

# HOME INSPECTION REPORT

(Client Information)

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# Prepared by Kyle Kaufmann *Kyle Kaufmann* Home Inspector License # 24GI 153000

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June 27, 2024

(Client Information)

#### **INSPECTION LOCATION**

(Client Information)

At your request, a visual inspection of the above referenced property was conducted on this date. This inspection report reflects the visual conditions of the property at the time of the inspection in compliance with New Jersey Administrative Code (NJAC) 13:40-15.15. Hidden or concealed defects are not included in this report. No warranty is expressed or implied. This report is not an insurance policy, nor a warranty service.

#### **REPORT SUMMARY**

Material Defects include, but are not limited to the following items;

#### TOPOGRAPHY

#### 2.1 SLOPE WITHIN 10 FEET OF HOUSE:

1. Level to Negative grade, which may contribute to a water condition in the basement is noted at the front, rear, right, and. left. The general guideline is for the grading to drop 6" in the first 6' away from the foundation. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure. NOTE: There is potential for ponding or puddles due to inadequate drainage in the back yard.

#### EXTERIOR CLADDING

#### 3.1 BRICK AND MORTAR VENEER:

2. The exterior brick and mortar veneer siding is in some aspects, unsatisfactory condition, which could result in loss of functional utility or cosmetic appeal. Deficiencies include, but are not limited to the following areas; There are cracked joints between bricks. The significance of this condition is; leakage through the wall veneer could result, which could cause damage. Contact a qualified mason/contractor to further evaluate/perform repairs as necessary. Gaps have developed between the brick and mortar veneer at the edges of the exterior. The significance of this condition is; movement of the veneer resulted in cracking of the mortar and displacement of the veneer. Water could leak through the resulting gap. Have the seams repaired as necessary.

#### 3.3 WINDOW INSTALLATION

3. In this case, this dynamic movement has caused the sills to be "back-pitched", which can allow for leaks through the wall system. Leaks through the wall system could cause rot/mold.

# EXTERIOR FLASHINGS AND TRIMS

# 3.5 EXTERIOR FLASHINGS:

4. The exterior flashings are in some aspects, unsatisfactory condition, which could result in loss of functional utility or cosmetic appeal. Deficiencies include, but are not necessarily limited to the following items; Improper, missing or defective flashings are noted at the windows.

# 3.6 KICK-OUT FLASHINGS

5. These exterior flashings are missing at some locations, which represents a possible "material defect." This shortcoming may allow water to leak into the exterior wall system, which could result in rot and/or mold formulation.

#### 3.7 MOLDINGS & TRIM CONDITION:

6. The exterior trim/wood is in need of maintenance. Deficiencies include, but are not limited to the following; There is rot to the exterior wood/trim. Areas of rot include, but may not be limited to; Roof trim and adjacent doors/windows.

#### **ROOF CONDITIONS:**

#### 4.3 ROOF COVERING CONDITIONS:

7. The slate roof is an older installation and is in some aspects, unsatisfactory condition, which represents a possible "material defect." There are cracked, loose and missing slates, which could result in leaks. This is an indication of inadequate maintenance or recent damage. Replacement of defective slates is recommended. There is shaling/scaling of the slate surfaces. This is the result of normal wear and tear, but also indicates that these deteriorated slates have reached the end of a normal serviceable life. Replacement of these slates is recommended. There is "tuck pointing" of the slates. This is the installation of metal flashings under slates that are suspected of being a leak problem. This is commonly done during the colder/wetter seasons when complicated slate roof repairs are difficult and expensive. Tuck pointing is only a "temporary" solution to leaking slates. The intent is to resolve leaks until the weather becomes more favorable for permanent repairs. Permanent repairs likely include replacement of defective slates, which is expensive. Permanent repairs should be undertaken as soon as possible and preferably, prior to the end of the inspection contingency period. The roof shows signs of active leakage indicating the need for immediate repair. There is moss mold and fungus forming on the old slates. This condition is primarily due to inadequate roof venting. Cleaning is expensive, but generally restores much of the slate's beauty. NOTE: Repair of slate roofs can be expensive. For this reason, estimates for repair should be obtained prior to the end of the inspection contingency period. Contact a competent slate roofing contractor to evaluate the conditions and to perform repairs as necessary.

#### 4.7 ROOF PENETRATIONS CONDITION:

8. The plumbing vent roof flashings have been repaired/patched/tarred indicating some degree of problems at these areas in the past. Correctly installed flashings do not require repair unless they are at the end of their useful serviceable life. The nature and scope of repairs should be discussed with the present home-owner and the repairman, who performed the repair. Replacement of the flashings should be anticipated.

#### CHIMNEY(S)

#### 4.8 CHIMNEY CONDITION:

9. There is cracking of the masonry structure. Cracks could also be present inside the structure, which could represent a fire condition. The cracks could be a source of water leakage through the structure.

#### GARAGE DOOR(S)

#### 5.7 AUTO-REVERSE CONDITION:

10. The automatic reverse feature is not operational at the garage door/s. Note: This is a potentially unsafe condition. The opener does not stop when an obstruction is placed in the path of the moving door. This could pose a safety hazard and result in accidental entrapment.

#### **#5 BATHROOM**

#### 9.17 TUB AND SHOWER

11. The whirlpool is inoperable. \* NOTE: The whirlpool tub was filled with water and was unable to be activated.

#### **#9 BATHROOM**

#### 9.30 TOILET/BIDET

12. The toilet is inoperable (shut down). The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

# CEILINGS / WALLS / FLOORS

#### 11.1 WALLS/CEILINGS:

13. There is staining/damage of the walls/ceilings from leakage. Water leakage can cause mold. Have the source of the leak identified and the problem repaired as necessary.

#### WINDOWS/DOORS

#### 11.6 CONDITION:

14. The windows are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: Some windows are stuck in the closed position rendering

KAUFMANN CONSULTANTS, LLC 17 Cook Avenue P. O. Box 1222, Madison, New Jersey 07940 (973) 377-4747 FAX (973) 377-7755 Reference # 24-06-27-Caravella Page 4 of 68 Pages them inoperable. This may create a safety concern regarding egress. Sometimes this occurs when the windows have been painted in the closed position. Windows should be restored to proper working condition. Leaky thermo-seals were noted. The identification of bad thermo-seals is beyond the scope of this visual evaluation because the defect is difficult to discover under some weather conditions. Defective windows may be visible today and not visible tomorrow. The defect manifests itself as a cloudy obstruction in the glass creating a cosmetic defect, but could also result in leakage through to the interior. In addition, the thermal performance of the window is degraded. As a courtesy I have identified the obvious bad seals that were identified during the inspection. Repair is normally more expensive than replacement. The window hardware is inoperable. Replacement is recommended. Water staining on the interior window surfaces indicates leakage that should be repaired. A competent contractor (specialist) should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.

#### **11.8 EXTERIOR DOORS**

15. There is rot of the door/s. The exterior doors are not weather-tight indicating the need for adjustment and/or replacement/installation of proper weather stripping.

#### ATTIC COMPONENTS:

#### 12.4 LEAK EVIDENCE:

16. Water stains noted on the underside of the roof, which appear to be from past leaking. Documentation regarding roof repairs in this area should be obtained prior to closing. If no documentation is available, have these areas checked by a competent roofing contractor. If corrective action can be documented, monitor these areas, particularly during adverse weather conditions (rain) to detect any recurrence of the defect.

#### BASEMENT

#### 13.6 MOISTURE:

17. At this time, there are indications of water leakage through the foundation walls into the basement area, which is a "material defect". Indications are in the form of water stains/efflorescence on the floor/walls, suspected mold on the interior walls, rot of the walls, and a musty/damp smell.

#### PLUMBING SYSTEM

#### 14.8 DRAIN FLOW:

18. Due to the overall age and condition of the waste piping and the potential for clogs and damage, it is suggested that the interior of the waste piping be inspected by a licensed plumber, possibly utilizing a video camera from the house to the street connection. Clogs in this portion of the pipe can be very expensive to repair.

#### WATER HEATER

#### 15.5 VISUAL CONDITION:

19. The water heaters are in some aspects, unsatisfactory condition. The pipes coming to the unit are corroded indicating a past/present leak. The water heaters are older units that have functioned beyond what would be considered a normal serviceable life. Replacement should be anticipated.

#### HEATING SYSTEM

#### 16.3 VISUAL CONDITION:

20. The furnaces are in some aspects, unsatisfactory condition. There are signs that exhaust condenses inside the flue vent and the condensate seeps back down the flue vent to the furnace. This condensate (carbonic acid) may corroded the furnace components over time. In addition, leaks from the exhaust system have safety implications if neglected. An HVAC contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. The heating system fan is malfunctioning. The fan is making a loud sound (grinding/whining); this could indicate failing components or some other defect. This could result in premature failure of the system/components. Replacement/repair of the fan components is

#### recommended.

#### **#2 HEATING SYSTEM**

#### 16.8 TYPE:

21. Due to the fact that attic spaces are typically not heated, there are potential problems with drains that discharge the condensed water vapor from the unit. These problems can include freezing conditions that cause ice build up, leaks and water/mold damage.

#### 16.9 VISUAL CONDITION:

22. There are signs that exhaust condenses inside the flue vent and the condensate seeps back down the flue vent to the furnace. This condensate (carbonic acid) may corroded the furnace components over time. In addition, leaks from the exhaust system have safety implications if neglected. An HVAC contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. NOTE: These are older units (manufactured approximately 2003) that are in operational condition. They are working beyond their projected service life and any additional use is a bonus. Replacement should be anticipated. Contact an HVAC contractor before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.

#### 16.11 HUMIDIFIER:

23. NOTE: Operation of a humidifier in an un-conditioned space (attic) could result in freezing pipes, leaks and water damage/mold.

#### AIR CONDITIONING

#### **17.3 SYSTEM CONDITION**

24. The cooling system is in need of maintenance/repair. The cooling system(s) are inoperable/malfunctioning. Contact an HVAC contractor before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.

#### 17.4 CONDENSER UNIT:

25. Due to the age and overall condition of these systems/components, a future serviceable life will be limited. Replacement should be anticipated. Budget for this contingency.

#### ELECTRICAL SYSTEM

#### **18.8 VISIBLE WIRING HAZARDS:**

26. There are some incorrectly installed or malfunctioning electric components, which represents a "material defect". These defects should be repaired.

#### **SUB-PANELS:**

#### 18.17 GENERAL CONDITION:

27. The wiring methods inside the electric sub panel are in need of maintenance/repair. Double Lugging of the branch wiring to the circuit breaker(s) was noted at some of the breakers. Combined neutrals is detected inside the sub panel. Some of the panel cover screws are missing. Replacement is recommended. There are incorrect brand breakers in the panel, which could result in failure/fire.

Each of the above described material defects will require further evaluation and repair by qualified, licensed contractors in a timely manner (prior to closing). Other material defects are also noted in the following report and should receive appropriate attention. Some material defects described in the body of the report that do not appear in the **REPORT SUMMARY** may be more complicated and more expensive to repair than the above issues. Read the report carefully. If there is doubt as to the complexity and cost of repairs, contact competent contractors to more thoroughly assess the conditions and provide written cost estimates for repair prior to closing. Budget accordingly so that all issues can be addressed properly.

An earnest effort was made on your behalf to discover all visible "Material Defects", however, in the event of an oversight, maximum liability must be limited to that which is described in the PRE-INSPECTION AGREEMENT. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the PRE-INSPECTION AGREEMENT. A copy of the PRE-INSPECTION AGREEMENT is available for viewing at www.KaufmannConsultants.com.

