Loose:** Yes, sink not secured properly **Pipes leak:** Possible- evaluate
Fixture(s) Condition: Satisfactory Marginal Repairs needed by Plumber

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 Rotted floors- possible- leak present below in kitchen
Caulk/Grouting Needed: Yes No Where: all junctures
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

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

WALLS / CEILING / CABINETS

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

HEAT / COOLING SOURCE Yes No

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

GENERAL COMMENTS

MAIN BATH(Repairs Needed) : *The water stops on faucets were not working properly and leaking.* The sink was not secured properly to wall. There is an active leak below bathroom in kitchen ceiling. Have plumber determine source of water leak(s) and correct. *All plumbing repairs should be made before closing; only one bathroom in home.* All water damage or concealed mold should be mitigated and repaired. *GFCI outlet and light switch not operating properly; have electrician evaluate and repair.*

#1 FRONT LEFT 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

1 FRONT LEFT BEDROOM : Change 2 to 3 prong grounded outlets where needed by electrician. Add covers on outlets.

#2 BEDROOM REAR LEFT**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 REAR LEFT :

#3 BEDROOM FRONT**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 Does not operate Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Cover plates missing **Safety Hazard**
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No Broken Vapor Seals : Yes No N/A
Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

#3 BEDROOM :

SUN ROOM

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor, damage
Moisture stains: Yes No Where: Squeaks Slopes
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: Scorched/Over Heated Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes **Broken Vapor Seals :** Yes Improper installation
 Locks/Latches Operable: Yes Water damage/Rotted sills Cracked Glass

GENERAL COMMENTS

SUN ROOM(Upgrades & Repairs Needed) : *The double outlet has scorched(fire safety concern); have removed and replaced by electrician.* There is no heat source in this room. The slider door was installed by handyman quality; have a structural carpenter evaluate and upgrade. Door has broken vapor seals; damaged. There is broken drywall is damaged near door. *Rotted out windows sills or water and insect damage.* Storm windows were left open and elements allowed to damage wood. Room has non professional installations and handyman workmanship; have contractor evaluate. All renovations and upgrades should be performed by professionals with township permits.

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

Condition: Satisfactory Marginal/poor, basement Poor – basement Painted shut (See remarks page)
 Representative number of windows operated Ask if newer windows under warranty

Evidence of Broken Vapor seals : Yes - Sun room slider **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 Recommend having flue cleaned and re-examined

Type: Gas (Not Tested) Wood Wood burner stove (See remarks page) Electric Ventless

Material: Masonry Metal (pre-fabricated) Metal insert

Miscellaneous: Blower built-in Operates: Yes No **Damper operates:** Yes No

Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper Modified for Gas Operation: Yes No N/A Damper missing Pre-fab panels damaged/worn

Hearth Adequate: Cracks in Firebox **Mantle:** Loose/hanging

Physical Condition: Marginal Have chimney contractor evaluate chase, Have cleaned/evaluated by Level II camera

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None

Handrail: Satisfactory Marginal Poor Safety hazard Loose; secure properly

Risers/Treads: Satisfactory Carpeted 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- Poor/broken Scuttle hole/Hatch No access Other

Inspected From: Access panel In the attic Other

Location: Bedroom hall Bedroom closet Garage Other

Access Limited By: flooring

Flooring: Complete Partial None

Insulation: Type: Fiberglass batt Batts Loose Average inches: 1-3 Approx. R-rating: Unknown
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves

Installed In: Rafters Recommend removing off roof sheathing Between ceiling joists Not visible
 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 Not visible

Structural Problems Observed: No- insulation present on sheathing Recommend Removing*

Roof Structure: Rafters Trusses Wood Metal Other

Collar Ties Present: Yes No N/A

Roof Sheathing: 1x6 Wood Only very limited view where insulation missing or hanging

Insulation on sheathing & lack of ventilation will cause Rot, mold and damage

Evidence of Condensation/Moisture Leaking: Yes No (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: N/A Yes No Needs repair/sealing (See remarks page)

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

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

GENERAL COMMENTS

WINDOWS/FIREPLACES/HALL/ATTIC: Do not force vinyl thermo pane windows in closed, open or locked positions to avoid damaging vapor seals. If broken, they typically have to be replaced. *Slider door in Sun room has broken vapor seal and door improperly installed. Recommend a window installer evaluate and advise on cost of repairs or replacement.* Ask if windows are under warranty; check with sellers or manufacturer. *Some windows and basement windows are older, some window sill rot and some painted shut.* Recommend glazing putty on exterior single pane windows. Single pane windows tend to be drafty in cold weather. Recommend upgrading to energy efficient type thermo pane windows. Confer with window installer. Plan and budget for new windows. *Secure railings on stair; safety concern. *Remove insulation on attic rafter; will cause condensation, shorten life of roof and cause mold and sheathing damage. Replace the pull down ladder; broken and improperly sized- hit wooden shelf in hallway.*

