



JERSEY FIRST INSPECTION SERVICES

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REPORT TABLE OF CONTENTS

BUILDING INSPECTION REPORT	5
EXTERIOR	6
DECK/PORCH/BALCONY/STEPS/SUNROOM	6
ROOF SYSTEM	6
GARAGE / CARPORT	7
ATTIC	7
LAUNDRY	8
BASEMENT/CRAWLSPACE	9
CHIMNEY/FIREPLACE/B-VENTS	10
AIR CONDITIONING/HEAT PUMP SYSTEM	11
PLUMBING SYSTEM	12
HEATING SYSTEM	13
WATER HEATER	13
ELECTRICAL SYSTEM	14
KITCHEN	15
BATHROOMS	16
INTERIORS	18
BEDROOMS	19
REPORT NOTES AND LIMITATIONS	20
ATTACHMENTS	21

*** INSPECTION REPORT SUMMARY ***

CLIENT: John Smith
INSPECTION NO: 2021001234
INSPECTION DATE: 00/00/2021
INSPECTION ADDRESS: 123 New St, New Jersey

This summary is provided as a convenience to highlight those findings that the inspector believes are significant in nature, health and safety concerns and are in Immediate Need of Evaluation/Repair/Replacement by qualified/licensed contractors. These findings are also listed in the full report on the following pages. Only those items found to be significantly deficient, at the end of service life, health and safety issues may be summarized below. This summary is not intended to be a complete overview of all areas of concern. the full report may also outline other findings, as well as comments regarding routine maintenance. As we cannot predict or know all conditions that may be of a personal concern, **YOU ARE ADVISED TO READ THE ENTIRE REPORT DUE TO THE FACT THAT CERTAIN ITEMS MAY NOT BE LISTED BELOW.**

EXTERIOR

DRIVEWAY/WALKWAYS/PATIOS

DRIVEWAY:

Action Needed- Cracks and surface deterioration is present. Have a contractor repair or replace.

ROOF SYSTEM

ROOFING CONDITIONS

ROOF CONDITION COMMENTS:

Action Needed- Have a licensed roofing contractor review roof where interior and attic stains are present, determine cause and repair.

GUTTERS, FLASHINGS& SKYLIGHTS

FLASHINGS/PENETRATIONS:

Action Needed- Neoprene vent flange/s, may have lost their tight seal around the vent pipes and may be the cause of the stains on the sheathing in the attic. Have a qualified roofing contractor repair.

GARAGE / CARPORT

INTERIOR CONDITIONS

COMMENTS:

Action Needed- Evidence of rodent activity observed. From my observation of nesting holes, dead rodents, rodent droppings and/or traps I cannot determine if there has been an occasional rodent in the home or if there has been a rodent infestation. I recommend further review by a licensed qualified exterminator to determine extent of activity and to seal all access points. For your safety I also recommend that all droppings be removed, by a licensed environmental contractor, as they can carry disease.

ATTIC

ATTIC DESCRIPTION/CONDITIONS

EVIDENCE OF MOISTURE:

Action Needed- Stains observed on roof decking and framing. See Flashings/Penetrations under Roof section.

ELECTRICAL:

Action Needed- Open electrical wire splice(s) should be corrected (encasing splices in a junction box) for safety. Have a licensed electrician repair.

COMMENTS:

Action Needed- Suspected fungal growth noted, drywall, sheathing and framing (upper attic space and rear bedroom access above kitchen). It is recommended that a qualified/certified environmental/mold professional review and remove

any and all suspected fungal growth and affected building materials (per EPA guidelines). Please be aware additional fungal growth may be present, therefore the entire home should be evaluated. The underlying problem should be identified and repaired, prior to closing.

BASEMENT/CRAWLSPACE

BASEMENT/CRAWLSPACE CONDITIONS

WALL TYPE/CONDITION:

Action Needed- Horizontal crack with bowing, left and rear walls. This is an indication that previous settlement/movement has occurred at this location. Inspector is unable to determine when settlement/movement occurred or if additional settlement/movement is likely. Have a structural engineer evaluate, provide a more detailed report and repair options.

FLOOR JOIST TYPE/CONDITION:

Action Needed- Pest damage joist/s and/or termite tubes are present, Please be aware that additional latent damage to the structure of the home may exist that was not discovered during today's visual inspection of the accessible components. In order to determine if latent damage exists, it is necessary to have invasive and destructive testing and further evaluation performed by experienced/licensed contractors and specialists (prior to the expiration of your inspection contingency) to define the scope and cost of any necessary corrective action. I recommend you obtain written documentation from an expert to determine the extent of wood destroying insect damage that has occurred.

CHIMNEY/FIREPLACE/B-VENTS

MASONRY CHIMNEY/B-VENT

CHIMNEY/B-VENT CONDITION:

Action Needed- 1). Chimney has been constructed without the proper separation between the flues. This condition can cause, water penetration and damage, cross over of heat and smoke from one flue to the other and one flue causing deterioration to the other. I recommend a level two inspection, by a certified chimney contractor, prior to closing to determine appropriate repairs and costs.

2). Mortar is missing at clay liner joints and liner sections are missing. Building and flue gas standards state, that the flue liner shall be continuous and shall be free of cracks, gaps or damage which would allow the escape of combustion products. When an inspection reveals unsafe conditions, repair, rebuilding, lining or relining per NFPA 211 is required.

AIR CONDITIONING/HEAT PUMP SYSTEM

UNIT#1 CONDITION

OUTDOOR COIL CONDITION:

Action Needed- Condenser unit is tilted. Excessive uneven settlement can cause refrigerant line fractures/leaks and premature bearing wear of the fan motor. Leveling of the unit is recommended.