Thank you for selecting KAUFMANN CONSULTANTS, LLC to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Kaufmann Consultants, LLC

# Kyle Kaufmann

Kyle Kaufmann Home Inspector License # 24GI00153000

enclosure

# INTRODUCTION-TERMS-LIMITATIONS

#### HOME INSPECTION INFORMATION

# 1.1 DATE OF INSPECTION 1.2 INSPECTION LOCATION

June 27, 2024

2 Morgan Drive Harding, NJ 07976

PROSPECTIVE PROPERTY OWNER/CLIENT INFORMATION
1.3 NAME/ADDRESS
John Caravella
24-06-27-Caravella

# HOME INSPECTION DEFINITIONS, LIMITATIONS AND TERMS 1.5 HOME INSPECTION AND REPORT

As defined by New Jersey Department of Consumer Affairs; "Home inspection" means a visual, functional, non-invasive inspection conducted for a fee or any other consideration and performed without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris, using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation components and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component as determined by the Board, in consultation with the Committee, by rule, but excluding recreational facilities and outbuildings other than garages or carports.

"HOME INSPECTION REPORT" means a written report prepared for a fee or any other consideration by a home inspector which: 1) Discloses those systems and components which are designated for inspection pursuant to this subchapter and are present at the time of the inspection, as well as those which are present at the time of the home inspection but are not inspected and the reason(s) they are not inspected; 2) Describes systems and components as specified in this subchapter; 3) States what material defects are found in systems or components; 4) States the significance of findings; and 5) Provides recommendations regarding the need to repair, replace or monitor a system or component, or to obtain examination and analysis by a qualified professional, tradesman or service technician.

HOME INSPECTORS ARE NOT REQUIRED TO: 1. Enter any area or perform any procedure which is, in the opinion of the home inspector, unsafe and likely to be dangerous to the inspector or other persons; 2. Enter any area or perform any procedure which will, in the opinion of the home inspector, likely damage the property or its systems or components; 3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance; 4. Identify concealed conditions and latent defects; 5. Determine life expectancy of any system or component; 6. Determine the cause of any condition or deficiency; 7. Determine future conditions that may occur including the failure of systems and components including consequential damage; 8. Determine the operating costs of systems or components; 9. Determine the suitability of the property for any specialized use; 10. Determine compliance with codes, regulations and/or ordinances; 11. Determine market value of the property or its marketability; 12. Determine advisability of purchase of the property; 13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air; 14. Determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; 15. Operate any system or component which is shut down or otherwise inoperable; 16. Operate any system or component which does not respond to normal operating controls; 17. Operate shut-off valves; 18. Determine whether water supply and waste disposal systems are public or private; 19. Insert any tool, probe or testing device inside electrical panels; 20. Dismantle any electrical device or control

other than to remove the covers of main and sub panels; 21. Walk on un-floored sections of attics; and/or 22. Light pilot flames or ignite or extinguish fires.

#### **1.6 LIMITATIONS**

Detection of hazardous materials and environmental and health hazards is beyond the scope of this Home Inspection. Kaufmann Consultants, LLC and its inspectors are NOT RESPONSIBLE FOR DETECTING, IDENTIFYING, DISCLOSING OR REPORTING the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to: asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCBs or other toxins; electromagnetic fields; underground storage tanks; proximity to toxic waste sites or sites being monitored by any state or federal agency; carbon monoxide; the presence of or any hazards associated with the use or placement of Chinese drywall at the Subject Property; or any other environmental or health hazards.

Kaufmann Consultants, LLC and it's inspectors are not qualified to detect, identify, disclose or report the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. If, however, the inspector suspects the presence environmental concerns or hazards in the air, water, soil or building materials, the inspector may report his suspicion. If such a suspicion is expressed, the client should contact a licensed, qualified specialist in the field of concern so that appropriate follow-up testing can be undertaken and, if needed, remedial measures can be implemented in a timely manner (prior to closing).

Liability is limited by terms of the "Pre-Inspection Agreement" approved on or before the date of the inspection. Go to <u>www.KaufmannConsultants.com</u> to review the "Pre-Inspection Agreement."

Third party use prohibited; This report is prepared for the sole and exclusive use of the prospective property owner/Client named above and his/her designated representatives. The acceptance of, use of, and reliance on this report by any person other than the prospective property owner/Client named above and his/her attorney, without the express written approval of the prospective property owner/Client named above and Kyle or Bret Kaufmann is strictly prohibited.

Narrative comments, images and photographs: This report is a compilation of dictation comments, made at the time of inspection, handwritten notes and computer generated comments. It is possible there are content and/or typographical errors in the body of the report. If discovered, feel free to notify Kaufmann Consultants, LLC and we will make appropriate corrections. Standard Images utilized in this report have been created by Tom Feiza, Mr Fix-it and taken from The Illustrated Home. Images are used to supplement comments for educational purposes only and are not intended to reflect the exact conditions at the subject property. In addition, photos may depict a typical example of a condition/defect and not include all areas of concern. The comments in the written report supercede any verbal comments made by the inspector or any Kaufmann Consultants LLC representatives.

If a Radon Screening test was also scheduled to be performed with this Home Inspection. The findings are not part of this Home Inspection report. Testing will take several days so that reasonable accuracy can be achieved. The Radon Screening results will be part of a separate report emailed to you in approximately one week.

# 1.7 GOOD / SATISFACTORY:

This means that on the day of the Inspection, the component was functioning properly.

## 1.8 FAIR / ADEQUATE:

This means that on the date of inspection, the component was functioning, but possibly not as effectively or efficiently as a new component would and/or the unit is approaching the end of it's useful, serviceable life. Budget for repair/replacement.

#### **1.9 MAINTENANCE**

This means that on the day of inspection, the component/system was partly damaged or was not operating efficiently, which may be due to lack of required maintenance. Further evaluation by a qualified contractor may indicate that the condition is a Material Defect.

#### 1.10 POOR / UNSATISFACTORY:

This means that on the day of inspection, the component/system was damaged/malfunctioning.

NOTE: When the word **"UNSATISFACTORY"** is used in this report to describe a condition, the condition is a suspected **"MATERIAL DEFECT."** Follow-up inspections by qualified specialists must be undertaken to confirm whether or not the condition is a Material Defect and to determine the significance of the condition and the costs to repair prior to the end of the inspection contingency period.

# 1.11 MATERIAL DEFECT / DEFECT

"Material Defect" means a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic or aesthetic aspects of the system, structure or component. All reported "Material Defects" and "possible Material Defects" must be evaluated prior to the end of the inspection contingency period so that the scope, and costs, of the problems can be thoroughly understood. In addition, it is recommended that all repairs be completed prior to the end of the inspection contingency period.

# 1.12 AFTER THE INSPECTION

**NOTE 1**: When there is a recommendation for further evaluation and/or repair of a defect or suspected defect, this should be done prior to the end of the inspection time contingency period, or at the latest, prior to closing on the property so that the extent of the problem and associated cost to repair are fully understood. If additional time is required to obtain evaluation/review/repair, inform your attorney of your needs so that acceptable accommodations can be arranged.

**NOTE 2:** Do not rely on follow-up inspection reports with contradictory findings unless these statements are written and signed by the licensed tradesman making the statements. The document should clearly display the contractors name, signature and license number. In addition, all repairs that are conducted must be documented in the same manner as described above or they should not be considered reliable.

**NOTE 3:** If any component/system or aspect of the home was not inspected for any reason, a re-inspection can be arranged by contacting our office. A re-inspection fee will be charged. This fee is based on the number of components to be inspected during this visit to the property.

**NOTE 4:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report. These descriptions are relative to viewing the home from the front.

# NOTE 5: The significance of defects.

**Grading;** When the inspector reports any type of grading issues, this could contribute to leaks in the house or structural defects.

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Walk, step/stairs, decks/porch and railing defects; When the inspector reports any type of walk, step/stair, deck/porch and/or railing defects, this could indicate unsafe conditions that could cause trip, fall, slip or other injury.

**Roof problems;** When the inspector reports any type of roof problems, this could result in leaks (see below comments on significance of leaks).

**Chimney/ HVAC (heating systems), water heater problems;** When the inspector reports any type of chimney, HVAC (heating), water heater or flue vent problems, this could indicate conditions that could make use of the systems unsafe. Discharge of toxic fumes into the living spaces and/or fire conditions could result from these defects.

Garage door problems; When the inspector reports any type of garage door problems, this could indicate unsafe conditions that could result in injury.

**Electro-mechanical equipment and plumbing problems:** When the inspector reports any type of Electro-mechanical equipment and plumbing problems, this indicates possible loss of functional utility of the components, malfunction damage to other components and the structure or leaks.

**Leaks:** When the inspector reports any type of suspected leaks, current leaks, past leaks, potential for leaks or inadequate venting in any part of the house, there is the also potential for rot to occur and mold to form in the structure. Have the source of the leaks and/or venting problems evaluated and repaired. In addition, you should have the structure tested for mold. (Kaufmann Consultants, LLC does not perform mold tests and this type of testing is beyond the scope of a Home Inspection.)

**Structural framing or foundation defects:** When the inspector reports any type of structural defects, this indicates conditions that could adversely affect the structures performance. A qualified "registered design professional" (architect or engineer) should be consulted to determine the ramifications of the defects and required repairs.

**Electrical defects:** When the inspector reports any type of electrical problems, understand that these conditions could result in malfunction of equipment, damage to equipment, personal injury, fire or worse. Electrical defects should be evaluated and repaired immediately.

**Wood destroying insects:** When the inspector reports any type wood destroying insect conditions, this indicates some level of infestation (past or present), which could result in damage to the structure.

**Required action:** When the inspector reports any of the above defects, a qualified contractor should be contacted to evaluate the conditions and perform repairs.

#### WEATHER CONDITIONS

**1.13 VISIBILITY** At the time of inspection the weather was sunny.

#### **1.14 TEMPERATURE:**

At the time of inspection, the outside air temperature was approximately 86 degrees fahrenheit.

#### BUILDING CHARACTERISTICS

# **1.15 REPORTED/ESTIMATED**

**AGE OF STRUCTURE:** The home is reported to have been family, wood frame, custom constructed in year 1988.

#### **1.16 BUILDING TYPE:**

The subject property is a single colonial style structure.

# **1.17 OCCUPANCY**

The property is un-Occupied, which allows for reasonable access to all areas, except those specified in the body of the report. If there is limited access to any area due to storage/property being present, or for any reason, these areas should be re-inspected when conditions permit prior to closing.

#### **1.18 SPACE BELOW GRADE:**

#### The home's foundation is built with a basement.

#### **UTILITIES**

## 1.19 WATER SOURCE:

Water is provided to the house through a private water supply. The water supply system is not inspected as part of this inspection. Additionally, the quality of the water is not checked as part of the home inspection. The functional utility of the plumbing system, functional water/waste flow and the water and waste piping is checked as part of the home inspection. New Jersey law requires that the quality of the water be extensively checked and documented and that the results be supplied to the new owner at the time of closing. This analysis is customarily done by the seller of the house, but the contract for the sale of the property may have other provisions. Consult with your attorney regarding the evaluation of the quality of the drinking water.

#### 1.20 SEWAGE DISPOSAL:

The home is reported to be connected to the municipal sewer system. This important sewer connection is impossible to confirm visually. For this reason, it is recommended that you contact the Municipal Sewerage Authority to confirm the connection.

#### 1.21 UTILITIES STATUS:

All utilities (water, electric) are on at this time.

# **GRADING-LOT IMPROVEMENTS**

TOPOGRAPHY





# 2.1 SLOPE WITHIN 10 FEET OF HOUSE:

Level to Negative grade, which may contribute to a water condition in the basement is noted at the front, rear, right, and left. The general guideline is for the grading to drop 6" in the first 6' away from the foundation. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure. NOTE: There is potential for ponding or puddles due to inadequate drainage in the back yard.



