HOME INSPECTION REPORT

[redacted]

[redacted]

Prepared by Kyle Kaufmann

Kyle Kaufmann

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[redacted]

INSPECTION LOCATION

[redacted]

REPORT INDEX

[redacted]

INSPECTION LOCATION

[redacted]

[redacted]

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:

Level to Negative grade, which may contribute to a water condition in the basement is noted at the rear.

EXTERIOR CLADDING

3.4 STONE CONDITION:

The stone and mortar veneer appears to be in some aspects, unsatisfactory condition. There is cracking of the mortar between the stone and mortar veneer.

CHIMNEY #1

4.9 CHIMNEY CONDITION:

The masonry chimney is in some aspects, unsatisfactory condition (material defect). There is cracking of the masonry structure (see, upper, front).

CHIMNEY #2

4.13 CHIMNEY CONDITION:

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.

GARAGE

5.1 GENERAL CONDITION:

In general, the garage is in some aspects, unsatisfactory condition. There is rot of the edge of the roof system due to roof leakage or leakage from the gutter/drains.

CEILINGS / WALLS / FLOORS

11.1 WALLS/CEILINGS:

There is staining consistent with leakage due to roof leaks, plumbing leaks or condensation. Have the sources of the leaks identified, repaired and the areas re-finished as necessary. These areas were checked with a moisture meter and found to be WET at the time of inspection.

ATTIC COMPONENTS:

12.8 ATTIC VENTILATION:

Roof ventilation is in unsatisfactory condition. 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.

BASEMENT

13.6 MOISTURE:

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.

PLUMBING SYSTEM

14.8 DRAIN FLOW:

There are plumbing fixtures/pipes that are clogged. 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

15.7 CIRCULATING PUMP:

There is a circulating pump installed that does not appear to be functioning. Repair/replacement is recommended.

HEATING SYSTEM

16.6 HAZARDOUS MATERIALS:

There are indications that the home may have previously been served by a buried oil tank that has been abandoned. No evaluation of this condition is included in the home inspection. Consult a specialist in this field to check the tank and to insure that it was properly abandoned.

BOILER SYSTEM

16.9 BOILER CONDITION:

The boilers (heating systems) are in need of maintenance/repair. The radiant heating loops are malfunctioning, possibly due to leaks, air in the lines or other defects (see basement loops). There are 4 gas-burning appliances discharging into the same chimney flue. The significance of this condition is; there is potential for over-loading the chimney flue, which could result in spilling toxic gases (exhaust) into the living spaces. A licensed plumber should be contacted to determine safe chimney flue sizing for this configuration and make changes as needed.

FIREPLACE #1

16.14 OVERALL CONDITION:

The fireplace is in some aspects, unsatisfactory condition. There is carbon staining of the exterior masonry surfaces, which typically indicates poor draft. This is not confirmed. The smoke chamber and flue are dirty and should be cleaned. There is cracking of the mortar from between the firebricks and cracking of the bricks in the firebox area. There is a crack/gap between the firebox and the wall. The significance of this condition is; heat from operating the fireplace could enter this space and cause fire problem.

FIREPLACE #4

16.27 TYPE OF FUEL:

The gas pilot was extinguished and for this reason the gas logs were not checked. A re-evaluation of this condition should be performed when conditions permit.

AIR CONDITIONING

17.8 REMARKS:

The humidifier equipment is not functioning properly. Maintenance is required at this time for this equipment to function acceptably.

ELECTRICAL SYSTEM

18.8 VISIBLE WIRING HAZARDS:

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

18.9 RECEPTACLE GROUNDING

Ungrounded outlet/s detected, which is considered potentially unsafe. In this case, it is possible that the cause of the un-grounded outlets is the use of old, antiquated knob and tube conductors. Contact a qualified electrician to determine whether or not these conductors are installed. If knob and tube conductors are installed, the old, antiquated and potentially unsafe conductors should be replaced prior to closing/occupancy of the house. Some locations where ungrounded outlets are present include, but are not necessarily limited to the following: bedrooms & hallways

#1 SUB-PANEL:

18.17 GENERAL CONDITION:

There are common/grounded conductors (normally white in color) and ground conductors (normally bare wires) on the same bus in the sub panel. This configuration would not comply with modern building standards and is potentially hazardous. It is also recommended that a licensed electrician inspect the impassively of the conductors. It is suspected that there are oversize breakers at this location.

#2 SUB-PANEL:

18.19 GENERAL CONDITION:

The over-current protection appears to be over-sized at some locations creating a potential electric hazard.

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.Kaufmann-Consultants.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

[redacted]

1.2 INSPECTION LOCATION

[redacted]

PROSPECTIVE PROPERTY OWNER/CLIENT INFORMATION

1.3 NAME/ADDRESS

[redacted]

1.4 REFERENCE NUMBER

[redacted]

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

Note

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 www.Kaufmann-Consultants.com 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.

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.

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 and party cloudy.

1.14 TEMPERATURE:

At the time of inspection, the outside air temperature was approximately 35 degrees fahrenheit.

1.15 SNOW ACCUMULATION:

At the time of inspection, more than 6" of snow had accumulated on the ground and the home. This restriction limits the inspector's ability to inspect some components. A re-inspection of the snow covered areas should be

performed when weather conditions permit.

BUILDING CHARACTERISTICS

1.16 REPORTED/ESTIMATED AGE OF STRUCTURE:

The home is reported to have been constructed in year 1892.

1.17 BUILDING TYPE:

The subject property is a single family, wood frame, custom colonial style structure.

1.18 OCCUPANCY

The property is occupied. The significance of this statement is that the present occupant's property limits visibility and access to some areas. These areas cannot be inspected and there may be un-reported defects as the result of this limitation. It is recommended that any area with limited access, for any reason, be re-inspected prior to closing.