PLUMBING SYSTEM

DRAIN/WASTE/VENT/GAS & SUPPLY PIPING CONDITIONS

DRAIN PIPING TYPE/CONDITIONS:

Action Needed- 1). Active leakage observed. Have a licensed plumber review and repair or replace.

2). Rust/corrosion is present at the cast iron piping. Have a licensed plumber review and repair or replace.

HEATING SYSTEM

UNIT CONDITION

EXHAUST/VENTING:

Action Needed- A mid efficiency gas furnace is venting into a masonry chimney. Flue gas temperatures are lower with these units and the chimney flues, that these units are venting into, are typically oversized, which causes condensate to collect on the chimney liner walls. This condensate contains acids which corrodes, damages and deteriorates the chimney masonry. The inspector is not equipped to determine if damage and deterioration has occurred in the masonry chimney. It is recommended that a certified chimney contractor review and repair, prior to closing.

WATER HEATER

WATER HEATER

EXHAUST/ VENTING:

Action Needed- 1). Vent connector joints are missing the required three securing screws. Installing of these screws is required to prevent movement in the pipe.

2). Vent connector is undersized. Have a licensed plumber replace with a 4" vent connector.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

GFI/AFCI OUTLETS:

Action Needed- When tested with the GFI test button, this Ground Fault Interrupter (rear exterior outlet) would not respond by self-terminating power. This normally indicates the unit may be improperly wired or defective. Have a licensed electrician repair.

KITCHEN

KITCHEN CONDITIONS #1

WINDOWS:

Action Needed- The insulated glass seals have failed, left pane in window above sink. This has resulted in condensation/staining to develop between the panes of glass. To restore visibility, replacement of window pane/s is required.

PLUMBING & APPLIANCES #1

DISHWASHER CONDITION:

Action Needed- Dishwasher was inoperable at time of inspection. Have a qualified appliance contractor repair or replace.

BUILT IN MICROWAVE:

Action Needed- Peeling paint and rust observed at interior. Have a qualified appliance contractor replace.

BATHROOMS

BATHROOM #1

TRAPS/DRAINS/SUPPLY LINES:

Action Needed- Sink drains slowly. This could indicate a restriction in the drain piping or other problems within the system. Have a licensed plumber determine cause and repair.

BATHROOM #2

WALLS/CEILINGS:

Action Needed- Stains are present, ceiling. Suggest a qualified contractor determine the cause of the stains and repair.

BATHROOM #3

WALLS/CEILINGS:

Action Needed- Stains are present, ceiling. Suggest a qualified contractor determine the cause of the stains and repair.

SHOWER DOOR:

Action Needed- Enclosure leaks at base/wall connection. Replacement is required.

TOILET:

Action Needed- Toilet rocks and a deteriorated wood shim is present. Have a licensed plumber repair.

BEDROOMS

BEDROOM CONDITIONS

WALLS/CEILINGS:

Action Needed- Termite scaring (termites have eaten the paper between the drywall and paint) observed, front right bedroom. Please be aware that additional latent damage to the structure of the home may exist that was not discovered during today's visual inspection of the accessible components. In order to determine if latent damage exists, it is necessary to have invasive and destructive testing and further evaluation performed by experienced/licensed contractors and specialists (prior to the expiration of your inspection contingency) to define the scope and cost of any necessary corrective action. I recommend you obtain written documentation from an expert to determine the extent of wood destroying insect damage that has occurred.

BUILDING INSPECTION REPORT



CLIENT & INSPECTION INFORMATION

CLIENT:

John Smith.

INSPECTION NO:

202101234.

INSPECTION DATE:

00/00/2021.

INSPECTION ADDRESS:

123 New St. New Jersey.

INSPECTOR:

Rich Roshak.
ASHI #202931.
Building Inspector #008450.
Radon #10969.
NJ Home Inspector
#24GI00014100.
Level 3 certified Infrared
Thermographer #8353.

PARTIES PRESENT:

Buyer, Seller, Listing Agent.

BUILDING STATUS:

Storage of household
goods/furniture/personal
belongings prevents
complete review of some
areas.

ESTIMATED AGE:

Approximately 40 years old.

BUILDING TYPE:

Single Family.

BUILDING LEVELS:

1 story wood frame structure.

WEATHER:

Sunny. Cool.

START TIME:

9:30.

It is essential that you understand the actual scope of your inspection and report, as well as the terms that may be contained within the report. Terms and conditions are provided here to help understand and use your report more effectively. The term "Functional" means that the item appears to be performing its intended function. Terms such as "Action Needed", "Repair or Replacement by a qualified/licensed contractor/professional", "Further evaluation by a qualified/licensed professional", "Have a (plumber, electrician, carpenter, engineer, roofer, contractor) repair/evaluate/review" or items listed in the report suggesting the need for a qualified/licensed contractor or items italicized are used to advise you of some items,

issues, systems, concerns or conditions warrant further investigation, repair or replacement by a licensed/qualified contractor/professional. It is recommended that any/all deficiencies and the components/systems/areas related to these deficiencies noted in the report be evaluated/inspected and repaired or obtain price quoted for repair/replacement by a licensed contractor/professionals, prior to the close of the inspection contingency period. Further evaluation prior to expiration of inspection period or prior to closing are recommended so licensed/qualified professionals can evaluate our concerns further and inspect the remainder of the system or components for additional concerns that may be outside our area of expertise.

EXTERIOR

DRIVEWAY:

Asphalt,

Action Needed- Cracks and surface deterioration is present. Have a contractor repair or replace.