#### 2.2 RETAINING WALLS:



The brick & mortar retaining walls appear unsatisfactory. There are no visible "weep" holes to drain the soils behind the walls. This shortcoming could allow hydrostatic pressure to build and damage the walls. Install drains to alleviate the adverse affects of this condition. There is cracking/deteriorated masonry. A qualified contractor should be contacted to evaluate the walls and perform necessary repairs.

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#### 2.3 WINDOW WELLS

The window wells are cracking and should be repaired. *NOTE:* It is recommended that covers be installed over all window wells so that flooding of the wells is alleviated. Flooding window wells is a common source of water leakage into basements/crawlspaces.

#### DRIVEWAYS/WALKWAYS

#### 2.4 DRIVEWAY:

The asphalt and loose-laid brick driveway is in unsatisfactory condition. Deficiencies include, but may not be limited to the following; Alligator cracking is noted and considered to be a reflection of normal wear and tear. The cracking is also associated with settling of the base material. Re-surfacing may necessitate removal of the existing surface and restoration of the base material (foundation) prior to re-paving. Contact a qualified contractor to evaluate the conditions and to perform necessary repairs.

#### 2.5 DRIVEWAY DRAINAGE:

The impervious surface has a general pitch away from the structure for positive drainage, but small puddles may appear in low points during and after rain fall.

#### 2.6 WALKWAYS:

Periodic filling of the gaps between the bricks with "sifted" sand is long-term maintenance and slows settlement. Sections that do settle should be lifted and the base material augmented as necessary to restore the desired plane. Always maintain a positive pitch away from the house to maintain drainage. The loose brick walk is in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to the following; The bricks are spreading apart, possibly due to inadequate lateral support. The bricks should be re-laid and secured as necessaryby a qualified contractor.

#### **2.7 STEPS**

The exterior steps are in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to; The stone steps are loose creating potential for tripping condition. Repair is recommended. The step up to the entry is too high. The significance of this condition is; possible trip condition. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.











#### 2.8 PATIO:



The masonry patio is in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to; There are low points/depressions where water will accumulate during adverse weather conditions. Have the areas re-leveled for improved drainage. There are cracks that have developed in the patio. These cracks could result in raised edges and un-even surfaces, which may represent a tripping concern. Have the cracks repaired as necessary.

#### masonry patio

#### LANDSCAPING

#### 2.9 TREES AND SHRUBS

Trees and bushes should be trimmed. Trees or bushes adjacent to the house should be pruned so branches are not against house. This property includes vegetation, trees and shrubs. Inspecting vegetation, trees and shrubs is beyond the scope of a Home Inspection. Kaufmann Consultants, LLC has no expertise in this field. If there is concern regarding the condition of the vegetation, trees and shrubs, it is recommended that you contact a specialist in this area to perform inspections and maintenance as needed.

# 2.10 YARD LIGHTS:

The property includes landscaping lights/receptacles, which are damaged. Replacement/repair is recommended.

#### **FENCING**

# 2.11 REAR YARD FENCE:

This fence is older and repairs should be anticipated. Budget for this contingency.



#### EXTERIOR CLADDING

#### 3.1 BRICK AND MORTAR VENEER:

The exterior brick and mortar veneer siding is in some aspects, unsatisfactory condition, which could result in loss of functional utility or cosmetic appeal. Deficiencies include, but are not limited to the following areas; There are cracked joints between bricks. The significance of this condition is; leakage through the wall veneer could result, which could cause damage. Contact a qualified mason/contractor to further evaluate/perform repairs as necessary. Gaps have developed between the brick and mortar veneer at the edges of the exterior. The significance of this condition is; movement of the veneer resulted in cracking of the mortar and displacement of the veneer. Water could leak through the resulting gap. Have the seams repaired as necessary.







# Stone Sills Tipping – Brick Veneer



# **3.2 WEEP HOLES**



The required weep holes were not installed by the mason. The lack of weep holes (and flashings) prevents moisture that enters in behind the brickwork and condensation that forms under the veneer a path for escape. The underside of the veneer cannot be viewed at this time to verify if there is any moisture damage.

#### Need path for water

3.3 WINDOW INSTALLATION



In this case, this dynamic movement has caused the sills to be "back-pitched", which can allow for leaks through the wall system. Leaks through the wall system could cause rot/mold.

## 3.4 SHEATHING:

In general, the home's exterior sheathing is not subject to view from the exterior due to the installation of exterior cladding (siding). There are no indications of structural sheathing problems that can be detected from the exterior at this time. The INTERIOR section of the report addresses the structural sheathing as it can be inspected from the interior (attic, basement areas).

Limitation Viewing Restricted

# EXTERIOR FLASHINGS AND TRIMS

# 3.5 EXTERIOR FLASHINGS:

Properly installed flashings seal the top edges of wall openings (particularly around windows and doors, but also at vent hoods, lighting fixtures and any other wall openings). Failure to install these important components properly can allow water to seep through the exterior, which could result in rot and/or mold formulation in the wall systems.

The flashing should extend the full width of the window, door, wall opening or horizontal trim/wood component to prevent moisture intrusion. The exterior flashings are in some aspects, unsatisfactory condition, which could result in loss of functional utility or cosmetic appeal. Deficiencies include, but are not necessarily limited to the following items; Improper, missing or defective flashings are noted at the windows. A competent contractor should be consulted to test the wall systems for current leakage, more thoroughly evaluate the condition and to perform repairs as are necessary.

**NOTE:** The majority of flashings used on the structure were not evaluated because they are concealed from view beneath the roofing and siding. For this reason, the inspection of exterior flashings is mostly dependent upon looking for symptoms of defects as opposed to the actual condition of the components. Symptoms may include signs of leakage through to the interior, rotted exterior wood, or malfunctioning doors or windows.





# 3.6 KICK-OUT FLASHINGS



Kick-out flashing directs water running down roof to outside wall assembly and into gutter. (Gutter and drip edge not shown for clarity.)

Important flashing at roof edge

Kick-out flashings insure that water seeping down the roof along the edge of the wall is pushed out away from the exterior wall where the roof terminates. (See the adjacent diagram) <u>These exterior flashings are missing</u> at some locations, which represents a possible "material defect." This shortcoming may allow water to leak into the exterior wall system, which could result in rot and/or mold formulation. These flashings are important and should be installed to restore a weather-tight condition to the home's exterior. The wall systems where these flashings are missing should be tested/inspected to determine if there are current or prior leaks and if damage resulted from this defect.

NOTE: If unclear as to what "kick-out" flashings are, GOOGLE the phrase "Kick out flashing" for additional information.



# 3.7 MOLDINGS & TRIM CONDITION:



The exterior trim/wood is in need of maintenance. Deficiencies include, but are not limited to the following; There is rot to the exterior wood/trim. Areas of rot include, but may not be limited to; Roof trim and adjacent doors/windows. Proper care to the home's exterior includes replacement of rotted pieces and periodic re-painting and caulking to protect the wood from the elements. Budget for this contingency. There are gaps between the trim components at roof edges. This is a concern because sometimes pests can enter the structure through these small gaps. Repair and/or replace any defective wood.

rot to the exterior wood/trim



# FRONT PORCH

# **3.8 CONDITION**

The front porch is unsatisfactory, which could result in loss of functional utility or cosmetic appeal. Deficiencies include, but may not be limited to the following; Settling of the masonry landing results in a negative pitch. The significance of this condition is; water will be channeled to the home's exterior, wood-frame walls. This condition could result in water damage (rot and mold). There is cracking masonry (loose stones), which could indicate structural problems or installation defects. The door bell is inoperable. There is some cracking of the masonry materials; which should be repaired by a qualified mason/contractor.



# PORCH

# 3.9 CONDITION

The secondary porch is in satisfactory condition. The dimensions of the steps are satisfactory. Deficiencies include, but may not be limited to the following: The door bell is inoperable (malfunctioning). Replacement/repair is recommended. The exterior front porch light is in functional condition.

# **ROOF SYSTEM**

#### **ROOF CONDITIONS:**

#### 4.1 METHOD USED TO INSPECT

The inspection of the roof was performed by viewing the roof from the ground through binoculars. Note: Inspector did not climb/walk on the roof due to safety (height-pitch) concerns and the possibility of damage to roofing materials. The roof was also viewed and inspected from the interior through the windows.

#### 4.2 TYPE OF MATERIALS:

The roof system is covered with slates. This material is a premium installation. The slate roof is the old, original installation.



Attention

Call a Qualified

Contractor

#### 4.3 ROOF COVERING CONDITIONS:



The slate roof is an older installation and is in some aspects, unsatisfactory condition, which represents a possible "material defect." There are cracked, loose and missing slates, which could result in leaks. This is an indication of inadequate maintenance or recent damage. Replacement of defective slates is recommended. There is shaling/scaling of the slate surfaces. This is the result of normal wear and tear, but also indicates that these deteriorated slates have reached the end of a normal serviceable life. Replacement of these slates is recommended. There is "tuck pointing" of the slates. This is the installation of metal flashings under slates that are suspected of being a leak problem. This is commonly done during the colder/wetter seasons when complicated slate roof repairs are difficult and expensive. Tuck pointing is only a "temporary" solution

to leaking slates. The intent is to resolve leaks until the weather becomes more favorable for permanent repairs.

Permanent repairs likely include replacement of defective slates, which is expensive. Permanent repairs should be undertaken as soon as possible and preferably, prior to the end of the inspection contingency period. The roof shows signs of active leakage indicating the need for immediate repair. There is moss mold and fungus forming on the old slates. This condition is primarily due to inadequate roof venting. Cleaning is expensive, but generally restores much of the slate's beauty. NOTE: Repair of slate roofs can be expensive. For this reason, estimates for repair should be obtained prior to the end of the inspection contingency period. Contact a competent slate roofing contractor to evaluate the conditions and to perform repairs as necessary.



4.4 ROOF METAL/FLASHINGS CONDITION The roof flashings, where visible, appear to be serviceable.

#### 4.5 ROOF DRAINS/GUTTERS CONDITION;



**NOTE:** Proper maintenance of the gutters is essential to caring for the home's exterior as well as the interior and basement/ crawlspace areas. In my opinion, the majority of water that seeps into basements comes from the roof system when the gutters are not adequately maintained. In addition, clogged gutters can allow for ice to accumulate causing leakage to the interior during the extreme winter months. Keep the gutters clean. Do not climb on the roof or hang from a ladder to clean gutters due to the danger associated with this type of work. Contractors are available to do this task for a nominal fee. Have the gutters professionally cleaned at least twice in the Fall and once in the late Spring. Check periodically for proper pitch. Gutter pitch problems are easily detected when it is raining. Consider checking the gutters during rainfall (after

lightning stops) for over-flowing conditions. It is this kind of malfunction that saturates the soils adjacent the foundation and leads to water leakage into the home.

The gutters are in need of maintenance/repair. Deficiencies include, but may not be limited to the following: The gutters are bent preventing proper drainage. This commonly occurs when tradesmen lean ladders against the gutters to access the gutters and/or roof. The force of the ladder bends the gutter trough downward adversely affecting "pitch". Proper pitch must be maintained to insure that all water from the system is channeled to the downspout. This defect may necessitate re-installation of the problem gutters.

#### 4.6 DOWNSPOUTS CONDITION:

Downspouts discharge into buried pipes. When functioning properly, buried piping may possibly be the best method of carrying water from the vicinity of the foundations and alleviating potential for leaks into the house. Older pipes can become clogged with leaves and roots, which can cause clogs and back-ups. If this occurs, the tell-tale sign could be water backing up from the buried pipe during rainfall. Cleaning the pipes may clear obstructions, but if it doesn't, replacement of the pipes could be necessary. NOTE: Determining condition of underground system is beyond the scope of this inspection. There are no splash blocks, extension tubes or buried drain pipes installed to carry water away from the foundation at some locations. The condition is a potential contributor to a water condition in the basement/crawlspace areas. Take necessary steps to insure that all roof run-off is channeled or carried away from the foundations to downhill, remote locations.