1.19 SPACE BELOW GRADE:

The home's foundation is built with a basement.

UTILITIES

1.20 WATER SOURCE:

The home is reported to be connected to a municipal/Public/Community water supply. This is indicated primarily by the presence of a water meter. Confirm the connection to the municipal/Public/Community water supply by contacting that agency. Additionally, check with the water supplier to ascertain the cost and quality of the water.

1.21 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.

1.22 UTILITIES STATUS:

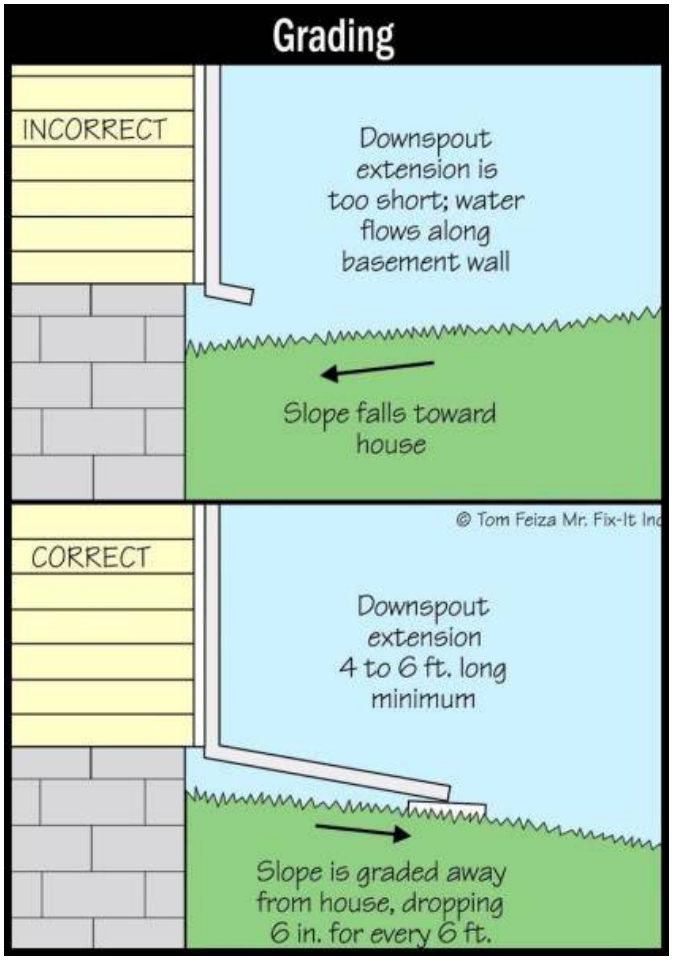
All utilities (water, electric) are on at this time.

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 rear. 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. 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.

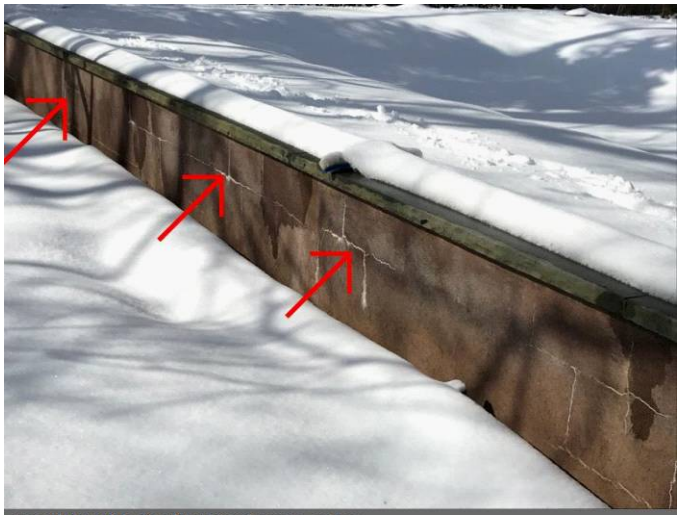


2.2 RETAINING WALLS:

The masonry retaining wall appears unsatisfactory. **There is cracking/deteriorated masonry; which could adversely affect performance of the component. (See the below photograph)** Degraded performance could result in damage to other components. Have the cracks repaired as necessary.

There is no guardrail installed at the top of the retaining wall. (See the below photograph) Consider that the ledge of a retaining wall could be an attractive nuisance for children, but adults could also be vulnerable to a fall from these areas. A retaining wall at least thirty inches tall, with a walking surface above, should have a guardrail installed. Another option is to plant heavily on the upper side of the wall to limit access to the edge of the wall.


no safety railing above wall


cracking/deteriorated masonry

2.3 HOSE BIBS

The exterior hose bibs (exterior faucets for use with a garden hose) were operated and found to be functional. Remember to drain the piping prior to the winter months so that the piping does not freeze and break. This could cause leakage and water damage.

DRIVEWAYS/WALKWAYS

2.4 DRIVEWAY:


Snow prevented full evaluation

The asphalt and gravel driveway is serviceable.

NOTE: *Snow prevented full evaluation (driveway/walkways/patio). (see the adjacent photograph) Re-inspect the area when conditions permit.*

2.5 STEPS

may represent a tripping concern

The exterior steps are in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to; The dimensions of the steps are uneven, which may represent a tripping concern. (see the adjacent photograph) **There is also some cracking masonry; which could adversely affect performance of the component, in addition to creating a potential tripping concern.** Have the cracks repaired as necessary.

2.6 PATIO:

Snow prevented full evaluation

NOTE: The Home Inspection does not include evaluating certain components at the property. These include, but may not be limited to the following; Gas grill or piping for possible use with a gas grill.