WALKWAYS:

Concrete.

SIDING:

Brick. Metal.

TRIM/SOFFITS/FASCIA:

Metal.

WINDOWS/FRAMES/SILLS:

Double-hung. Fixed Pane. Casement. Thermopane. Vinyl.

ELECTRICAL:

See GFI/AFCI outlets under Electrical.

HOSEBIBS:

Hosebibs (exterior faucets) are located @ right side, rear,

BELL/CHIME:

Functional.

EXTERIOR DOORS/FRAMES:

Metal clad. Sliding glass.

GAS/OIL SUPPLY:

The gas meter and main shutoff valve is located on the right side.

EXPOSED FOUNDATION:

Block.

LOT/GRADE DRAINAGE:

Minor sloped lot.

DECK/PORCH/BALCONY/STEPS/SUNROOM

DECK/BALCONY CONDITIONS:

Wood.

STEP/STOOP CONDITIONS:

Wood. Concrete.

RAILING CONDITIONS:

Wood.

ROOF SYSTEM

ROOF TYPE:

Gable. Hip.

INSPECTION METHOD:

Observed from the roof.

ROOF COVERING:

Composition asphalt shingles.

AGE:

Roofing materials appear to be approximately (20) years old.

ROOF CONDITION COMMENTS:

Action Needed- Have a licensed roofing contractor review roof where interior and attic stains are present, determine cause and repair.

GUTTERS/DOWNSPOUTS:

Gutters/downspouts are metal.

FLASHINGS/PENETRATIONS:

Debris in gutters requires cleaning to ensure proper drainage.

Action Needed- Neoprene vent flange/s, may have lost their tight seal around the vent pipes and may be the cause of the stains on the sheathing in the attic. Have a qualified roofing contractor repair.

Our evaluation of the roof is to determine if portions are damaged, missing and/or deteriorating and, therefore, subject to possible leaking. Portions of the underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee nor a certification against roof leaks. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Normally, this situation is not present during our inspection. Additionally, we recommend any/all roof repairs/replacements be performed by a qualified and licensed roofing contractor. Properly functioning gutters will result in a drier basement and will lessen foundation deterioration. End caps, splices and downspout connections are prone to leakage. Caulking/sealing these joints as part of yearly maintenance connections will prevent water deterioration in the future.

GARAGE / CARPORT

FLOOR/SLAB:

Concrete.

My review of the floor has been limited due to homeowner storage goods. Suggest careful review prior to closing after contents are removed.

GARAGE DOOR/S:

Functional.

GARAGE DOOR HARDWARE:

Safety springs are installed as a safety feature. Safety cables are installed through the safety springs.

DOOR OPENERS(S):

Safety reverse Infrared Eyes are present at both sides of the door/s. When tested, the door/s stopped in motion and returned to the open position, indicating the Infrared Eyes are in serviceable condition.

FIRE DOOR:

Functional.

FIRE WALL/CEILING:

My review of the walls has been limited due to homeowner storage goods. Suggest careful review prior to closing after contents are removed.

ELECTRICAL:

Functional.

STAIRS/LANDING:

Functional.

COMMENTS:

My review of the garage area is limited due to auto storage.

Action Needed- Evidence of rodent activity observed. From my observation of nesting holes, dead rodents, rodent droppings and/or traps I cannot determine if there has been an occasional rodent in the home or if there has been a rodent infestation. I recommend further review by a licensed qualified exterminator to determine extent of activity and to seal all access points. For your safety I also recommend that all droppings be removed, by a licensed environmental contractor, as they can carry disease.

Attached garages should be separated from common walls of the house by a proper firewall and fire door. This is to keep the migration of any smoke, fumes or fire from entering the house in the event of a fire in the garage. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. It is recommended all garage drive doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important where children are present). Some older homes may not have these safety devices present and, these may not have been required when the home was built. Buyer may wish to upgrade if not already present.

ATTIC

ACCESS:

LOCATED @ hallway.

ROOF FRAMING:

Trusses.

SHEATHING/CONDITION:

Plywood.

EVIDENCE OF MOISTURE:

Action Needed- Stains observed on roof decking and framing. See Flashings/Penetrations under Roof section.



stain from flashing leak



stains from flashing leak

INSULATION CONDITION:

Fiberglass, Insulation thickness is approximately, 10-12 inches.

VENTILATION:

Ventilation is provided by, soffit vents. ridge vents. attic fan.
No operational test could be performed on the attic fan, as it is controlled by a thermostat.

ELECTRICAL:

Action Needed- Open electrical wire splice(s) should be corrected (encasing splices in a junction box) for safety. Have a licensed electrician repair.

COMMENTS:

Action Needed- Suspected fungal growth noted, drywall, sheathing and framing (upper attic space and rear bedroom access above kitchen). It is recommended that a qualified/certified environmental/mold professional review and remove any and all suspected fungal growth and affected building materials (per EPA guidelines). Please be aware additional fungal growth may be present, therefore the entire home should be evaluated. The underlying problem should be identified and repaired, prior to closing.