#### 4.7 ROOF PENETRATIONS CONDITION:

The plumbing vent roof flashings have been repaired/patched/tarred indicating some degree of problems at these areas in the past. Correctly installed flashings do not require repair unless they are at the end of their useful serviceable life. The nature and scope of repairs should be discussed with the present home-owner and the repairman, who performed the repair. Replacement of the flashings should be anticipated.

# **Plumbing Vent Flashing**



# CHIMNEY(S)

# 4.8 CHIMNEY CONDITION:

The masonry chimneys are in some aspects, unsatisfactory condition (material defect). Deficiencies include, but may not be limited to the following:

There is cracking of the masonry structure. Cracks could also be present inside the structure, which could represent a fire condition. The cracks could be a source of water leakage through the structure. This is common above the roof line where the materials are exposed to severe weather. Nonetheless, repair is recommended. The ash pit door is inaccessible (blocked), which restricts function. The wood form boards that were utilized for construction of the masonry hearth (adjacent the fireplace), and are visible from below, should be removed to alleviate potential for a fire condition. There is leakage through the chimney to the basement. The chimney is equipped with caps that appear to be secure. The caps are beneficial in that they can minimize water intrusion and restrict access to the chimney interior by pests. The chimney serves the fireplace. It is suspected the chimney flue that carries the exhaust out of the home may be inadequately sized. The significance of this condition is; The configuration could allow toxic exhaust to spill into the living spaces, which creates an unsafe condition. A licensed, Certified Chimney Sweep, contractor should be contacted to calculate the flue capability and to make repairs as necessary.



masonry chimneys

masonry chimneys

#### 4.9 ROOF FLASHING:



The application of mastic suggests past water intrusion. The nature and scope of repairs should be discussed with the present home-owner and the repairman, who performed the repair.

#### 4.10 REMARKS:

A full evaluation of the structural and internal portions of the chimney is beyond the scope of this home inspection. This evaluation does not include internal chimney components. It is recommended that a National Fire protection Association (NFPA) 211 "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to identify any possible hazards. This typically includes insertion of cameras into the internal chimney areas so that these inaccessible areas can be inspected. The NFPA 211 "Level 2" evaluation is best suited to provide the information needed for the real estate transaction.



Go to <u>www.csia.org.com</u> and enter the zip code for the subject property and you can see a list of Certified Chimney Sweeps in the area.

#### GARAGE

#### GARAGE

5.1 GENERAL CONDITION:

In general, the garage is in good condition.



# **5.2 FLOOR CONDITION:**



The concrete floor, where visible, is in acceptable condition. Normal settling cracks were noted. The floor and sections of the walls were not fully visible due to stored items. This limitation could prevent detection of defects, particularly termite and wood destroying insect infestations. A re-evaluation of this condition should be performed when conditions permit.

# not fully visible due to stored items

# 5.3 FIRE SEPARATION CONDITION:

Wall and ceiling surfaces adjacent the living spaces are covered with drywall/plaster materials and appear to be serviceable.

# Garage/Home Fire Resistance



Fire-resistant materials provide smoke and fire separation between the garage and living space.

REQUIREMENTS:

- 1. Thicker 5/8" firestop drywall with finished joints and no openings into garage.
- 2. Solid wood door or metal door into home with closer and weatherstripping - fire rated and tagged.
- 3. Check with local code officials for local requirements.

# GARAGE DOOR(S)

#### 5.4 GARAGE DOOR(S) CONDITION:

The garage doors are in serviceable condition.

# 5.5 GARAGE DOOR SPRINGS:

The overhead doors are suspended by torsion bars, which are functional.



#### 5.6 AUTO-DOOR OPENER(S) CONDITION:

The automatic door openers are serviceable. Testing of the remote controller is beyond the scope of this evaluation. This is because the device is often not available at the time of inspection and the devices are readily available from HOME DEPOT and other home improvement stores. Have the present home-owner leave the remote control device on the kitchen counter at the time of closing. Check the unit during the walk through. If lost or not available for any reason, purchase a new one and program the unit. The binary codes are visible on the opener and also on the remote control device. Simply match up the code and the unit should work. The units typically come with instructions, but if you have difficulty, call me and I'll walk you through the process.

#### 5.7 AUTO-REVERSE CONDITION:

All overhead doors should have fully operational auto-reverse function so that potential for entrapment is alleviated. Only qualified overhead door specialists should be trusted to work on these complicated systems and safety components. The automatic reverse feature is not operational at the garage door/s. Note: This is a potentially unsafe condition. The opener does not stop when an obstruction is placed in the path of the moving door. This could pose a safety hazard and result in accidental entrapment.

#### 5.8 HOUSE DOOR CONDITION:

A steel-clad door is installed. This unit is believed to comply with modern standards regarding the creation of a fire shield between the attached garage and the interior living spaces. Of course, the municipal building inspector is the only official with the authority to determine compliance with applicable codes.

## **AMENITIES**

#### SWIMMING POOL

#### 6.1 VISUAL CONDITION:

The property includes a swimming pool. An inspection of this component is beyond the scope of a home inspection. It is suggested that a pool specialist be contacted to inspect the pool, the adjacent walks, patio, fencing, electrical components/circuitry and any ancillary equipment.

#### **KITCHEN/LAUNDRY**

#### **KITCHEN**

#### 7.1 CONDITION:

The components of this room are both Durable and Serviceable.

#### 7.2 FLOORING:

The flooring is serviceable.

#### At least three lights are inoperable,

7.3 LIGHTING:

which may be due to bulbs being burned out. Replacement of the bulbs is recommended. Have the fixtures re-inspected to confirm function prior to closing.

# 7.4 LIGHTING SWITCH:

There is a switch with no apparent There are loose electric outlets. function. Contact the present home-owner regarding the function of this switch. A re-evaluation of this condition should be performed when conditions permit.

#### 7.5 OUTLETS:

This could be an installation defect. Re-installation is recommended.

#### 7.6 GFI OUTLETS:

Ground fault circuit interrupter protection is provided to the outlets within 6' of the sink. This configuration would not comply with modern building standards, but is adequate. Consider an up-grade by installing ground fault circuit protection for all counter top outlets for improved safety.

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Limitation Component Not Tested

#### 7.7 HEATING DEVICE:

Heat register(s) were observed.

# 7.8 CABINETS:

A representative sampling of the cabinets were checked and found to be in wobbly condition due to age, wear and tear.

# 7.9 SINK:

The sinks are in serviceable condition.

#### 7.10 DRAIN CONDITION: The following conditions were

was installed with an S-trap, instead of the recommended traditional P-trap and necessary venting. The shortcoming could result in sewer gases entering the

kitchen area.

noted at the drain: The sink drain

**7.11 FAUCET:** 

The faucet was operated and found to be functional.

# KITCHEN APPLIANCES CONDITION

7.12 DISHWASHER:

The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. The unit is in working order at this time. Each cycle and feature of the unit was not tested. An evaluation of these features is beyond the scope of a home inspection.

#### 7.13 STOVE (Range):

The gas range was operated and found to be in good condition. Testing flame quality and timer settings were not evaluated because these components are beyond the scope of the home inspection.

#### 7.14 OVEN:

The electric oven was operated and found to be functional. NOTE: The temperature settings and timer were not tested. Testing this component is beyond the scope of the home inspection.



#### 7.15 GAS SHUT-OFF:

An easy-to-operate hand shut-off valve is installed on the gas line.

#### 7.16 EXHAUST FAN:

A kitchen electric exhaust fan is installed near the range burners. This exhaust fan was operated and found to be serviceable. The exhaust fan is ducted to the home's exterior, which greatly improves effectiveness.



## 7.17 REFRIGERATOR:

The refrigerator appears to be operating at this time.



#### 7.18 WATER HOOK-UP:

The refrigerator is equipped with a water connection for ice/water. The system was operating properly at the time of inspection.





The microwave oven is inoperable/malfunctioning; indicating the need for maintenance/repair. The microwave oven door handle is damaged. Replacement is recommended.

#### 7.20 REMARKS:

Appliances that are present, and are not inspected as part of the Home Inspection include, but may not be limited to the following. Water filter/purifier. **NOTE:** If the future operation of the kitchen and laundry appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. The home inspection/report is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance functions meet your

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# Note

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#### LAUNDRY

manuals.

## 7.21 CONDITIONS:

The laundry connections appear to be serviceable. This visual inspection is limited by the fact that the connections (water and waste) cannot be function checked for operation. The room has connections for a washing machine (hot, cold water, 120 volt outlet and drainage). Additionally, connections for use with an electric dryer are installed (220 volt outlet/conductor/circuitry and exhaust ducting). NOTE: The portion of the ducting that is not subject to view cannot be inspected. For this reason, the integrity of the duct through to the exterior cannot be confirmed.

## 7.22 DRYER VENTING:

The dryer vent duct is clogged, which adversely affects function and creates a potential fire concern. Clean the ducting as necessary. FOR YOUR INFORMATION. There are more fires caused from lint accumulation in the dryer vent pipe than from fireplaces. It is recommend that you check the ducting when moving in and have it checked regularly. A licensed chimney sweep performs this service. The long circuitous route taken by the vent makes it vulnerable to clogs.

expectations. It is also important to obtain any available appliance operation/maintenance

#### 7.23 WASHER HOOK-UPS:

Did Not Test. It is recommended that you use the more expensive, more reliable, premium braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing, which could result in flooding of the home.

#### 7.24 WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

#### 7.25 DRIP PAN:

Any washing machine installation above or in any living space should have a drip pan because washing machines typically leak at some point in time. The installation of an emergency drip pan and drain is recommended for this installation.

# **INTERIOR ROOMS**

# INTERIOR LIVING SPACES

#### 8.1 CONDITION

Floor, wall and ceiling surfaces in the living room, dining room, family room, and library are in serviceable condition.

#### ENTRY:

#### 8.2 INTERIOR ROOMS/CONDITION:

The components of the entry are both Durable and Serviceable. Floor, wall and ceiling surfaces are in adequate condition, consistent with the home's age. The electric outlets and lights are operable. The front door is in proper working order. The locks function. Obtain keys for all doors at the time of closing.

#### **BATHROOMS**

#### **#1 BATHROOM**

#### 9.1 CONDITION:

The half bath is in need of maintenance/repair. The electrical components in this room are unsatisfactory. The outlet is functional, but the GFCI (ground fault circuit interrupter) safety feature is inoperable. The significance of this condition is; This material defect could be unsafe to occupants. Repair/replace, prior to closing is required. The bathroom exhaust fan was operating properly at the time of inspection.







Note



## 9.2 FLOOR, WALL AND CEILING SURFACES

Floor, wall, and ceiling surfaces are in serviceable condition.

## 9.3 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are in need of maintenance. Deficiencies include, but may not be limited to; The sink drain is back-pitched, which can adversely affect function and is a defective installation. The sink drain is clogged, which limits the use of the fixture. The condition indicates the need for maintenance/repair. The water valve(s) are malfunctioning, which restricts function. Replacement is recommended.

# 9.4 TOILET/BIDET

The toilet is in proper working order.

#### #2 BATHROOM

#### 9.5 CONDITION:

The half bath is in overall adequate condition. Floor, wall and ceiling surfaces are adequate. The plumbing fixtures (toilet and sink) are in working order. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. The bathroom exhaust fan was operating properly at the time of inspection.

#### **#3 BATHROOM**

## 9.6 CONDITION:

The basement bathroom is in adequate condition. Floor, wall and ceiling surfaces are serviceable. The faucet, sink and drain line are functional and properly installed. The shower plumbing and wall surfaces are adequate. The toilet also operates as intended. Water flow is adequate. The door is functional and ventilation is adequate. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. The bathroom exhaust fan was operating properly at the time of inspection. The shower/door is believed to be made of safety glass. This is beneficial for improved safety compared to standard glass.