Snow prevented full evaluation. Re-inspect the area when conditions permit.

LANDSCAPING

2.7 TREES AND SHRUBS

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.

FENCING

2.8 REAR YARD FENCE:

The fencing is in need of maintenance/repair. Deficiencies include, but may not be limited to: The fencing is leaning/falling and rotted. Repairs should be anticipated. The complexity and the cost of this work is un-determined. Recommend contacting a qualified contractor to perform repairs as necessary. Budget for this contingency.

EXTERIOR

EXTERIOR CLADDING

3.1 EXTERIOR SIDING TYPE

The homes' exterior frame is covered with cedar shingles. This is a premium exterior material more commonly found in older homes. The material is infrequently used today due to rising material cost. The cedar is particularly effective at protecting the structures' framing when properly installed. The cedar siding requires periodic re-painting/staining. Re-painting/staining should include sanding and cleaning as part of preparation. If painting, a primer coat should be applied prior to two coats of final paint. I have found that there are two

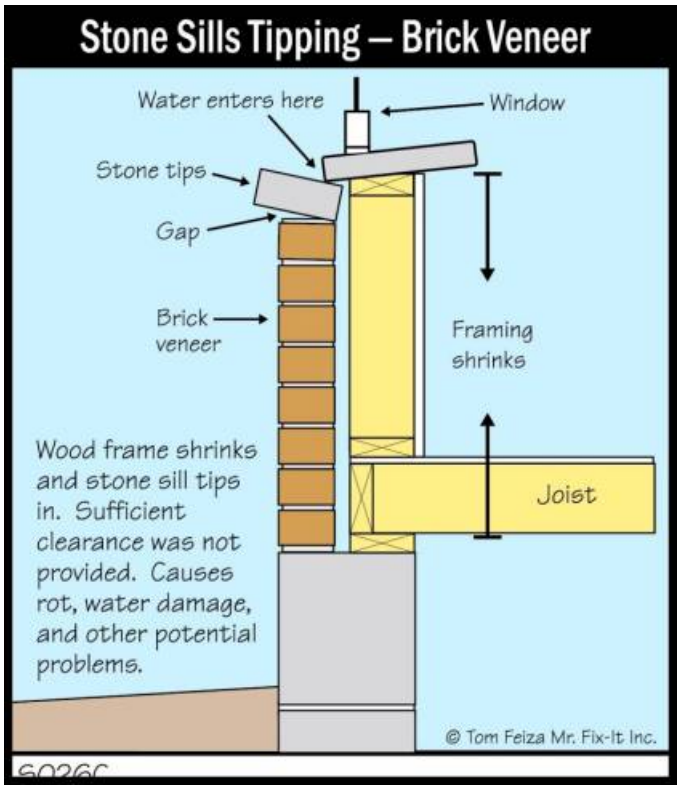
important parts to effective painting. They are; 1. Preparation. The better the cedar is prepared, the better the paint will adhere and be durable. I believe that most paint failures are due to inadequate preparation. 2. Good paint. Do not purchase the cheaper paints. I believe there is a difference and the good paint works better and lasts longer. Remember that exterior painting is labor intensive. Going cheap on material (paint) and paying for top labor is "penny-wise, pound-foolish".

3.2 SIDING CONDITION

The home's exterior siding is in serviceable condition.

3.3 WINDOW INSTALLATION

The aluminum sill is back-pitched. The significance of this condition is; Leaks through the wall system could cause rot/mold. (See the below photograph)




aluminum sill is back-pitched

3.4 STONE CONDITION:

The stone and mortar veneer appears to be in some aspects, unsatisfactory condition. There is cracking of the mortar between the stone and mortar veneer. (See the below photographs) Cracks can allow for leaks through to the wall system, which could cause rot and mold. Have these cracks checked and repaired by a qualified contractor to restore the exterior. In addition, there is no visible drainage path for moisture to escape the wall system. Proper installations of masonry veneers require some method of draining the exterior walls. Typically, a weep screed (seam) will be visible at the bottom of the application, above doors and windows and at other openings in the exterior surface. These holes allow moisture to drain from the wall and alleviates potential for damage. If not installed, moisture may become trapped in the wall system, which could cause rot and mold.

A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

cracking of the mortar

cracking of the mortar

3.5 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).