Suspected fungal growth noted



Suspected fungal growth noted

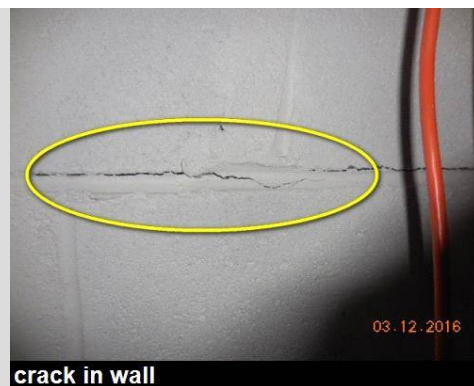
Normally, attics can only be partially accessed due to low clearances, deep insulation and/or no walk planks. Inspectors do not crawl the attic framing members for fear of damaging/falling through ceilings. Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. Sometimes, it is difficult to determine if these stains are active if the attic cannot be fully accessed. Many times, portions of the roof sheathing cannot be visually inspected due to low clearances and cathedral roof construction, therefore, our review is not a guarantee nor a certification against roof leaks. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness, the more resistance to heat loss. Occasionally, we will recommend adding insulation to enhance efficiency.

LAUNDRY

LOCATION:	1st floor.
FLOOR/FLOOR COVERINGS:	Vinyl. Damaged vinyl flooring is present. Repair or replace as needed.
WALLS/CEILINGS:	Limited review due to stored items.
DOORS/FRAMES:	Functional.
ELECTRICAL:	Outlets/switches were functional, where accessible.
HEAT SOURCE:	Forced air register.
LAUNDRY TUB:	Functional. No leaks at time of inspection.
TRAPS/DRAINS/SUPPLY LINES:	Functional. No leakage observed at time of inspection.
WASHER HOOKUP:	Washers are beyond the scope of this inspection, therefore they are not tested.
DRYER HOOKUP/VENTING:	Natural gas. Dryers are beyond the scope of this inspection, therefore they are not tested. A gas shut off valve is present. Due to fire/safety concerns, dryer and its venting system should be professionally cleaned.

BASEMENT/CRAWLSPACE

BASEMENT ACCESS:	Located @ hall.
STAIRS:	Intact and functional.
FLOOR TYPE/CONDITION:	Concrete.
WALL TYPE/CONDITION:	Block. Action Needed- Horizontal crack with bowing, left and rear walls. This is an indication that previous settlement/movement has occurred at this location. Inspector is unable to determine when settlement/movement occurred or if additional settlement/movement is likely. Have a structural engineer evaluate, provide a more detailed report and repair options.
EVIDENCE OF MOISTURE:	No signs of moisture penetration noted at time of inspection.
FLOOR JOIST TYPE/CONDITION:	Type: Conventional framing. Action Needed- Pest damage joist/s and/or termite tubes are present, Please be aware that additional latent damage to the structure of the home may exist that was not discovered during today's visual inspection of the accessible components. In order to determine if latent damage exists, it is necessary to have invasive and destructive testing and further evaluation performed by experienced/licensed contractors and specialists (prior to the expiration of your inspection contingency) to define the scope and cost of any necessary corrective action. I recommend you obtain written documentation from an expert to determine the extent of wood destroying insect damage that has occurred.



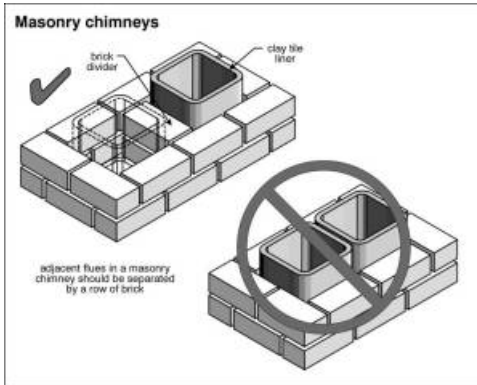


SILLS:	Sill plate appears to be properly secured to the foundation with bolts or straps. <i>Note: Only visible/accessible sections of the sill is inspected.</i>
SUBFLOOR:	Plywood.
SUPPORT POSTS/COLUMNS/PIERS:	Metal.
BEAM TYPE/CONDITION:	Wood.
WINDOWS:	Basement windows are not opened due to difficulty closing them afterwards. Wood windows sometimes swell, metal windows rust causing closing difficulties.
ELECTRICAL:	Functional, where accessible.
VENTILATION:	Windows.

Virtually all basements/crawlspaces are vulnerable to water seepage due to their location below grade. Water seepage and moisture penetration are common problems in foundations, usually resulting from inadequate water management above ground. Changing soil conditions and unusual weather can cause leakage even in a previously dry foundation. Most causes can be corrected by improving drainage and grading, however, some water seepage problems may require a professionally designed and installed drainage system or water proofing system, in conjunction with additional drainage measures. All exterior grades should allow for surface and roof water to flow away from the foundation. Based on a one time review, we obviously cannot predict whether a basement/crawlspace will leak in the future. Evidence of interior water seepage is not always visible to the inspector, and exterior flooding is beyond the scope of our inspection. Therefore, if you have concerns about the possibility of significant water or suspect a water seepage problem, we recommend that the home be revisited, prior to closing, during or immediately following a significant rainfall.

CHIMNEY/FIREPLACE/B-VENTS

CHIMNEY TYPE/LOCATION:	Brick.
CHIMNEY/B-VENT CONDITION:	<p><i>Two or more flue caps have been installed, typically one continuous cap is installed to prevent damage to the chimney structure.</i></p> <p>Action Needed- 1). Chimney has been constructed without the proper separation between the flues. This condition can cause, water penetration and damage, cross over of heat and smoke from one flue to the other and one flue causing deterioration to the other. I recommend a level two inspection, by a certified chimney contractor, prior to closing to determine appropriate repairs and costs.</p> <p>2). Mortar is missing at clay liner joints and liner sections are missing. Building and flue gas standards state, that the flue liner shall be continuous and shall be free of cracks, gaps or damage which would allow the escape of combustion products. When an inspection reveals unsafe conditions, repair, rebuilding, lining or relining per NFPA 211 is required.</p>



FIREPLACE/WOOD STOVE LOCATION:

Living room. Basement.