BASEMENT

STAIRS N/A

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

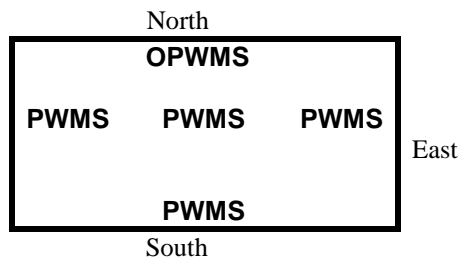
FOUNDATION **Condition:** Not visible- Covered Mold everywhere

Material: Not visible Mold everywhere
Horizontal Cracks: Not visible Typical **Step Cracks:** Yes No Typical Not visible
Vertical Cracks: Not visible Typical **Covered Walls:** Yes No Typical
Movement Apparent: Not visible **Indication Of Moisture:** Yes No Fresh Old stains

Condition reported above reflects visible portion only

BASEMENT/MOLD EVERYWHERE

Diagram indicates where wall not visible and type of covering:
 P = Paneling/drywall C = Crack(s)
 W= Water, Mold, M = Monitor West
Moisture
 S = Storage E = Evaluate
O = Have structural carpenter evaluate extent of water, mold and wood destroying insect damage



FLOOR

Material: Concrete 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 water Old stains
 Environmental Hazards: Mold, etc. are Not part of a NJ Home Inspection (See Standards of Practice & Pre-Inspection Agreement)
 Mold; testing recommended and further evaluation by qualified mold contractor.
 Basements are not intended for legal bedrooms or living spaces unless deemed by local township which requires Egress compliant windows among other requirements. Have township code official evaluate any basements for purpose other than mechanicals, electrical and utilities or laundry. Living in a basement may affect overall health and breathing.
Sump Pump: Yes 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 Block Concrete Not visible

JOISTS

Material: Wood Steel Truss Not visible

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 (Wet basement/Mold/WDI damage) : Recommend a sump pump and battery backup for water drainage and power failure for preventative measures. Recommend observing grading on exterior pitched away from foundation for proper drainage. Recommend cleaning and maintaining gutter and leaders for proper water drainage. Recommend a dehumidifier for moisture control as good practice. Walls, ceiling and flooring were covered; structure not visible. *There was strong mold/mildew odor in basement. There was black mold and white fuzzy mold everywhere on walls or flooring. Mold can have serious health effects; have a mold mitigation company and a wet basement contractor evaluate and correct water and mold concerns.* Water was present on flooring at time of inspection. There was heavy moisture on paneling or drywall. There was damage on drywall and paneling. There was visible wood destroying insect damage on rear sill or rim joist(s). Basement is very wet and indicates possible concealed wood destroying insect damage. *Recommend a structural carpenter evaluate extent of damage before closing. All damage should be repaired and a licensed Pest company treat for wood destroying insects prior to closing.*



Figure 2 Sill damage, wood destroying insect. Have structural carpenter evaluate extent of all damage. Potential damage behind all wall and ceiling coverings.

Examples of Mold in Basement



FINISHED BASEMENT (Wet basement/Mold/WDI damage) : continued

Examples of Mold in Basement



CRAWL/SLAB ON GRADE

CRAWL SPACE Not accessible Full crawlspace Combination basement/crawl space
Conditioned (heated/cooled): Yes No

GENERAL COMMENTS

CRAWL SPACE : Crawl not accessible under Sun room.

PLUMBING

WATER SERVICE

Main Shut-off Location: basement- Leaking/Corroded

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

Lead Other Than Solder Joints: Yes No Unknown Service entry

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

Pipes, Supply/Drain: Corroded Leaking Valves broken/missing Dissimilar metal

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

Condition: Satisfactory Marginal Poor **Cross connection:** Yes No

Support/Insulation: Type: ---

Traps Proper P-Type: N/A Yes No; some S-type or other P-traps recommended

Functional Drainage: Adequate Poor Recommend plumber evaluate all Plumbing repairs

Interior Fuel Storage System: Yes No Leaking: Yes No

Gas Line: Copper Brass Black iron Stainless steel Flexible CSST (yellow) Not visible

Condition: Satisfactory Gas shut off valves recommended on all gas appliances

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 N/A

All plumbing and upgrades must be installed by licensed plumber and with permits when renovated.

Note: Fixtures in home are not inspected for product brand, quality, manufacturer, expected life or predicted failure. Fixtures are tested for adequate flow, adequate drainage and any noted leaks or corrosion at time of inspection. If brand and life service is a concern, obtain information and warranty from sellers before closing.

WELL PUMP

N/A Submersible

Well system and water testing not part of NJ home inspection. Well inspection and water testing should be conducted prior to closing.