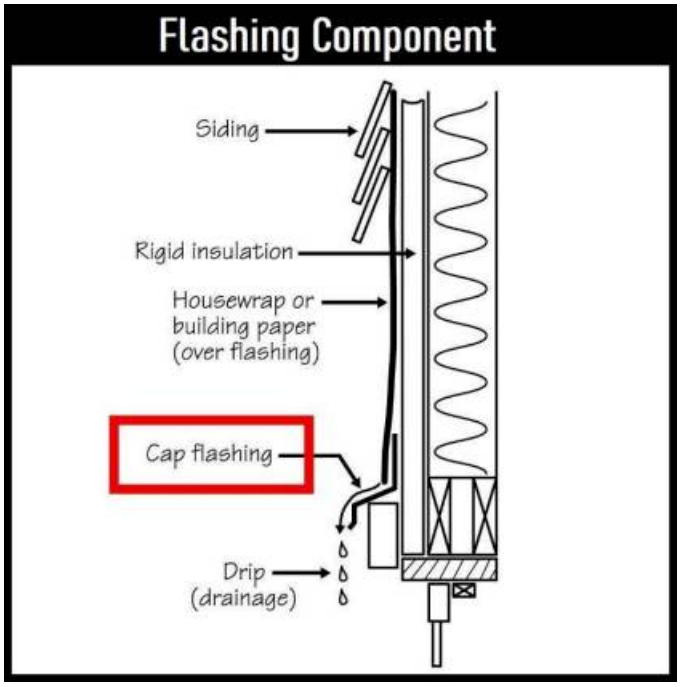
Limitation
Viewing Restricted

EXTERIOR FLASHINGS AND TRIMS

3.6 EXTERIOR FLASHINGS:

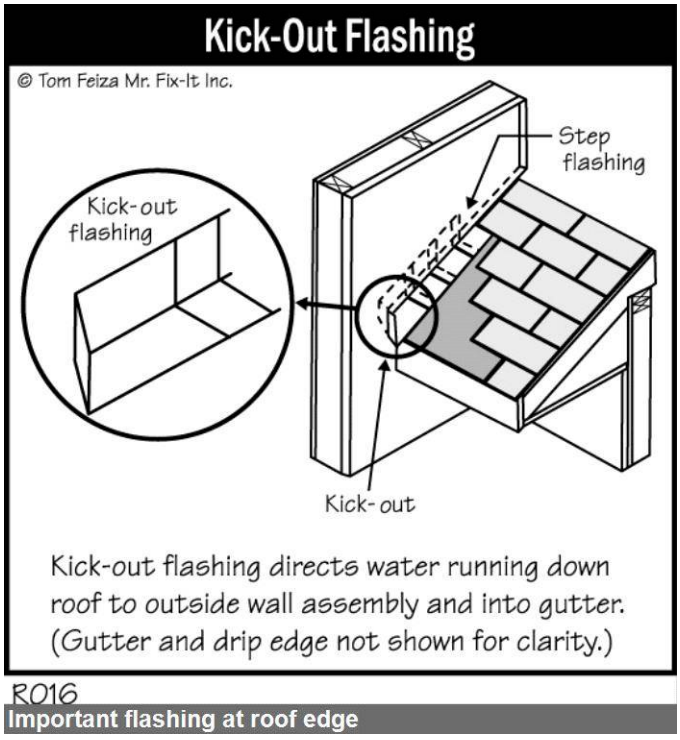
Properly installed flashings seal the top edges of wall openings (particularly around windows and doors, but also at vent hoods, lighting fixtures and any other wall openings). Failure to install these important components properly can allow water to seep through the exterior, which could result in rot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




missing or defective flashings

3.7 KICK-OUT FLASHINGS



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) 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. 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.

3.8 MOLDINGS & TRIM CONDITION:

slight rot to the exterior wood

The exterior trim/wood is in need of maintenance. Deficiencies include, but are not limited to the following; There is slight rot to the exterior wood/trim. Areas of rot include, but may not be limited to; Roof trim. (see the adjacent photograph) 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.

FRONT PORCH

3.9 CONDITION

rot of the wood porch decking

The right, 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; **There is rot of the wood porch decking, which could result in loss of functional utility. (See the adjacent/below photograph) Replacement/repair of the damaged/rotted components is recommended.**

NOTE: Snow cover limits access and visibility underneath the porch. (See the below photograph), A re-evaluation of the conditions should be conducted when conditions permit (before closing)

snow limits access underneath

front porch | snow prohibits full view

PORCH

3.10 CONDITION

The rear porch is unsatisfactory. Deficiencies include, but may not be limited to the following; The porch support structure is unsatisfactory. The dimensions of the steps are uneven. (See the below photograph) This could represent a tripping condition. The treads are also sagging when walked upon indicating improper (inadequate) support.

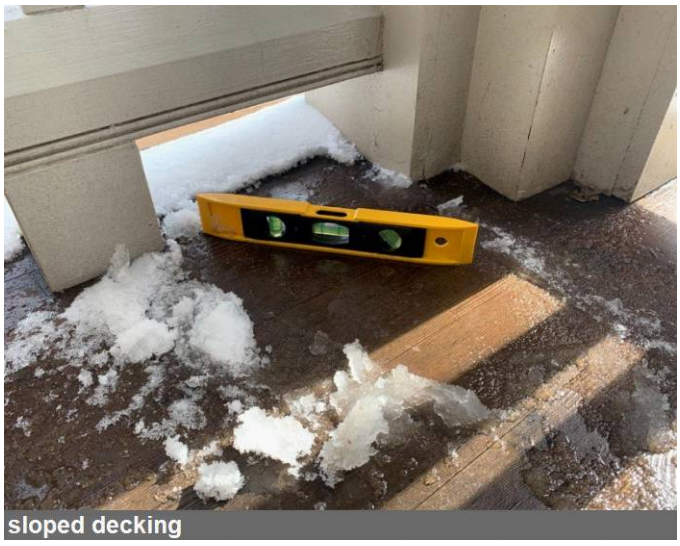
The joist hangers that support the landing structure are not properly fastened. The significance of this condition is degraded performance. There is no visible flashing between the porch landing and the exterior wall which resulted in potential for leakage. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

NOTE: *The elevation of the decking is very close to the elevation of the door. Normally, there is a step up into the door from the deck. The significance of this condition is; the step up makes creation of a water-tight seal at the deck/wall interface easier to achieve. This interface is vulnerable to leaks and subsequent rot.*

joist hangars not nailed off (fastened)

uneven steps (trip condition)

no flashing at porch/wall interface



sloped decking

PORCH

3.11 CONDITION

The left, rear, side porch is also unsatisfactory. Deficiencies include, but may not be limited to the following; The landing is sloped which creates uneven dimensions for the steps. (See the below photograph) The significance of this condition is that it is a potential tripping condition. The door bell is inoperable/missing.