SYSTEM TYPE:

Masonry.

DAMPER CONDITION:

The damper was operational and appeared serviceable at time of inspection.

FIREPLACE/WOODSTOVE CONDITION:

Due to age concerns and possible damage/deterioration to the internal components of this chimney, a level two inspection by a certified chimney contractor is recommended, prior to expiration of inspection period.

Our focus on chimneys and fireplaces is directed at identifying visible damage/deterioration and the presence/possibility of water penetration. Examination of concealed or inaccessible components, such as, the presence of a flue lining, cracking, damage or deterioration to the lining, loose or missing mortar at the interior of the chimney, adequacy of installation, proper clearances from combustibles (in inaccessible areas, which would required destructive testing) and draft or smoke tests are beyond the scope of this inspection. If client has further concerns regarding these items, we recommend a chimney sweep or qualified contractor be consulted for a more detailed evaluation. NFPA 211 recommends that a level two inspection be performed when ever a home changes ownership.

FYI- Having the firebox and chimney liner professionally cleaned and inspected annually is recommended.

AIR CONDITIONING/HEAT PUMP SYSTEM

LOCATION:

Condenser/Compressor is located, on the right side of home.

BRAND:

Lennox.

FUEL:

Electric.

TYPE:

Central air conditioning.

AGE OF COMPRESSOR:

The Compressor is approximately (15) years old.

MAIN DISCONNECT:

Exterior main disconnect is present and serviceable.

REFRIGERANT LINES:

Refrigerant line insulation is damaged/deteriorated/missing. Suggest replacing for efficiency.

OPERATION:

A/C unit was not operated as the exterior temperature was below 65 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is under 65 degrees, this unit was not tested. It is recommend client verify operation with HVAC contractor when temperature allows.

OUTDOOR COIL CONDITION:

Air conditioning compressor average life span is approximately 10-15 years for a unit that has been properly serviced and maintained. This is an older unit and may have a limited life expectancy or fail at any time without warning. Due to the age and concerns regarding the dependability of this system, this unit should be serviced/inspected prior to closing and a service contract should be considered with the local utility company or HVAC contractor.

Action Needed- Condenser unit is tilted. Excessive uneven settlement can cause refrigerant line fractures/leaks and premature bearing wear of the fan motor. Leveling of the unit is recommended.

Our evaluation of the air conditioning system/s is both visual and functional provided power and fuel is supplied to the component. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressure tests on coolant systems, therefore, no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection.

FYI- Normal servicing and maintenance is recommended on a yearly basis.

PLUMBING SYSTEM

PLUMBING SUPPLY
TYPE/CONDITIONS:

Public water system. *NOTE: Since main water shut-off valves are operated infrequently, it is not unusual for them to become stuck over time. They often leak or break when operated after a period of inactivity. For this reason, Inspectors do not test main water shut-off valves during a home inspection. We recommend caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in the event of emergency.*
Main water shut off valve is located @ basement.

INTERIOR SUPPLY PIPING
CONDITIONS:

Copper.

PLUMBING WASTE TYPE:

Public sewer system.

DRAIN PIPING
TYPE/CONDITIONS:

Cast iron. Lead. Galvanized. Plastic (ABS/PVC). Galvanized waste lines rust from the inside out and can become restricted and leak. When slow drains are noted at plumbing fixtures or leakage is noted at joints, we recommend replacement by a licensed plumber. This type of piping is beyond its life span and will require replacement in the near future. A licensed plumber should review to determine its condition and cost to replace, prior to closing.

ATTENTION REQUIRED: Older cast iron, galvanized or clay tile drain piping noted. Access and condition of piping was not possible, therefore a licensed plumber should camera scan all inaccessible piping in the home and to the road, prior to closing.

Action Needed- 1). Active leakage observed. Have a licensed plumber review and repair or replace.
2). Rust/corrosion is present at the cast iron piping. Have a licensed plumber review and repair or replace.



rust/corrosion

INTERIOR GAS PIPING
TYPE/CONDITIONS:

Black Pipe.

Our focus in the plumbing system is directed at identifying visible damage and leakage. All underground piping related to water supply, waste or sprinkler use are excluded from this inspection. Leaking or corrosion in hidden/underground piping cannot be detected by a visual inspection. Shut off/angle stop valves beneath sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We recommend all shut off valves and angle stops be turned regularly to ensure free movement for use in the event of emergency.

FYI- 3-5 gallons should be drained from the bottom drain valve of the water heater every 6-12 months (Step1 turn off cold water valve at top of water heater, Step2 turn on hot water valve at a bathroom faucet above water heater, Step3 open bottom drain valve

and drain 3-5 gallons[careful water is hot]). Reverse steps 1-3 when completed. NOTE: Older units we do not recommend draining.

HEATING SYSTEM

LOCATION:

Basement.

BRAND:

Lennox. BTU rating:88,000.

FUEL:

Natural gas. Fuel lines are black pipe.

TYPE:

Forced air. Mid efficient.

AGE:

Age of unit is 15+/- years old.

DISCONNECTS:

A gas shut off valve and electric disconnect are provided near this unit.

OPERATION:

Unit was tested using normal operating controls and appeared operational at time of inspection.

UNIT CONDITION:

This is an older unit and may have a limited life expectancy or fail at any time without warning. Due to the age and concerns regarding the dependability of this system, this unit should be serviced/inspected prior to closing and a service contract should be considered with the local utility company or heating contractor.