SANITARY / GRINDER PUMP

N/A

WATER HEATER #1

N/A

Condition: Poor- Past life (5yr warranty on tank)

Brand name: Richmond

Type: Gas Electric Oil Other

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

Capacity: 40 gallons Approximate age: 12+ yrs

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

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

Vent Pipe: 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 (Leaking/Corrosion/Upgrades/Repairs Needed): Hot water heater had a 5yr warranty on tank. *Unit is 12+ yrs old and past life.* Recommend replacing hot water heater to avoid water damage should unit break. *There are plumbing concerns in home, leaks, unconventional drain piping, leaking, leaking/corroded water main, corrosion and leaking water main meter/fittings; have plumber upgrade and repair as needed.* There is galvanized plumbing in home. This material tends to corrode from inside out and may restrict water flow and cause rusty water and discoloration on fixtures and pipes. *Recommend upgrading plumbing in home.*

HEATING

HEATING SYSTEM - UNIT #1

Location: **basement**

(See remarks page)

- Brand name: --- Approximate age: original
- 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- furnace would not turn on**
- CO Test:** Yes No- Not able to turn on unit * **Combustion Air Venting Present:** Yes No N/A
- Controls:** Disconnect: Yes No Normal operating and safety controls observed
- Distribution:** Metal duct Asbestos insulation on Ducts Duct board **Asbestos-like wrap**
- Flue Piping:** N/A Rusted Improper slope **Safety hazard**
- Supports for Piping/Insulation:** N/A Yes No
- Filter:** Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
- When Turned On By Thermostat:** Fired **Did not fire** Proper Operation: Yes **No** Not tested
- Heat Pump:** Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
- System Not Operated Due To:** Exterior temperature Other **Recommend testing prior to closing**
- Recommend technician examine yearly** **System Condition:** Satisfactory Marginal Poor
- Recommend HVAC technician examine yearly, obtain township code inspections for Fire and HVAC sub codes prior to closing**
- Recommend testing prior to closing**

OTHER SYSTEMS

N/A

Electric baseboard

Radiant ceiling cable

GENERAL COMMENTS

HEATING: * Recommend a property tank scan to rule out the possibility of an underground oil tank. Typical life expectancy of furnace is approximately 25 yrs when maintained properly. Unit appears original and past its expected life. **Furnace did not turn on when tested; have serviced and test prior to closing.** Recommend cleaning ducts yearly or as needed. Recommend changing filters as per manufacturers recommendation. Typically there are 30, 60 or 90 days filters on market; personal choice. Recommend a yearly service or tune up on HVAC system. Recommend a "Home Warranty." **There is asbestos insulation on ductwork; have a licensed Asbestos removal contractor remove for health and environmental reasons.**

COOLING**COOLING SYSTEM – UNIT #1** None installed* *Recommend HVAC technician examine/clean/service yearly*

Note: If present, through wall and window A/C units produce moisture and may potentially leak into interior walls and window openings. This moisture can cause damage to adjacent structural members. The damage is often not visible and can go undetected unless the A/C unit(s), wall coverings, flooring and siding are removed. Such removal is not feasible during a home inspection. Further investigation is recommended.

GENERAL COMMENTS**COOLING :** * There was an abandoned A/C condenser in yard on right side of house; have removed.**ELECTRICAL****MAIN PANEL** Location: **Basement****Condition:** Satisfactory Marginal Poor**Adequate Clearance To Panel:** Yes No Amperage: **200** Volts 120/240 Breakers Fuses**Appears Grounded:** Yes No Not visible**G.F.C.I. present:** Yes No **Operative:** Yes No**A.F.C.I. present:** Yes No **Operative:** Yes No**MAIN WIRE:** Copper Aluminum Copper clad aluminum Tin clad copper Not visible**Condition:** Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)*****Predominant BRANCH WIRE:** Copper **Aluminum*** Copper clad aluminum Not visible**Condition:** Satisfactory Poor **Recommend electrician evaluate/repair*** Romex BX cable Conduit **Knob & tube**** Read **REMARKS** addendum to report- "tripping breakers"**SUB PANEL(S)** None apparent Breakers Fuses**ELECTRICAL FIXTURES**

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

Condition: Satisfactory Marginal Poor **Missing covers, loose outlets, protruding or recessed devices, handyman wiring and installations** **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 GFCI outlets on all kitchen counter tops and islands. Recommend GFCI outlets everywhere within 6 ft of water, damp or wet areas. Recommend changing 2 to 3 prong grounded outlets where needed. Often older homes may have too many devices on a circuit as they may have been added over the years. It is not possible to ascertain this during a home inspection unless accidentally tripped when testing electrical devices or appliances. Each family has different electrical requirements or needs. If a breaker or circuit is tripped more than once, it is recommended to have an electrician evaluate circuits and have items separated by a licensed electrician. Item such a sump pumps, garage door openers, A/C units, stoves refrigerators or other heavy draw appliances should be on separate dedicated circuits. Only a licensed electrician should perform these electrical repairs or upgrades. Recommend adding covers on open spaces in main panel for safety. There is a township sticker on panel cover. Recommend a licensed electrician evaluate electrical needs in home and remedy as needed. Door bell broken and push button; have addressed. *There were many electrical concerns in home; have electrician evaluate and make all repairs.*