PORCH

3.12 CONDITION

improperly installed | SNOW prohibits view

The balcony is unsatisfactory. The 77 lb roof covering is improperly installed (see the adjacent photograph). roofing over the deck appears to have depressions where water ponds after rainfall. (see the adjacent photograph) The significance of this condition is; ponding on a roof deck could shorten the serviceable life of the surface. Contact a qualified contractor to evaluate the condition(s) and to perform necessary repairs.

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, the possibility of damage to roofing materials, and the roof system is wet from condensation (rain and/or snow), The roof was also viewed and inspected from the interior through the windows. The roof inspection conditions were partially confirmed using an aerial drone to video and photograph the areas of concern.

4.2 TYPE OF MATERIALS:

Architectural composition shingles are installed. (see the adjacent photograph) Note: These installations are commonly referred to as "dimensional" shingles. With minimal maintenance, average life expectancy is between 25-30 years for shingles greater than 10 years old. These shingles have many advantages over traditional asphalt shingles, but due to weight restrictions, a second roof cannot be installed over this material. Hence, the cost of re-roofing a house with these premium shingles may increase since the project requires removal of all old roofing materials prior to replacement.

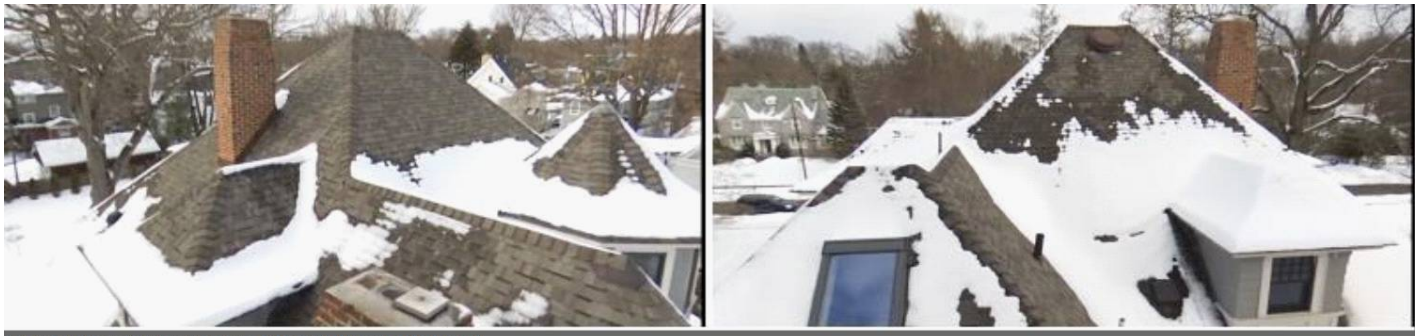
4.3 ROOF COVERING CONDITIONS:

The roof is in leak-free condition at this time. ***NOTE: Portions of the roof are covered with snow and therefore cannot be thoroughly evaluated. A re-evaluation of this condition should be performed when conditions permit.***

roof is in leak-free condition

Roof view (snow prevented full evaluation)

Roof view (snow prevented full evaluation)



Roof view (snow prevented full evaluation)

4.4 ROOF METAL/FLASHINGS CONDITION

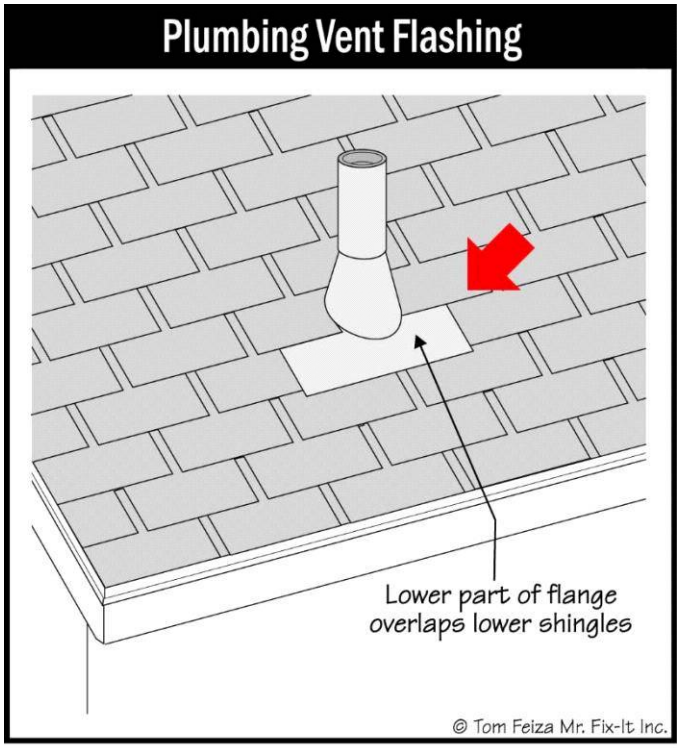
The roof flashings, where visible, appear to be serviceable.

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. Some downspouts discharge into underground drainage pipes. This configuration can be very beneficial in controlling roof run-off and minimizing potential for water seepage into the basement/crawlspace areas. The integrity of the buried pipes and the termination point for the pipes is not confirmed/inspected as part of the home inspection.

4.6 ROOF PENETRATIONS CONDITION:



RO12
Flashings are in good condition

The plumbing vent flashings, where visible at the rear, and/or air venting flanges were observed. These flashings seal the seams around the roof penetrations to insure that water does not seep through the roof during rainfall/snow. These are common sources of leakage and maintaining these penetrations is important. These roof penetrations appear satisfactory at this time.