FILTER TYPE/CONDITION:

Filter is disposable.

IGNITOR

Ignitors have a limited life expectancy and can fail at any time without warning. These are considered part of regular maintenance.

BURNER CHAMBER/HEAT EXCHANGER CONDITIONS:

Inaccessible.

FAN/MOTOR:

Functional. *Annual cleaning and servicing of the fan/motor is recommended as part of routine maintenance.* Fan is direct drive type.

COMBUSTION/DRAFT AIR:

Functional.

EXHAUST/VENTING:

Action Needed- A mid efficiency gas furnace is venting into a masonry chimney. Flue gas temperatures are lower with these units and the chimney flues, that these units are venting into, are typically oversized, which causes condensate to collect on the chimney liner walls. This condensate contains acids which corrodes, damages and deteriorates the chimney masonry. The inspector is not equipped to determine if damage and deterioration has occurred in the masonry chimney. It is recommended that a certified chimney contractor review and repair, prior to closing.

THERMOSTAT:

Functional.

HVAC DUCTWORK/PIPING:

Over time, dust/dirt will build-up inside ducts. As every person has a different level of resistance to dust, a wise environmental hygiene investment would be to have the existing ducts cleaned.

Our evaluation of the heating system is both visual and functional provided power and fuel is supplied to the component. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a manner that inspection is almost impossible. The inspector cannot light pilot lights or restore fuel to appliances. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We recommend you evaluate these systems prior to closing. Subjective judgment of system capacity is not a part of the inspection.

WATER HEATER

LOCATION:

Located @ hall Closet.

BRAND:

Brand is, Bradford White.

FUEL/CAPACITY:

Natural gas. 50 Gallons.

AGE OF UNIT:

This unit appears to have been manufactured in 2015.

COLD WATER DISCONNECT:

A cold water shut off valve is, present.

Evidence of past leakage noted. Suggest repair by a licensed plumber.



T/P RELIEF VALVE:

A temperature/pressure relief valve is installed as a safety feature. These valves are not tested, as they tend to drip afterwards. A discharge line is present and appears serviceable.

GENERAL CONDITION:

Water heater has been recently replaced. Suggest client obtain further information from local building officials or with seller to ensure upgrades were performed/approved with permits.

EXHAUST/ VENTING:

Action Needed- 1). Vent connector joints are missing the required three securing screws. Installing of these screws is required to prevent movement in the pipe.
2). Vent connector is undersized. Have a licensed plumber replace with a 4" vent connector.

COMBUSTION/DRAFT AIR

Functional.

BURNER COMPARTMENT:

Inaccessible.

ELECTRICAL SYSTEM

SERVICE ENTRANCE:

Service entrance is, overhead. The meter base is located at, right side of home.

SERVICE CABLE:

The main service entrance cable is, braided aluminum.

MAIN SERVICE SIZE:

The main electrical service is approximately, 100 amps.

VOLTAGE:

A 120/240 (+ - 10%) volt system is installed.

MAIN DISCONNECT:

A single main disconnect is present at the Main panel.

PANEL GROUNDING:

Grounding is provided by an exterior ground rod and the homes interior plumbing.

BRANCH CONDUCTORS:

The branch circuit conductors are, Copper.

BRANCH WIRING TYPE:

Romex - Non metallic sheathed.

GFI/AFCI OUTLETS:

Action Needed- When tested with the GFI test button, this Ground Fault Interrupter (rear exterior outlet) would not respond by self-terminating power. This normally indicates the unit may be improperly wired or defective. Have a licensed electrician repair.

SMOKE DETECTORS:

Smoke detectors are installed. New Jersey law requires the seller to contact the local fire official for testing of smoke detectors prior to a real estate sale.

MAIN PANEL LOCATION:

garage.

NUMBER of BREAKERS.

Number of 240 Breakers. 1.

Number of 120 breakers. 24.

PANEL MANUFACTURER:

General Electric.

CIRCUIT DISCONNECTS:

Overload protection is provided by, circuit breakers.

PANEL CONDITIONS:

Functional.



Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire home should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during an inspection. The adequacy of the service is usually based on the existing electrical demands and not on future needs. Over current devices (fuses/circuit breakers) are not tripped or tested during the inspection (except GFI breakers which are tested). This inspection does not include low voltage systems, telephone or cable wiring, intercoms, alarm systems. Electrical components concealed behind finished surfaces cannot be inspected. Furniture and/or storage restricts access to some electrical components. Because electrical defects are safety concerns, we advise the use of a licensed electrician for cost estimates, repairs and upgrades, prior to closing. Ask the electrician to review related components and advise you on any suggested upgrades or corrections we may not have noted.

KITCHEN

FLOOR/FLOOR COVERINGS:

Tile.

WALLS/CEILINGS:

Stains are present, ceiling. See Evidence of Moisture under Attic section.



DOORS/FRAMES:

Functional.

WINDOWS:

See Windows under Interiors,

Loose/damaged weatherstripping, window above sink. Have a contractor repair.

Action Needed- The insulated glass seals have failed, left pane in window above sink. This has resulted in condensation/staining to develop between the panes of glass. To restore visibility, replacement of window pane/s is required.



loose/damaged weatherstripping

CABINETS:

Cabinets are worn/damaged. Repair or replace as needed.