#### 9.7 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are in need of maintenance. **The faucet is loosely mounted at the base.** The significance of the condition is that movement of the faucet could result in leaks. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

#### 9.8 TUB AND SHOWER

The tub/shower is in functional condition.

#### 9.9 TOILET/BIDET

The toilet and bidet are in operable condition.

#### #4 BATHROOM

#### 9.10 CONDITION:

The half bath is in need of maintenance/repair. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable.

#### 9.11 FLOOR, WALL AND CEILING SURFACES

Floor, wall, and ceiling surfaces are in serviceable condition.

#### 9.12 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are serviceable.

# Notice Maintenance Required







#### 9.13 TUB AND SHOWER

The shower is in need of repair. The water valve(s) are malfunctioning, which restricts function. Replacement is recommended.

#### #5 BATHROOM

#### 9.14 CONDITION:

The master bathroom is in need of maintenance/repair. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. The bathroom exhaust fan was operating properly at the time of inspection. The shower/door is believed to be made of safety glass. This is beneficial for improved safety compared to standard glass. There are water stains/puddles adjacent the glass door/frame indicating the need for a better seal around the door or better operation. <u>The steam generator is inoperable</u>. Replacement/repair is recommended. Budget for this contingency.

#### 9.15 FLOOR, WALL AND CEILING SURFACES

Floor, wall, and ceiling surfaces are in serviceable condition.

#### 9.16 FAUCET, SINK AND DRAIN LINE



The faucet, sink and drain lines are in need of maintenance. The drain trap is too deep, which can adversely affect drainage/function. This configuration would not comply with modern building standards.



Notice

Maintenance Required

## 9.17 TUB AND SHOWER



The shower is in need of repair. The shower floor is cracked. The significance of this condition is; leaks may result. The water valve(s) are malfunctioning, which restricts function. Replacement is recommended. <u>The whirlpool is inoperable. \* NOTE: The whirlpool tub</u> was filled with water and was unable to be activated.

# whirlpool is inoperable

#### 9.18 TOILET/BIDET

The toilet and bidet are in operable condition.

#### #6 BATHROOM

#### 9.19 CONDITION:

The The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. bathroom is in need of maintenance/repair.

#### 9.20 FLOOR, WALL AND CEILING SURFACES

Floor, wall, and ceiling surfaces are in serviceable condition.

#### 9.21 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are in need of maintenance. The drain trap is too deep, which can adversely affect drainage/function. This configuration would not comply with modern building standards.

#### 9.22 TUB AND SHOWER

The tub requires repair. Packing seal leaks have developed at the valve handles/diverter. The tub spout is loose, which could result in leaks. Repair/maintenance is recommended. Contact a qualified contractor to perform repairs as necessary.

#### 9.23 TOILET/BIDET

The toilet is in proper working order.

# #7 BATHROOM

#### 9.24 CONDITION:

The en suite and upstairs bathroom is in adequate condition. Floor, wall and ceiling surfaces are serviceable. The faucet, sink and drain line are functional and properly installed. The shower plumbing and wall surfaces are adequate. The toilet also operates as intended. Water flow is adequate. The door is functional and ventilation is adequate. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. The bathroom exhaust fan was operating properly at the time of inspection. The shower/door is believed to be made of safety glass. This is beneficial for improved safety compared to standard glass.









# #8 BATHROOM

#### 9.25 CONDITION:

The en suite and upstairs bathroom is in generally adequate condition. Floor, wall and ceiling surfaces are satisfactory. The faucet, sink and drain line are functional. The tub is functional and the toilet operates. The door is operable and the room is adequately vented. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. The bathroom exhaust fan was operating properly at the time of inspection.



#### **#9 BATHROOM**

#### 9.26 CONDITION:

The Jack & Jill bathroom is in need of maintenance/repair. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable. The bathroom exhaust fan was operating properly at the time of inspection. The shower/door is believed to be made of safety glass. This is beneficial for improved safety compared to standard glass.

# 9.27 FLOOR, WALL AND CEILING SURFACES



Floor, wall and ceiling surfaces are in need of maintenance. There are loose/cracked floor tiles/grout.

9.28 FAUCET, SINK AND DRAIN LINE



The faucet, sink and drain lines are in need of maintenance. The sink drain is clogged, which limits the use of the fixture. The condition indicates the need for maintenance/repair.

# 9.29 TUB AND SHOWER



The shower is in need of repair. Deficiencies include, but may not be limited to the following; The shower floor is not properly pitched. Water ponds on the shower floor after use. The configuration would not comply with modern building standards. The significance of this condition is; This could cause pre-mature failure (leaks) of the shower floor. A competent contractor should be contacted to more thoroughly evaluate the condition and to perform repairs as necessary.

# 9.30 TOILET/BIDET

The toilet is in need of maintenance. The toilet is inoperable (shut down). The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

Attention Call a Qualified Contractor

# BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

#### BEDROOMS

#### 10.1 CONDITION:

The bedrooms are in satisfactory condition. Floor, wall and ceiling surfaces are in serviceable condition. The doors are operable. The rooms have a source of heat. Electrical components are operable.



#### **GENERAL INTERIOR**

CEILINGS / WALLS / FLOORS

## 11.1 WALLS/CEILINGS:



There are numerous visual defects/conditions that indicate the need for routine maintenance (tape, spackle, priming, painting, etc..) NOTE: Repairs to address the underlying causes of the visual defects may prove to be more complicated and expensive to repair. There are nails popping through the surfaces indicating the need for repair. There is staining/damage of the walls/ceilings from leakage. Water leakage can cause mold. Have the source of the leak identified and the problem repaired as necessary. Cracking/tearing of the old, gypsum walls/ceilings is noted and believed to be mostly a reflection of normal wear and tear as well a settling of the old wood frame components of the home.

#### 11.2 FLOORS:

The floor system has noticeable low points commonly encountered in older homes. This is likely related to settling or deflection of the home's structural framing over time. There are also relative high points. The high points are possibly located over "strong" points in the structure. As the framing deflects over time, these "strong" points do not deflect or bend due to their relatively high load bearing capability. The two conditions conspire to make the unevenness more noticeable. Generally, no corrective actions are undertaken because straightening the floors is somewhat impractical, expensive. and there is no significant structural impact in most situations. Most people simply live with this condition and monitor the home's structural framing for changes that would indicate a serious concern. There are squeaks in the sub-flooring. This may be due to poor fastener installation at the time of construction or failing fasteners. These squeaks are usually repaired when new floor coverings are installed with the addition of grabber type screws to re-secure the sub-floors to the floor joists and/or the finished flooring to the sub-floor. The floor tiles are cracking, which could indicate inadequate/improper installation. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

#### 11.3 DOORS:

Some of the home's interior doors are malfunctioning in that they bind at the jambs (frames) and/or have hardware that does not align making operation unsatisfactory. The condition is common, even in newer homes. Sometimes, simply painting the doors and frames is enough to affect the "fit" and "function" of the door. Deflection of the home's structural framing may also be a contributing factor. Many times, no corrective action is undertaken because the affect is considered minor by the occupants. Normally, trimming the doors and re-alignment of the hardware is sufficient to reconcile the condition. If, after adjustments are made, the door start to bind again, this may be an indication of framing (structural) problems. Have a competent contractor repair the doors and check the framing for problems.

#### WINDOWS/DOORS

#### 11.4 MATERIAL:

The home's windows are built of wood. The home's PELLA windows are built of wood and can include aluminum cladding. The PELLA windows include multiple-panes of glass. Some units have sealed panes and others have interior-mounted storm panels, but both have the critical "second" window for improved thermal performance. It is beyond the scope of this inspection to verify the integrity of the thermo-seals, where they exist. This is because defects in the thermal seals are difficult to detect during varying weather conditions. Every effort was made to identify any defect in the seals.

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# 15

Attention

Further Evaluation

Needed

# Maintenance Needed

#### 11.5 PANES:

The home's windows include multiple-pane windows. This feature is essential to achieving reasonable thermal performance. It is beyond the scope of this inspection to verify the integrity of the thermo-seals. This is because defects in the thermal seals are difficult to detect during varying weather conditions. Every effort was made to identify any defect in the seals.

#### 11.6 CONDITION:



The windows are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: Some windows are stuck in the closed position rendering them inoperable. This may create a safety concern regarding egress. Sometimes this occurs when the windows have been painted in the closed position. Windows should be restored to proper working condition. Leaky thermo-seals were noted. The identification of bad thermo-seals is beyond the scope of this visual evaluation because the defect is difficult to discover under some weather conditions. Defective windows may be visible today and not visible tomorrow. The defect manifests itself as a cloudy obstruction in the glass creating a cosmetic defect, but could also result in leakage through to the interior. In addition, the thermal performance of the window is degraded. As a courtesy I

have identified the obvious bad seals that were identified during the inspection. Repair is normally more expensive than replacement. The window hardware is inoperable. Replacement is recommended. Water staining on the interior window surfaces indicates leakage that should be repaired. A competent contractor (specialist) should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.



# Water staining on the interior window

Water staining on the interior window

#### 11.7 SCREENS:

Some window screens/storm panels are missing. These should be accounted for and installed prior to closing. By installing the screens, the re-inventory process is expedited.

#### **11.8 EXTERIOR DOORS**

The exterior doors are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; There is rot of the door/s. The exterior doors are not weather-tight indicating the need for adjustment and/or replacement/installation of proper weather stripping.

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#### STAIRWAY

#### 11.9 LOCATION:

This staircase leads from the first to the second floor.

#### 11.10 CONDITION:

Railings adjacent steps are primarily for safety. In general, railings should extend the full length of the steps, have no gaps greater than 4" and extend to a minimum height of 36". The railings are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; Staircase railings are loose. The railings should be properly fastened to the adjacent wall structure for improved safety.



# STAIRWAY

#### 11.11 LOCATION:

This staircase leads from the first floor to the basement.

#### 11.12 CONDITION:

The Railings adjacent steps are primarily for safety. In general, railings should extend the full length of the steps, have no gaps greater than 4" and extend to a minimum height of 36". The railings are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; stairs are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; There are wide gaps between railing components. The configuration would not comply with modern building standards. Current standards restrict gaps between railing components to no more than 4" for safety.

#### ADDITIONAL ITEMS

#### 11.13 SMOKE DETECTORS:

Unit batteries should be replaced semi-annually, The smoke detectors are not inspected as part of a home inspection in New Jersey. State law requires that these devices be tested by local fire officials prior to closing. It is recommended that you confirm the inspection with the local fire officials and that documentation certifying the operational status of these important safety devices be obtained prior to closing.



#### 11.14 CARBON MONOXIDE DETECTOR:

The carbon monoxide detectors are not inspected as part of a home inspection in New Jersey. State law requires that these devices be tested by local fire officials prior to closing. It is recommended that you confirm the inspection with the local fire officials and that documentation certifying the operational status of these important safety devices be obtained prior to closing.

#### 11.15 SECURITY SYSTEM:

Security system components were identified. The unit was not tested because it is beyond the scope of a home inspection. It is suggested that you contact a reputable security company regarding an evaluation of the system and the costs associated with operation. Ask owner about condition and usage.

#### 11.16 CENTRAL VACUUM:

Unit is installed but not tested. An inspection of this appliance is beyond the scope of this home inspection. Ask owner about condition and usage.

#### 11.17 OTHER:

The house is also equipped with an intercom system. An inspection of this component was not performed because it is beyond the scope of the Home Inspection.