4.7 SKYLIGHTS CONDITION:

Good

Skylights are beneficial for bringing light into the living spaces. Skylights do represent a roof penetration of substantial size and roof penetrations are a common source of leakage. Older skylights typically did not have step flashings installed and because of this are particularly vulnerable to periodic leakage. Step flashings make the maintenance of a weather-tight seal easier than it would otherwise be. Newer skylights are required to have step flashings making them more reliable. With or without step flashings, skylights have a tendency to leak periodically. In addition, leaks commonly occur at the seam between the glass and the metal frames. These installations require periodic re-sealing to maintain the water-tight condition and they also have a finite serviceable life. Budget for these contingencies. Neglect of a leak could result in damage to the structure. The skylight appears to leak-free at this time.

CHIMNEY #1

4.8 LOCATION:

This chimney is located at the left, front area of the roof system/house.

chimney is located at the left, front

chimney is located at the left, front

4.9 CHIMNEY CONDITION:

There is cracking of the masonry

The masonry chimney is in some aspects, unsatisfactory condition (material defect). Deficiencies include, but may not be limited to the following: There is cracking of the masonry structure (see, upper, front). Cracks could also be present inside the structure, which could represent a fire condition. (See the below photographs) 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 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 contractor should be contacted to calculate the flue capability and to make repairs as necessary.

A chimney cap is NOT installed. This allows water into the chimney system and can accelerate deterioration of components. The chimney serves the boiler, the fireplace, and the water heater.

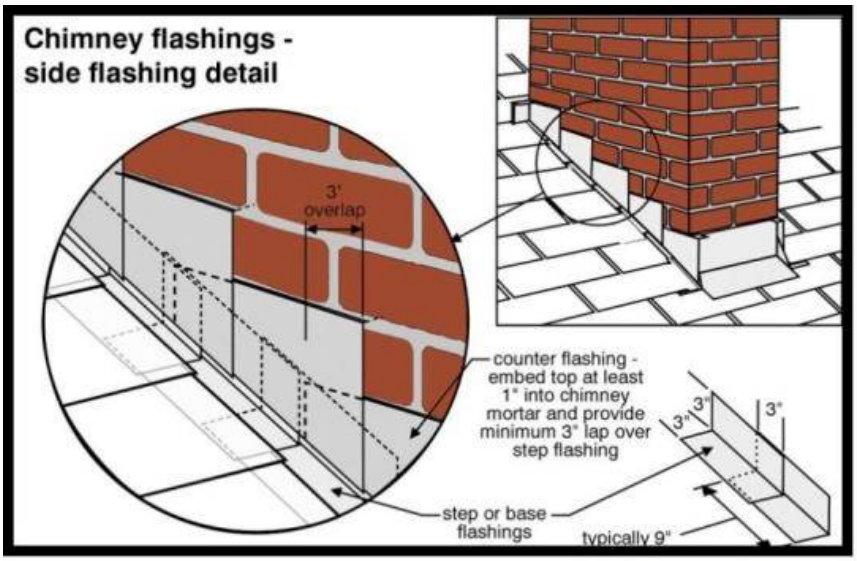
NOTE: There is suspected carbon staining of the portion of the chimney that is visible from the interior. (See the below photograph), The significance of this condition is; this could indicate the use of oil-heating system in the past. Oil heating systems frequently used buried oil tanks. Abandoned, buried oil tanks represent a possible environmental hazard. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

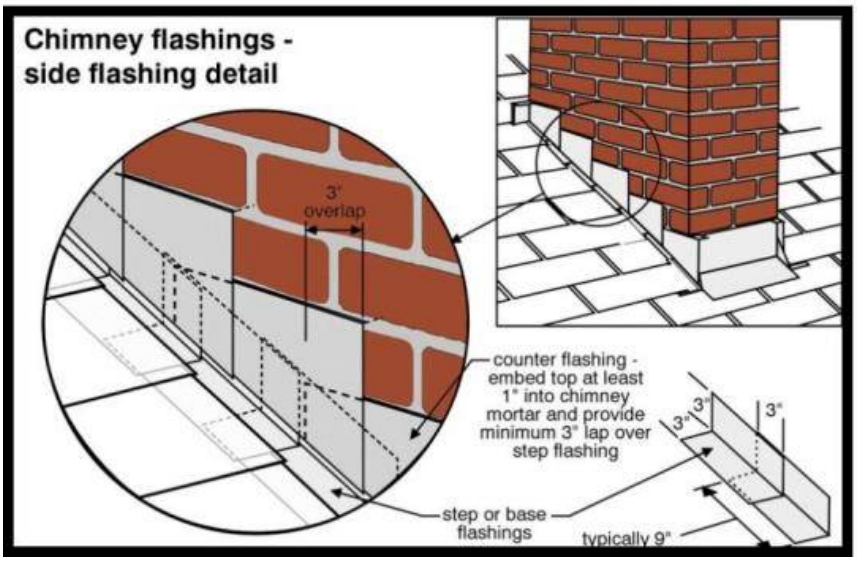
possible carbon staining

chimney caps are NOT installed

4.10 ROOF FLASHING:

The flashing has been installed in a standard manner and is in serviceable condition.





4.11 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 www.csia.org.com and enter the zip code for the subject property and you can see a list of Certified Chimney Sweeps in the area.