COUNTER TOPS:	Counter top was covered with owner personal items, I was unable to completely view the entire counter top. I recommend client carefully review the top and backsplash during final walk-thru for damage.
ELECTRICAL:	Outlets/switches were functional, where accessible.
HEAT SOURCE:	Forced air register.
SINKS:	Functional.
FAUCETS:	Faucet is functional.
TRAPS/DRAINS/SUPPLY LINES:	Viewing below the sink area is restricted due to homeowner stored items.
DISPOSAL CONDITION:	Brand is, ISE. Functional.
DISHWASHER CONDITION:	Brand is, G.E. Action Needed- Dishwasher was inoperable at time of inspection. Have a qualified appliance contractor repair or replace.
STOVE/COOKTOP CONDITION:	Gas. Brand is, G.E. The gas stove/cooktop burners were tested at the time of inspection and appeared to function properly.
OVEN CONDITION:	Gas. Brand is, G.E. Oven was tested using normal operating controls and appeared to function properly at time of inspection.
HOOD/FAN:	Unit is a recirculating type. Light is inoperable, possible burnt bulb. Client should verify operation, prior to closing.
BUILT IN MICROWAVE:	Brand is, G.E. Action Needed- Peeling paint and rust observed at interior. Have a qualified appliance contractor replace.

The kitchen inspection is a combination of visual and functional. Built-in appliances are operated if power is supplied and on at time of inspection. Oven self or continuous cleaning operations, clocks, service lights, timer devices, thermostat accuracy, water filters, instant hot water makers and freezers/refrigerators are not inspected or tested during the inspection. You are advised to operate all appliances, plumbing, sinks and faucets at final walk through.

BATHROOMS

BATHROOM #1

LOCATION:	Half bathroom.
FLOOR/FLOOR COVERINGS:	Tile.
WALLS/CEILINGS:	Functional.
DOOR/FRAME:	Functional.
ELECTRICAL:	Functional.
EXHAUST FAN:	Functional.
HEAT SOURCE:	Forced air register.
SINK(S):	Functional.
SINK FAUCETS/STOPPER:	Functional.
TRAPS/DRAINS/SUPPLY LINES:	<i>Evidence of past leakage noted at, faucet supply lines. Have a licensed plumber repair.</i> Action Needed- Sink drains slowly. This could indicate a restriction in the drain piping or other problems within the system. Have a licensed plumber determine cause and repair.

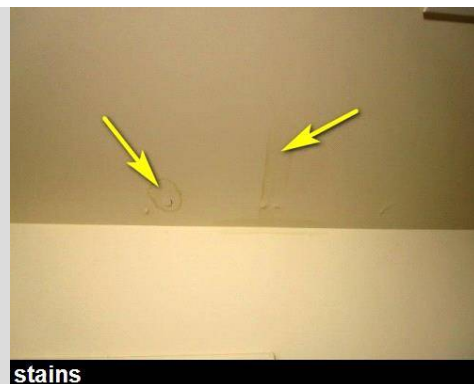
TOILET: Functional. Operated.

BATHROOM #2

LOCATION: Hall bathroom.

FLOOR/FLOOR COVERINGS: Tile.

WALLS/CEILINGS: Action Needed- Stains are present, ceiling. Suggest a qualified contractor determine the cause of the stains and repair.



DOOR/FRAME: Functional.

ELECTRICAL: Functional.

EXHAUST FAN: Functional.

HEAT SOURCE: Forced air register.

TUB/TUB SURROUND: Functional.

TUB FAUCET/STOPPER: Faucet is functional, Stopper assembly at tub drain is missing.

SINK(S): Functional.

SINK FAUCETS/STOPPER: Faucet is functional, Trip lever is present, but stopper is missing.

TRAPS/DRAINS/SUPPLY LINES: Evidence of past leakage noted at, faucet supply lines. Have a licensed plumber repair.

TOILET: Functional. Operated.

COUNTER/CABINET: Minor damage noted.

BATHROOM #3

LOCATION: Master Bathroom.

FLOOR/FLOOR COVERINGS: Tile.



WALLS/CEILINGS: Action Needed-Stains are present, ceiling. Suggest a qualified contractor determine the cause of the stains and repair.



DOOR/FRAME: Functional.

ELECTRICAL: Functional.

EXHAUST FAN: Functional.

HEAT SOURCE:	Forced air register.
TUB/TUB SURROUND:	<i>Tub/wall junction and tile corners should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.</i>
TUB FAUCET/STOPPER:	Functional.
SHOWER SURROUND/SHOWER BASE:	<p>1). <i>Shower stall/wall junction and tile corners should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.</i></p> <p>2). <i>All loose/missing grout should be replaced and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath.</i></p>
SHOWER DOOR:	<p>Action Needed- Enclosure leaks at base/wall connection. Replacement is required.</p> 
SHOWER FAUCET:	Not operated due to stored items. Suggest client verify operation, prior to closing.
SINK(S):	Functional.
SINK FAUCETS/STOPPER:	Functional.
TRAPS/DRAINS/SUPPLY LINES:	Viewing below the sink area is restricted due to homeowner stored items.
TOILET:	<p>Action Needed- Toilet rocks and a deteriorated wood shim is present. Have a licensed plumber repair.</p> 
COUNTER/CABINET:	Minor damage noted.

INTERIORS

INTERIOR CONDITIONS

LOCATION:	Entry. Hall/s. Dining room. Living room.
FLOOR/FLOOR COVERINGS:	Wood. Stains noted in floor covering. Professional cleaning or replacement may be required.
WALLS/CEILINGS:	Wood frame platform wall construction.
DOORS/FRAMES:	Functional.