# ATTIC

#### ATTIC

#### 12.1 CONDITION:

The attic appears to be in overall adequate condition. Rafters and structural sheathing, where visible, appear satisfactory. The roof system framing includes 2X10 (or greater)@16OC (on center)



# 12.2 METHOD OF INSPECTION:

Entered inside and inspected all of the reasonably accessible areas.

#### 12.3 ATTIC ACCESS:

The old lowering stairs are serviceable, but loose components are present. Normal maintenance for this type of staircase is to replace missing screws/bolts and tighten all connections. Failure to properly maintain the stairs could be unsafe. Have the defective components replaced/tightened and properly maintained for improved safety.

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Note



# ATTIC COMPONENTS: 12.4 LEAK EVIDENCE:

Water stains noted on the underside of the roof, which appear to be from past leaking. Documentation regarding roof repairs in this area should be obtained prior to closing. If no documentation is available, have these areas checked by a competent roofing contractor. If corrective action can be documented, monitor these areas, particularly during adverse weather conditions (rain) to detect any recurrence of the defect.





Water stains noted

Water stains noted

#### 12.5 ATTIC FLOOR:

**There is partial, ''loose'' flooring in the attic space.** The flooring should be better fastened for improved safety. Exercise caution and care when entering the attic. Maintain proper lighting for safety.

#### 12.6 ATTIC LIGHT:

The attic light is in good working condition.

#### 12.7 ATTIC INSULATION:

The attic area has been insulated with laid fiberglass/mineral.

NOTE: Total insulation thickness: 0"-8" Note that some of the insulation was removed or was never installed properly. Sometimes, the insulation is removed or re-positioned by tradesmen to access electric, telephone, cable TV, security cables or plumbing components and do not re-install the material when they are done. Have the

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## 12.8 ATTIC VENTILATION:

Roof ventilation is in unsatisfactory condition. A qualified contractor should be contacted to evaluate the condition and make repairs as needed. Proper venting should include at least 1 square foot of venting for every 150 square feet of attic space. This allows air flow to reduce temperatures and moisture. In addition, a properly vented roof is not as vulnerable to ice-damming (leaks). Proper venting can also help reduce energy requirements.

The roof system is not ventilated properly. There are inadequate ventilation components installed in the attic area. Proper ventilation is necessary for the roofing/structural components to function as designed by the manufacturer. Lack of proper ventilation could produce an environment favorable to mold formulation. This material defect could result in premature failure of the attic system/components and reduce the life expectancy of the roofing system." The roof system is ventilated through the use of perforated soffit vents and louvered vents.

**NOTE:** Inadequate venting could cause mold to form in the structure. Kaufmann Consultants, LLC does not perform mold testing. Mold testing is beyond the scope of a home inspection. You should contact a qualified mold testing contractor to test the structure for the presence of mold.

#### 12.9 ATTIC ELECTRICAL:

The attic insulation prevented the viewing of much of the attic electrical. Did Not Evaluate concealed components.

#### 12.10 PESTS:

There are indications of a pest infestation (past or present) in this area that warrant contacting an exterminator to eliminate the pests and sanitize the structure. It is recommended that you purchase a service contract to control pests. These indications include, but may not be limited to the following; There are pest traps in the area and There are droppings indicating some level of pest presence. Contact a qualified pest control contractor/exterminator for treatment options.



# FOUNDATION-BASEMENT-STRUCTURE

#### FOUNDATION

#### **13.1 FOUNDATION CONDITION:**

Where visible, the home's masonry foundation walls appear satisfactory.

#### 13.2 FOUNDATION CRACKS:

Cracks were observed in the visible sections of the foundation walls. In general, all foundations settle and this results in cracking of the masonry components. The cracking observed in these foundations does not appear to be significant. It is, however, recommended that you contact a structural engineer evaluate the cracks for material impact. In addition, have the cracks repaired. This should be considered part of long-term maintenance. Monitor the foundations for additional movement (cracking) in the future. If additional cracks appear, have them repaired as necessary.



#### BASEMENT



#### 13.3 BASEMENT:



basement egress

Finished areas of the basement prevent complete inspection of the structural framing and foundation walls. Those areas which could not be viewed were not evaluated. Due to the finished floors, walls and/or ceilings in the lower level of this structure, there is extremely limited to no accessibility to the wood framing for inspection. Many buildings have hidden wood destroying insect infestation/damage that a competently performed wood destroying inspection may not detect under these conditions. Have a licensed pest control company implement a preventative maintenance program to prevent future infestation. The use of a de-humidifier in the basement will help control humidity and reduce the opportunity for mold and mildew growth.



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#### **13.4 SLAB CONDITION:**

The concrete slab floor, where visible, appears to be serviceable. Normal settling/shrinkage cracks are noted, but believed to be insignificant.

# 13.5 MAIN FLOOR INSULATION:



The perimeter of the basement area is insulated along the box beam area, which is consistent with building standards in this region. This is beneficial. The insulation does restrict the inspectors' ability to view the adjacent structural framing that is concealed by the insulation. Some of the perimeter insulation has been removed to install telephone, cable and electric cables. The insulation should be re-installed for improved thermal efficiency.

#### 13.6 MOISTURE:



The inspection for water conditions is dependent upon seasonal weather conditions. It is possible that the interior of the home could appear dry during the home inspection, but later develop water conditions. At this time, there are indications of water leakage through the foundation walls into the basement area, which is a "material defect". Indications are in the form of water stains/efflorescence on the floor/walls, suspected mold on the interior walls, rot of the walls, and a musty/damp smell.

**NOTE:** Weather conditions may increase frequency and intensity of leakage. Additionally, water leaks may result in mold forming. These areas were checked with a moisture meter and found to be WET at the time of inspection. It is recommended that a water-proofing

contractor be contacted to evaluate the condition and to ascertain what corrective measures are appropriate/necessary.

The interior basement wall surfaces have been painted. Sometimes the interior basement walls are sealed with water-proof paint to alleviate water leakage conditions. Painting is not likely to be effective. In addition, the paint may tend to conceal indications of water seepage in the past. The present home-owner should be consulted to describe their experiences with water conditions in this space during their occupancy of the house. The paint is peeling from areas exposed to water and/or high levels of humidity.

The use of a de-humidifier in the basement can help control humidity and reduce the opportunity for mold and mildew growth and for this reason, is recommended.

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# WHAT TO DO TO ALLEVIATE THE ADVERSE AFFECTS OF A DAMP/ WET BASEMENT/CRAWLSPACE

Many basements in this region tend to have water penetration and even accumulation. We live in a very wet environment. This is generally a seasonal phenomena, most severe during Winter and Spring seasons, but water can enter the basement/crawlspace areas after any storm in any season. In addition, light rainfall can result in water seepage into the basement when the ground is already wet from previous rain or melting snow.

While a chronic wet basement may not be easily corrected, there are many simple improvements a homeowner can make to alleviate the affects of water seepage. It is important to understand that it is water in the soil outside the basement walls that winds up in the basement. The less water accumulation outside the foundation walls, the less likely water penetration into the basement will occur. Keeping this in mind, the following simple maintenance/improvements can often correct or significantly reduce water penetration experienced in the basement:

1. Keep the gutters clean. The gutter and downspout system is intended to control roof run-off and divert water away from the home's foundations. Have the gutters professionally cleaned at least once in the late Spring and twice in the Fall. This is one of the most effective measures that can be taken to alleviate water conditions in basement and crawlspace areas.

2. Be sure the downspout discharge locations are well away from the foundations. As a minimum, the downspouts should discharge the water six feet from the home, but the further, the better.

3. The installation of underground drainage pipes to carry roof runoff, via the gutter and downspout system, further away from the foundation is optimal. These pipes can discharge onto the roadway under some circumstances, to downhill, remote locations or into drywells. Older underground piping systems can become clogged and ineffective over time. sewer cleaning companies can route out roots and debris which sometimes improves performance. Downspouts may not be extended far enough from the home's foundation. It is suggested that the roof drains (gutters) be checked during rainfall (after the lightning is done) to monitor how the house is draining water from the roof system and around the foundations. Problems may be obvious when it is raining. Bent gutters that do not drain to the downspouts are also more obvious when it is raining.

4. Grading should provide a positive slope away from the foundations with a decline of at least 6" in the first 6' from the foundation walls. Check around the perimeter of your home. If depressed areas or a negative slope is detected, contact a landscape contractor to rectify the condition.

5. The interior walls may be sealed with waterproofing paint. This remedy also improves appearance and minimizes the smells associated with damp concrete foundations. Some paints are better than others. Cementicious applications are generally regarded as being more effective.

6. The installation of a sump and pump gives the structure the capability to evacuate water that does seep through the foundations. This is most desirable when basements are finished or when such finishing is being considered.

7. If the above measures fail to significantly alleviate water conditions in the basement/crawlspace, consider having interior "French" drains installed. These are sub-slab drains that collect water and divert it to a sump where accumulated water can be pumped out of the home. This is a very effective way to alleviate water conditions in basements/crawlspace areas and some water-proofing contractors guaranty their work for the lifetime of the home. Professional water-proofing can be expensive. If this home shows signs of leaks, have the condition further evaluated and repair options determined by a professional water-proofing expert prior to the end of the inspection contingency period.

8. If these measures have been taken and water penetration conditions persist, further interior and exterior masonry work may be required. In that case, it is recommended that a an architect and a contractor specializing in that type of improvement be contacted.



indications of water leakage

#### 13.7 PEST ACTIVITY:

There are indications of a pest infestation (past or present) in this area that warrant contacting an exterminator to eliminate the pests and sanitize the structure. These indications include, but may not be limited to the following; There are droppings indicating some level of pest presence. and suspected nesting material for rodents/mice. Contact a qualified pest control contractor/exterminator for treatment options.



## 13.8 REMARKS:



The home is equipped with a radon reduction system. An inspection of this component is beyond the scope of a home inspection other than testing for the interior radon concentration, if that inspection is included in the contract for inspection.

# STRUCTURAL FRAMING 13.9 VISIBLE FRAMING:



The western framing technique, also referred to as platform framing, is utilized in modern (post WWII) wood frame construction and is an improvement over older framing practices. This superior technique provides improved strength and fire resistance over old methods and is currently utilized in new construction. Deficiencies include. but may not be limited to the following: This home's structural

framing has "settled" over time. The condition is unavoidable in most older homes, but also occurs in newer homes. The causes include, but may not be limited to;

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2. The mechanical connections begin to weaken and slip,

3. The major headers, girders, joists, rafters and beams bend and deflect due to long-term exposure to structural loads.

4. Wood destroying insect infestations commonly do damage to structural framing inside the walls.

Tell-tale signs include out-of-level floors, binding doors, cracked walls and ceilings and squeaky floors and stairs. Normally, no corrective measures are undertaken and the home is suitable for use. Long-term care may include "jacking-up" the framing and re-supporting the primary bearing points to create a more level and stable home. Although this type of repair is not believed to be necessary at this time, an architect should be consulted to more thoroughly evaluate the home and to formulate a proposal for remedial measures that may prove beneficial.

# PLUMBING SYSTEM

#### PLUMBING SYSTEM

#### 14.1 GENERAL CONDITION:

In general, the plumbing system is in serviceable condition.

#### 14.2 FUEL TYPE:

The home's primary source of energy is natural gas. The gas isolation valve is located outside the home. It is suggested that you make arrangements for the gas utility to service all gas appliances prior to closing. This may be inconvenient, but the service is usually free and will assure that these important appliances are operating at peak efficiency when you move in to your new home. The gas shut off valve is located at the front.



# 14.3 MAIN WATER SUPPLY SHUT-OFF LOCATION:



The main interior water shut-off location is inside the front foundation wall. The operation valve handle cannot be checked. These handles have a tendency to leak when operated. This is partially due to infrequent use. The shut off valve (see adjacent photograph) otherwise appears to be satisfactory and is identified with a black handle.