CHIMNEY #2

4.12 LOCATION:

This chimney is located at the left, rear area of the roof system/house.


chimney is located at the left, rear


chimney is located at the left, rear

4.13 CHIMNEY CONDITION:


spalling | cracking masonry | Missing cap

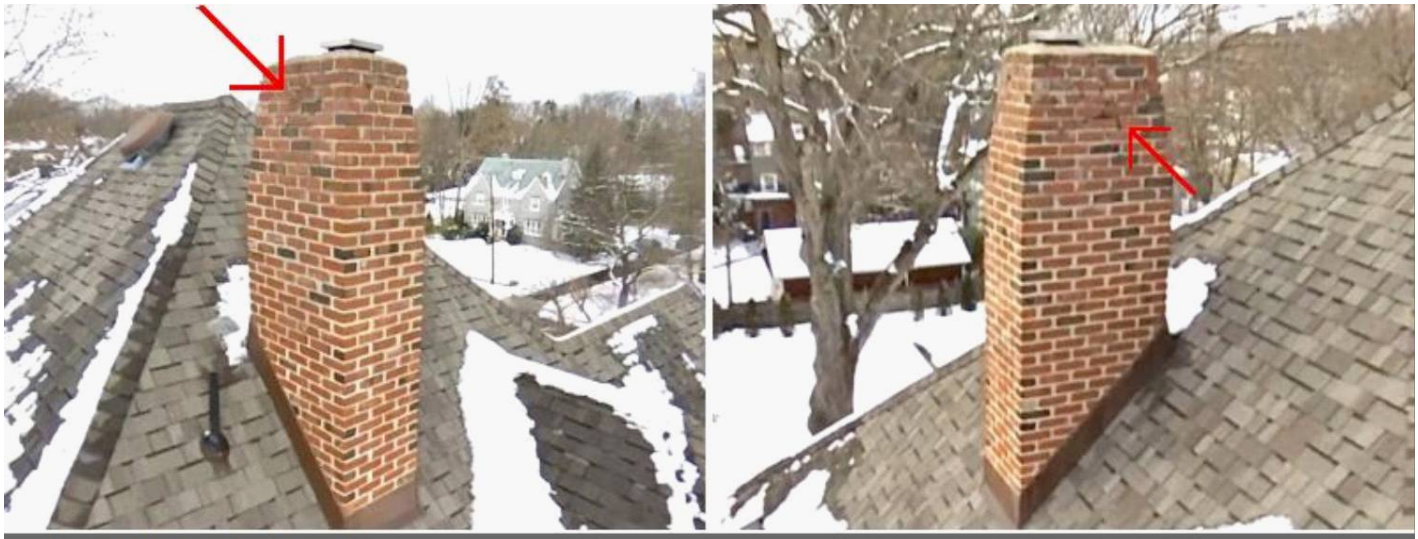
The masonry chimney is in some aspects, unsatisfactory condition (material defect). Deficiencies include, but may not be limited to the following: There is some spalling (cracking) of the bricks, particularly above the roof line. This occurs when the brick absorb water during rain or snow. The moisture freezes and chips small pieces of the bricks away. This creates even more area to absorb moisture and eventually the need for repair.

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 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 contractor should be contacted to calculate the flue capability and to make repairs as necessary.

A chimney cap is NOT installed. This allows water into the chimney system and can accelerate deterioration of components.

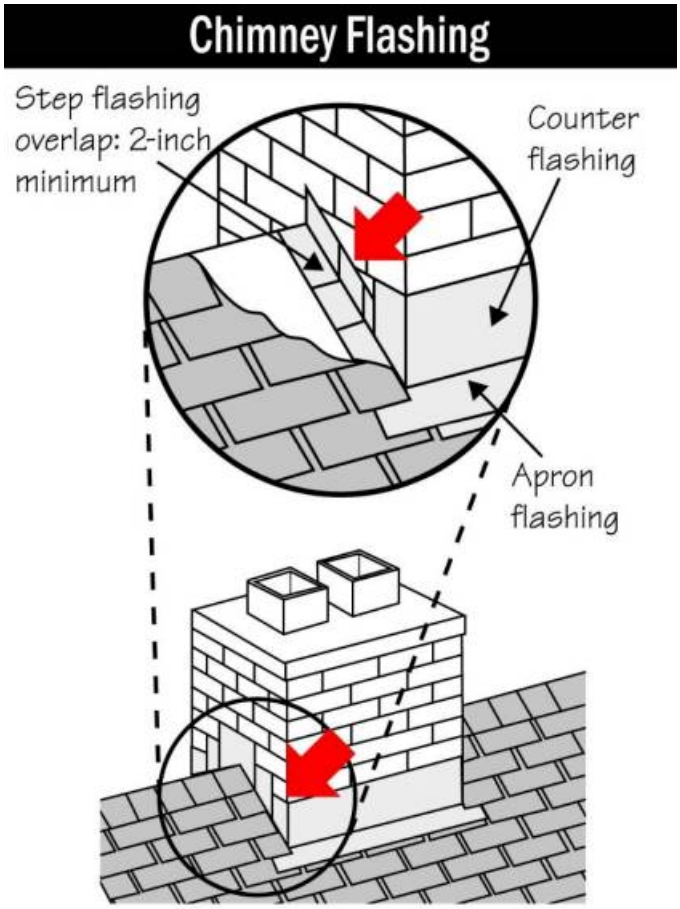
The upper portions of the chimneys are tapered, which reduces their exposure to the elements. The configuration would not comply with modern building standards. The significance of this condition is; the chimney should get wider as it gets higher so that water can be effectively shed off of the structure.



cracking of the masonry structure

4.14 ROOF FLASHING:

The flashing has been installed in a standard manner and is in serviceable condition.




view of chimney flashing component

4.15 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 www.csia.org.com 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 some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: There is rot of the edge of the roof system due to roof leakage or leakage from the gutter/drains. (See the adjacent/below photographs).The garage attic area also appears to be satisfactory. There is however a significant amount of storage in this area which does limit the inspectors ability to see and access the whole space. Reevaluate when conditions permit.