WINDOWS:

Older metal/vinyl/wood and/or contractor grade windows are present. Normal hardware, weatherstripping and seal deterioration may not be listed as defective in the report. It is not unusual for older windows to have air/water leakage which is not visible during the inspection. These windows will be more likely to develop frost and condensation buildup in the colder months. If concerned, I recommend a full evaluation of all windows and associated components by a qualified window contractor, prior to closing. All windows were not accessed due to stored items, therefore the client should verify operation prior to closing.



Stains noted on dining room sill, possibly due to a previous leak as a result of poorly sealed or improperly draining windows. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

ELECTRICAL:

Outlets/switches were functional, where accessible.

HEAT SOURCE:

Forced air register.

COMMENTS:

A lead paint test was not performed during this home inspection, however, experience has shown that homes 30 years old and older may have lead paint present. Recommend checking with your real estate attorney regarding the legal issues and the NJ Department of Environmental Protection regarding the health concerns of lead paint in the house.

Homes of this age may have asbestos present. Typical areas that asbestos if found is in or on the siding, floor tiles, insulation, heat piping, ductwork, walls and ceilings. Recommend checking with your real estate attorney regarding the legal issues, the NJ Department of Environmental Protection regarding the health concerns of asbestos in the house and a licensed/certified environmental contractor for testing and removal.

Homeowner stored items restrict viewing of walls, floors, outlets, registers and windows. Suggest careful review and/or operation prior to closing after contents are removed.

Our interior review is visual and evaluated with similar aged homes in mind. Seals in double-pane insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings and atmospheric conditions, at the time of inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws, such as a torn/missing screen or an occasional cracked window can also be overlooked or not visible during the inspection. Interior door locks are not tested for proper operation. The presence or condition of hardwood covered by carpet or other covering will not be known. We recommend you double check these items during your final walk-through. If moisture/water stains are observed, the client must realize that damage may exist behind finished materials and that it may not be possible to determine if the stains are still active. NOTE: As pointed out in the inspection agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde.

BEDROOMS

LOCATION:

1st floor.

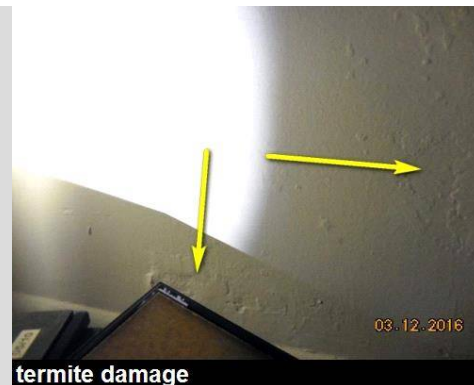
FLOOR/FLOOR COVERINGS:

Wood.

WALLS/CEILINGS:

Limited review due to stored items.

Action Needed- Termite scaring (termites have eaten the paper between the drywall and paint) observed, front right bedroom. Please be aware that additional latent damage to the structure of the home may exist that was not discovered during today's visual inspection of the accessible components. In order to determine if latent damage exists, it is necessary to have invasive and destructive testing and further evaluation performed by experienced/licensed contractors and specialists (prior to the expiration of your inspection contingency) to define the scope and cost of any necessary corrective action. I recommend you obtain written documentation from an expert to determine the extent of wood destroying insect damage that has occurred.



WINDOWS:

See Windows under Interiors.

ELECTRICAL:

Outlets/switches were functional, where accessible.

HEAT SOURCE:

Forced air register.

COMMENTS:

This data is for all bedrooms.

Homeowner stored items restrict viewing of walls, floors, outlets, registers and windows. Suggest careful review and/or operation prior to closing after contents are removed.

REPORT NOTES AND LIMITATIONS

The purpose of this inspection is to identify "Material Defects" associated with the property, however, minor items may be mentioned and maintenance recommendations given. Areas which may be of concern to us may not be of concern to you and some items which may be of concern to you may be considered minor to us. Therefore, you are encouraged to read the entire report. Where repairs or replacements are recommended, I recommend the use of qualified/ licensed professionals in that field be called (**prior to expiration of inspection period**) to make those repairs or at least to obtain an accurate price quote for the repairs needed. We further recommend maintaining all paperwork on repairs for future reference. It should be understood that all opinions expressed in this report concerning the adequacy of the structure or systems are based on visual examination only and do not involve engineering calculations or testing beyond what is written in the report. conclusions which are drawn are based upon my experience and comparison to other comparable structures and systems in accordance with acceptable trade standards & practices, and in no way are to be considered as engineering studies. In addition, I do not guarantee that the problems discovered during my inspection and noted in this report are all inclusive and that other undetected problems do not exist. Although I am extremely thorough and exercise due diligence, it is not humanly possible to see or find every existing problem during my visual inspection limited by time and other constraints encountered in the inspection.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any

systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. Although I may make reference to some standards, this inspection does not include an assessment of whether any systems or components of the home are not compliant with any building standards. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. If the future operation of the mechanical components of this home are a concern, we strongly recommend that you purchase a home warranty policy designed for repair/replacement of the mechanical systems in the home. Our service is NOT a home warranty.

It is important for home buyers to take advantage of the final "Walk-through Inspection". This is best performed in the "Vacant Home" condition before closing of the home. Your Home Inspector may not have been able to identify all of the conditions in the home due to lack of visual evidence, obstruction by personal property, or restricted view.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ATTACHMENTS

We provide supporting documentation for defects found during the inspection and noted in the report. These documents are either provided by the manufacturer or reflect current building standards.

SUPPORTING DOCUMENTS:

IMPORTANT: Our insurance company and the New Jersey Home Inspectors law does not permit us to provide or quote costs to correct/repair any item found in the home or noted in the home inspection report. We recommend qualified/licensed contractors provide a quote.