# main interior water shut-off

#### 14.4 WATER MAIN TYPE & SIZE:

The predominant water main piping viewed was: Copper. The exposed main line was approximately 1 1/4" diameter pipe, which is larger than commonly encountered.

Deficiencies include, but may not be limited to the following: There are un-insulated water pipes that could freeze, which can cause water and mold damage. Recommend installing insulation on all water piping vulnerable to freezing conditions. The water main piping is leaky. Immediate repair is recommended. Contact a qualified contractor to further evaluate/repair as necessary. There are old corroded isolation valves. These are leak-free at this time, but may leak when operated. Eventual replacement should be anticipated. There is condensation forming on the water pipes. Condensing water could contribute to high levels of humidity inside the house and also cause water damage. The condition is normally alleviated by insulating the water pipes, which is easy and normally inexpensive. There are also missing isolation valve handles. The significance of this condition is; The valves cannot be used without handles. Replacement is recommended. A competent contractor should be contacted to more thoroughly evaluate these conditions and to perform repairs as necessary.

NOTE: Only the interior portion of the water piping is subject to view. The buried portions of the water piping are not able to be inspected. At this time, there are no tell-tale signs or indications of problems with the buried portions of the piping.

# Water Supply System in a Cold Climate



#### 14.5 WATER FLOW:

Functional water flow appears to be adequate for use with the plumbing fixtures. *NOTE: Testing/measuring water pressure at each fixture is beyond the scope of this inspection, but checking water flow is part of the inspection.* 



#### 14.6 WATER DISTRIBUTION SYSTEM:

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper and Cross-linked Polyethylene (PEX), Deficiencies include, but may not be limited to the following: <u>There are un-insulated water pipes</u>, which could freeze during cold weather. Freezing pipes can burst and leak. Install insulation on exposed water pipes to alleviate this condition.

There is "pinhole" leakage from some of the piping. These pipes should be replaced. There are old corroded isolation valves/pipes. These are leak-free at this time, but may leak when operated. Eventual replacement should be anticipated. There is condensation forming on the water pipes. Condensing water could contribute to high levels of humidity inside the house and also cause water damage. The condition is normally alleviated by insulating the water pipes, which is easy and normally inexpensive. A competent contractor should be contacted to more thoroughly evaluate these conditions and to perform repairs as necessary.



#### 14.7 WASTE PIPE SYSTEM:

The home's waste piping is made of plastic piping. This is the most common of materials used in newer structures. The waste piping appears to be in some aspects, unsatisfactory condition. Note: Waste lines which are not visible are not part of these conclusions.



#### 14.8 DRAIN FLOW:



Waste flow, as can be determined by operating the plumbing fixtures, appears adequate.

NOTE: Only piping inside the house is subject to view. The buried portions of the waste piping are not able to be KAUFMANN CONSULTANTS, LLC 17 Cook Avenue P. O. Box 1222, Madison, New Jersey 07940 (973) 377-4747 FAX (973) 377-7755 Reference # 24-06-27-Caravella Page 51 of 68 Pages inspected. NOTE: At this time, there are no tell-tale signs or indications of problems with the buried portions of the piping. <u>Due to the overall age and condition of the waste piping and the potential for clogs and damage, it is suggested that the interior of the waste piping be inspected by a licensed plumber, possibly utilizing a video camera from the house to the street connection. Clogs in this portion of the pipe can be very expensive to repair. This home is equipped with a sewage ejector pump (sump pump for the sewer lines, see the above diagram for an explanation) to raise the level of the basement waste high enough that it can flow through the main drain line. The pump is normally a high quality component with significant capability. Water was run into the basement fixture drains until the pump cycled. The system is equipped with a "one-way" check valve to insure that sewerage does not re-enter the sump after it has been expelled. These units are usually rated for 10 years of use and are replaceable when they fail. If sewer gases are detected in the basement area, a leak may have developed through the sump cover. These covers are normally well sealed, but can leak odors if disturbed. If this happens, a licensed plumber should be contacted for repair. The pump is functional.</u>

#### 14.9 CLEAN-OUT PLUG ACCESS:

There is reasonable access to the sewer piping "clean outs". Access to the sewer piping via these "clean outs" is required by modern building standards so that the pipes can be cleaned/cleared without excavation of the yard and/or disassembly of the home's interior walls and floor systems.

# 14.10 SEPTIC SYSTEM CONDITION:

**The septic system was NOT inspected as part of this home inspection.** An evaluation of the septic system is beyond the scope of a home inspection. It is recommended that a qualified engineer be contacted to evaluate the system.

Limitation Component Not Tested

# 14.11 OTHER:



The condensate discharge connection to the sewer pipe has no "air gap", The configuration would not comply with modern building standards. The significance of this condition is; the "air gap" is required to isolate the air supply components from any direct contact with waste piping components. Such contact could contaminate the drinking water components.



The wet bar sink is in malfunctioning. The wet bar sink fixture/system is improperly vented. There is no apparent correct venting for the wet bar sink drain pipe. The significance of this condition is; sewer gases could enter the home.



# WATER HEATER

#### WATER HEATER

#### 15.1 LOCATION:

The water heaters are installed in the basement.

#### 15.2 TYPE:

The conventional gas-fired water heaters burn gas under a steel container of water until it reaches a pre-set temperature. As hot water is drawn through the water system to the fixtures, the gas jet re-ignites and heats additional hot water. The cycle repeats itself again and again until the need for additional hot water is met and the units shuts down. In addition, the unit will turn on automatically to maintain a desired temperature 24/7.



# 15.3 APPROXIMATE AGE:

The water heaters are believed to have been installed/manufactured in 1998.



15.4 SIZE: 2x75 gallons.

# **15.5 VISUAL CONDITION:**



The water heaters are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; The pipes coming to the unit are corroded indicating a past/present leak. The water heaters are older units that have functioned beyond what would be considered a normal serviceable life. Replacement should be anticipated.

#### **15.6 SAFETY RELEASE VALVE:**

The water heaters are equipped with the required temperature and pressure release valves TPRV (see above diagram). The installations appear satisfactory.

#### **15.7 CIRCULATING PUMP:**

There is a circulating pump installed and appears to be functioning. This pump is intended to circulate heated water to portions of the living space that are remote to the water heater. This will reduce the amount of time waiting for hot water at the bathrooms that are included in the loop.

# HEATING SYSTEMS/FIREPLACE

#### HEATING SYSTEM 16.1 HEATING AREA:



These systems heat the main floor and basement.



The high efficiency gas hot air furnaces circulate heated air through to the living spaces. Gas is burned in the "high efficiency" combustion chamber and heat is transferred to the conditioned air in a heat exchanger. From here the conditioned (warmed) air is distributed to the living space through ducts. This is done by a blower (fan). The exhaust from burning the gas is discharged through to the home's exterior by plastic (PVC) tubing. The fuel is burned so effectively, that the temperature of the exhaust can be discharged to the exterior via a plastic tube. NOTE: Another characteristic of a "high efficiency" furnace is that the exhaust is not hot enough to carry condensed water vapor to the exterior of the home in the way that a conventional furnace does. Consequently, the condensed water falls through tubes to be discharged inside the home. The furnace is controlled by a thermostat

KAUFMANN CONSULTANTS, LLC 17 Cook Avenue P. O. Box 1222, Madison, New Jersey 07940 (973) 377-4747 FAX (973) 377-7755 Reference # 24-06-27-Caravella Page 55 of 68 Pages located in the living spaces. The occupant can control the interior living space temperature by adjusting the thermostat. The furnace will continue discharging conditioned air to the living space until the thermostat is satisfied by reaching the desired temperature. Air is returned to the furnace from the living spaces via a dedicated "return" duct system, filtered and heated again.

# 16.3 VISUAL CONDITION:

The furnaces are in some aspects, unsatisfactory condition. There are signs that exhaust condenses inside the flue vent and the condensate seeps back down the flue vent to the furnace. This condensate (carbonic acid) may corroded the furnace components over time. In addition, leaks from the exhaust system have safety implications if neglected. An HVAC contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. The heating system fan is malfunctioning. The fan is making a loud sound (grinding/whining); this could indicate failing components or some other defect. This could result in premature failure of the system/components. Replacement/repair of the fan components is recommended.

#### 16.4 FILTER TYPE:

The electronic filter is inoperable. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.



The portions of the ducts viewed were not insulated. The significance of this condition is; The system may not function at reasonably high levels of efficiently or function could be adversely affected. In addition, condensation forming on the ducting could result in damage to the structure.

There are indications that the HVAC ducts have been professionally cleaned. This is indicated by holes present in the ducts. The holes are capped with plugs. Documentation about this maintenance should be obtained, if available, at the time of closing. There is a disconnected HVAC duct. The significance of this condition is; loss of thermal efficiency will result. Have the duct repaired. The distribution heat/cooling ducts are located on the interior walls; which may adversely affect function of the heating system and may potentially allow for "cold spots" in living areas. Recommend contacting a licensed Heating Ventilation Air Conditioning (HVAC) specialist to perform repairs as necessary.







## 16.6 HUMIDIFIER:

A humidifier is installed, but was not tested. Humidifiers require seasonal maintenance to work properly. The humidifier is disconnected. A re-evaluation of the conditions should be conducted when conditions permit (before closing)

Attention Further Evaluation Needed

# #2 HEATING SYSTEM

16.7 HEATING AREA:

These systems heat the upstairs.



# Horizontal gas-fired furnace

often found in crawlspaces or attics (wherever headroom is limited)



The high efficiency gas hot air furnace circulates heated air through to the living spaces. Gas is burned in the "high efficiency" combustion chamber and heat is transferred to the conditioned air in a heat exchanger. From here the conditioned (warmed) air is distributed to the living space through ducts. This is done by a blower (fan). The exhaust from burning the gas is discharged through to the home's exterior by plastic (PVC) tubing. The fuel is burned so effectively, that the temperature of the exhaust can be discharged to the exterior via a plastic tube. NOTE: Another characteristic of a "high efficiency" furnace is that the exhaust is not hot enough to carry condensed water vapor to the exterior of the home in the way that a conventional furnace does. Consequently, the condensed water falls through tubes to be discharged inside the home. The furnace is controlled by a thermostat located in the living spaces. The occupant can control the interior living space until the thermostat is satisfied by reaching the desired temperature. Air is returned to the furnace from the living spaces via a dedicated "return" duct system, filtered and heated again.

Due to the fact that attic spaces are typically not heated, there are potential problems with drains that discharge the condensed water vapor from the unit. These problems can include freezing conditions that cause ice build up, leaks and water/mold damage.

#### 16.9 VISUAL CONDITION:

The furnaces are in some aspects, unsatisfactory condition. <u>There are signs that exhaust condenses inside the flue vent and the condensate seeps back down the flue vent to the furnace.</u> This condensate (carbonic acid) may corroded the furnace components over time. In addition, leaks from the exhaust system have safety implications if neglected. An HVAC contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. NOTE: These are older units (manufactured approximately 2003) that are in operational condition. They are working beyond their projected service life and any additional use is a bonus. Replacement should be anticipated. Contact an HVAC contractor before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.

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#### 16.10 FILTER TYPE:

An air filter is not currently installed. This re-circulates unfiltered air and could allow dust to accumulate in the fan components. The significance of this condition is; This could adversely affect efficiency.

#### 16.11 HUMIDIFIER:

A humidifier is installed, but was not tested. Humidifiers require seasonal maintenance to work properly. The humidifier is currently shut down. <u>NOTE: Operation of a humidifier in an un-conditioned space (attic) could</u> result in freezing pipes, leaks and water damage/mold. Maintenance/repair is recommended.

# FIREPLACE #1

# 16.12 OVERALL CONDITION:



The fireplaces are in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; There is cracking of the mortar from between the firebricks and cracking of the bricks in the firebox area. This is a reflection of normal wear and tear, but should be addressed for safe operation of the fireplace. Repairs are needed to restore the integrity to the unit. It is recommended that a Chimney Sweep further evaluate and determine the extent of needed repairs.



#### 16.13 TYPE OF FUEL: The units are wood burning.

**COOLING SYSTEMS** 

# AIR CONDITIONING

# 17.1 COOLING ZONE:

The cooling systems are the home's primary source of conditioned air.

# **17.2 COOLING SYSTEM DESCRIPTION**

This home is equipped with electric central air conditioning. The cooling coils, which do the actual cooling of the interior air and are located in the lower level and attic furnaces. House air is blown through the furnaces and the cooling units by the same blower that distributed heat during the winter months. The heat from the interior air is transferred to the exterior condensers through refrigerant via refrigerant lines. The heat is then discharged to the outside air from the condensers by blowing air through fins that are lined with the refrigerant lines. Condensate drains carry condensate (water) from the cooling unit drip pans depicted in the diagram. Cool air distributed to the living spaces by ducts. The conditioned air is returned to the cooling unit via dedicated ducts.

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# **17.3 SYSTEM CONDITION**

<u>The cooling system is in need of maintenance/repair.</u> The cooling system(s) are inoperable/malfunctioning. Contact an HVAC contractor before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.

#### **17.4 CONDENSER UNIT:**

The condensers, also commonly called the compressors, are in some aspects, unsatisfactory condition. The condenser is older and may have a limited future serviceable life. Replacement should be anticipated. The dunnage that supports the condenser has settled or may not have been properly leveled at the time of installation. The condition could result in damage to the refrigerant lines and vibration, which could cause defects and premature failure. Re-leveling of the condenser is recommended. There is vegetation growing on or near the condenser unit. This can reduce the efficiency of the unit. Clean/clear the unit of all vegetation and debris. The fins on the condenser are damaged. These fins allow air to dissipate heat to the atmosphere during normal operation. The significance of this condition is; the damaged fins can adversely affect function/efficiency. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary. Due to the age and overall condition of these systems/components, a future serviceable life will be limited. Replacement should be anticipated. Budget for this contingency.



If an AC condenser settles with the soil, the refrigerant lines can be damaged and the compressor may be damaged if operated.

#### **17.5 AIR HANDLER LEAKS**

There are indications that the air conditioning system in the basement has been a source of leakage. This is indicated by water staining of the air handler housing components and the equipment below the unit. This is common and normally routine maintenance to clear the drains is sufficient, but not always. Under some circumstances the repair is difficult and expensive. Contact a competent heating and cooling contractor to more thoroughly evaluate the system and perform necessary repairs as necessary. There are indications that the air conditioning system has been a source of leakage. This is indicated by water staining of the exterior metal panels of the air handler as well as water staining/standing water in the drip pan positioned beneath the air handler (see diagram). The condition is sometimes due to failure of the dedicated drains installed in the air handler. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.





# **17.6 DISTRIBUTION:**



Cooling ducts are un-insulated. The configuration would not comply with modern building standards. The significance of this condition is; Water may condense on the ducts, which could result in damage to the ceilings, walls, floors and structure. In addition, this condition adversely affects thermal efficiency. Replacement with insulated ducts is recommended. There is a disconnected HVAC duct. The significance of this condition is; loss of thermal efficiency will result. Have the duct repaired. Water is condensing on the ducts, The significance of this condition is; this could result in damage to the ceilings, walls, floors and structure. In addition, this condition adversely affects thermal efficiency. Replacement with properly insulated ducts is recommended. Have an HVAC contractor check out the system and submit

plans to improve airflow.

# **17.7 SUCTION LINE INSULATION:**

Part of the insulation is missing near the interior cooling units. The significance of the deficiency is; loss of thermal efficiency, condensation and possible water damage to the interior areas. Replacement of the missing/damaged insulation is recommended.



# **ELECTRICAL SYSTEM**

#### ELECTRICAL SYSTEM

#### **18.1 ELECTRICAL SERVICE:**

The home has an underground electrical system.

#### 18.2 SYSTEM TYPE:

Over-current protection is provided by circuit breakers.

# 18.3 SYSTEM TYPE & VOLTAGE:



The home's electric service includes a 3 Wire System using both 110/220 volts.

#### 18.4 WIRING TYPE:

The home's electric system includes Plastic shielded, non-metallic, NM (Romex/Southwire-type) and flexible armored cable (BX) conductors.

Type NM-B may be used for both exposed and concealed work in normally dry locations at temperatures not to exceed 90°C (with ampacity limited to that for 60°C conductors). NM-B cable is primarily used in residential wiring as branch circuits for outlets, switches, and other loads. NM-B cable may be run in air voids of masonry block or tile walls where such walls are not subject to excessive moisture or dampness. Voltage rating for all applications is not to exceed 600 volts. UF-B is a type of nonmetallic sheathed cable typically used for direct burial, damp areas, etc

#### 18.5 MAIN 110V BRANCH WIRING:

Copper branch wiring is the predominant circuitry in the service equipment. While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring.

#### 18.6 MAIN 220/240V BRANCH WIRING:

Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminum wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

#### 18.7 HOUSE GROUND CONNECTION:

One of the service grounds is satisfactorily achieved by a grounding electrode wire connected to the water piping. This connection appears to be satisfactory.

#### 18.8 VISIBLE WIRING HAZARDS:

<u>There are some incorrectly installed or malfunctioning electric components, which represents a "material defect".</u> <u>These defects should be repaired.</u> The significance of this condition is; reduced reliability, reduced efficiency and, under extreme conditions, a possible shock hazard or fire concern. All defective electric defects should be further evaluated/repaired by a licensed electrician for improved reliability and safety. Deficiencies include, but may not be limited to the following:

Some of the electric conductors/components were installed without the correct number of fasteners/junction boxes. Fasteners and junction boxes are used to secure the conductors and protect the integrity of the connections. This condition may not create a hazard, but is a "red flag" indicating an un-professional level of installation. A

conductor passes through the foundations without protective conduits. The significance of this condition is; the conductor insulation could be damaged resulting in malfunctioning circuitry. A licensed electrical contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as necessary.



# 18.9 OUTLET TESTING:

There are loose outlets. The significance of this condition is; loose outlets could short circuit and become unsafe. Some locations where loose outlets are present include, but are not necessarily limited to the following: Kitchen.

Attention Call a Qualified Contractor

#### 18.10 GFCI PROTECTION:

The GFCI outlets are malfunctioning and should be replaced. Locations where malfunctioning GFCI outlets are present include, but are not necessarily limited to the following: Bathroom. Recommend the safety upgrade of adding GFCI protected outlets.

One or more electric receptacles (outlets) had no functioning ground fault circuit interrupter (GFCI) protection where that protection should exist. If not GFCI- protected, receptacles in wet areas pose a shock hazard. It is recommended that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005).



#### 18.11 AFCI PROTECTION:



The electrical system does not have Arc Fault Circuit Interrupter (AFCI) protection. The installation of these safety components may not be required in existing structures, but should be considered as part of up-grading the electrical system and improving safety.

#### 18.12 REMARKS:

The house is equipped with STANDBY GENERATOR/components. The unit/system is not inspected as this is beyond the scope of the home inspection. There are switches with no apparent function. Have the present homeowner explain the function of all switches. If unable, have a qualified electrician locate and identify the function of all switches in question.

#### MAIN DISTRIBUTION PANEL/DISCONNECT

18.13 MAIN PANEL/DISCONNECT LOCATION:

The main service equipment is located in the basement.

#### 18.14 MAIN SERVICE EQUIPMENT:

The home has two (2) x 100 & two (2) 200 ampere primary panel boards/disconnects (load center). Overcurrent protection is provided by circuit breakers located in the main panel.  $2 \times 100$  amps. NOTE: Some of the panel covers door could not be opened to verify the condition of the electrical components. Have a the equipment re-inspected by a licensed electrician when conditions permit.



#### **18.15 PANEL CONDITIONS**

Wiring conditions inside the electric panel are unsatisfactory. Deficiencies include, but may not be limited to the following conditions; **There are incorrect brand breakers in the panel, which could result in failure/fire.** A licensed electrician should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

#### **SUB-PANELS:**

#### 18.16 SECONDARY PANEL BOARD (SUB-PANEL) LOCATION:

This sub panels are located in the basement.

#### 18.17 GENERAL CONDITION:

The wiring methods inside the electric sub panel are in need of maintenance/repair. Deficiencies include, but may not be limited to the following conditions; Double Lugging of the branch wiring to the circuit breaker(s) was noted at some of the breakers. This occurs when more than one conductor is attached to a single circuit breaker. There is potential for overload of the circuit and/or connections becoming loose, which could cause interruption of power, arching (fire concern) or other electric related problems. In addition, the condition does not comply with modern electric system standards, with few exceptions. Combined neutrals is detected inside the sub panel. Some of the neutral lugs have more than one neutral conductor secured under a single lug. The condition is common in older panels that have limited space for additional circuits and in "crowded" panels where access to the correct lug is restricted. Panel manufacturers recommend that only one neutral conductor beneath one lug creates a potential hazard for the electrician working on the system and also for the occupants during normal use. Consideration should be given to having a licensed electrician reposition the white clad (grounded conductors/neutral wires) so that no more than one neutral conductor is secured under each lug. Some of the panel cover screws are missing. Replacement is recommended. There are incorrect brand breakers in the panel, which could result in failure/fire. It is recommended that a licensed electrician further evaluate the panel and repair as needed.



#### NOTES

# FINAL NOTES

## 19.1 REPAIR BIDS:

**KAUFMANN CONSULTANTS does not provide estimates for repair of reported defects.** Verbal statements made by the inspector should not be relied on unless confirmed by independent qualified contractors. New Jersey law prohibits licensed home inspectors from being involved in repair of reported defects. It is in the clients' best interest to have three (3) independent, qualified contractors evaluate reported defects and provide honest and accurate estimates for repair. **INSURE THAT THE CONTRACTORS HAVE A COPY OF THIS REPORT SO THAT** 

Note

KAUFMANN CONSULTANTS, LLC 17 Cook Avenue P. O. Box 1222, Madison, New Jersey 07940 (973) 377-4747 FAX (973) 377-7755 Reference # 24-06-27-Caravella Page 67 of 68 Pages **ALL CONCERNS DESCRIBED IN THE REPORT ARE ADDRESSED.** These estimates should also be obtained in a timely manner (ie. prior to closing) so that the scope and cost of repair is understood before the home is purchased and while there is still potential for negotiation.

#### 19.2 PLEASE NOTE:

The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Additionally, PSE&G, New Jersey Natural Gas and other gas suppliers in New Jersey may offer maintenance contracts for a nominal fee. These contracts are very affordable and can help avoid costly repair expenses.

In addition, in 2007 the National Association of Home Builders (NAHB) has updated its 1993 report on life expectancy of housing components. You can read or download a copy of the 39 page NAHB report, **STUDY OF LIFE EXPECTANCY OF HOME COMPONENTS** from the NAHB web site. Go to <u>www.NAHB.org</u> and click on publications and NAHB Reports.

#### 19.3 REMARKS:

This home is in Fair overall condition.

Thank you for the opportunity to inspect your prospective new home.

**PLEASE NOTE:** If further evaluation/review/repair of a condition/problem/defect is recommended, it is important the entire system be evaluated by a qualified, licensed professional of your choosing. All follow-up evaluation/review/repair must be performed prior to the end of the inspection contingency period. If additional time is required to obtain evaluation/review/repair, inform your attorney of your needs so that acceptable accommodations can be arranged.

Do not rely on follow-up inspection reports with contradictory findings unless these statements are written and signed by the licensed tradesman making the statements. In addition, all repairs that are conducted must be documented in the same manner as described above or they should not be considered reliable.

Note