Garage | Snow prohibits full evaluation

rot of the edge of the roof system

rot of the edge of the roof system

rot of the edge of the roof system

5.2 ROOFING MATERIALS/ CONDITION:

Portions of the roof are covered with snow

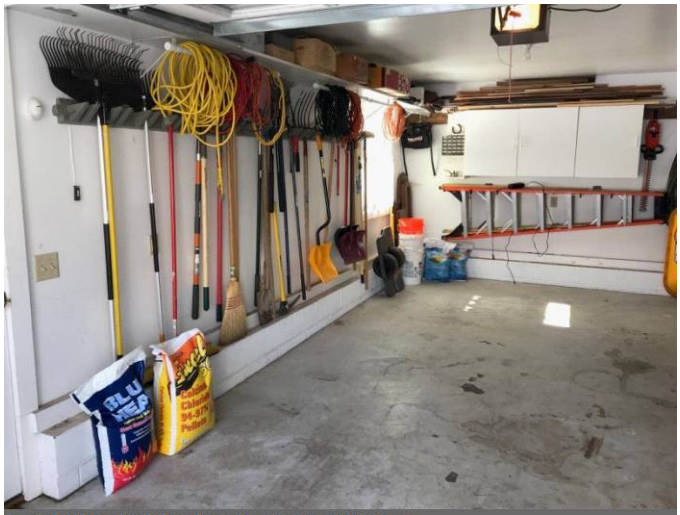
Composition and/or fiberglass shingles are installed on the garage roof system. The roof has an approximate weight of 240-260 lbs / 100 square feet and has a normal anticipated serviceable life in the range of 25-30 years prior to the need for replacement. The roofing is in serviceable condition. The tabs are correctly aligned and the nailing pattern, as can be determined, appears to be satisfactory.

NOTE: Portions of the roof are covered with snow and therefore cannot be thoroughly evaluated. (see the adjacent photograph) A re-evaluation of this condition should be performed when conditions permit.

5.3 FLOOR CONDITION:

The concrete floor appears to be in satisfactory condition. No cracks of significance were noted. Floor was not fully visible due to stored items. (See the below photographs)

not fully visible due to stored items.



not fully visible due to stored items.

GARAGE DOOR(S)

5.4 GARAGE DOOR(S) CONDITION:

The garage doors are in serviceable condition.

Good

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.

Good

5.7 AUTO-REVERSE CONDITION:

The safety reverse system is serviceable. Overhead door openers are typically equipped with a safety mechanism that will stop and reverse the movement of the door when it meets this resistance or an obstruction. The inspector has applied a reasonable amount of resistance to the door or interrupted the safety photo electric eye to activate the safety function. The unit functions properly. Some degree of adjustment may be desirable so that you and your family are adequately protected. Keep in mind that the resistance required to protect you may be too much for a child to withstand. Contact an overhead door specialist for all adjustments and/or repairs. There are many available in the area and their expertise is worthwhile. There is an electric eye safety beam installed and it is working properly. The unit should be 4"-6" above the floor for optimum safe performance.

Good

5.8 SIDE/BACK YARD DOOR CONDITION:

The side/rear door is in adequate, but in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; The door sticks in the frame and needs attention for smoother operation.

Notice
Maintenance Required

GARAGE ELECTRICAL

5.9 ELECTRICAL WIRING:

There are several unsafe homeowner-type electrical conditions observed, which could be unsafe (see sub panel wiring). Consideration should be given to repairing/upgrading the garage wiring.

5.10 GFI OUTLETS:

Ground Fault Circuit Interrupter (GFCI) outlets have been installed. These safety outlets were operated and found to be functional.

AMENITIES

SWIMMING POOL

6.1 VISUAL CONDITION:


property includes a swimming pool

The property includes a swimming pool. (see the adjacent photograph) 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 wood floors are in serviceable condition.

7.3 LIGHTING:
Kitchen lighting is functional.

7.4 GFI OUTLETS:
Ground Fault Circuit Interrupter (GFCI) outlets have been installed. These safety outlets were operated and found to be functional.

7.5 HEATING DEVICE:
Heat register(s) were observed.

7.6 CABINETS:
A representative sampling of the cabinets were checked and found to be in good condition.

7.7 SINK:
The sink is in serviceable condition.

7.8 DRAIN CONDITION:
The sink drain appears to be in leak-free condition.

7.9 FAUCET:
The faucet was operated and found to be functional.

KITCHEN APPLIANCES CONDITION

7.10 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. ***NOTE**: Rust was noted on the inside storage racks. This is an indication that this is an older appliance, which may have a limited future serviceable life. Budget for replacement.*

7.11 GARBAGE DISPOSAL:

The garbage disposal was operated and found to be serviceable.

7.12 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. ***NOTE:** No Anti-tip device is installed on this appliance.* Anti-tip devices restrict forward rotation of the appliance should a load be applied to the open door. Install an anti-tip device for improved safety.

7.13 OVEN:

The gas oven was operated and found to be operable. Testing the appliance for flame quality, timer settings and other features were not evaluated. Testing these components is beyond the scope of the home inspection.

7.14 GAS SHUT-OFF:

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

7.15 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.

7.16 REFRIGERATOR:

The (2016) Sub Zero refrigerator is functional. These appliances are generally regarded as a premium installation. They are very expensive. The units are complicated and do require periodic maintenance/repair, which is also expensive. Budget for this contingency. Consider purchasing a maintenance contract. PSEG does provide a contract in some areas, which is affordable. Keep the compressor area (top of unity) clean by vacuuming the space with the soft brush attachment.

7.17 WATER HOOK-UP:

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

7.18 BUILT-IN MICROWAVE:

There is no microwave oven unit installed.

7.19 REMARKS:


"Steam Oven" Unit | NOT INSPECTED

Appliances that are present, and are not inspected as part of the Home Inspection include, but may not be limited to the following: Steam Oven Unit

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

LAUNDRY

7.20 CONDITIONS:

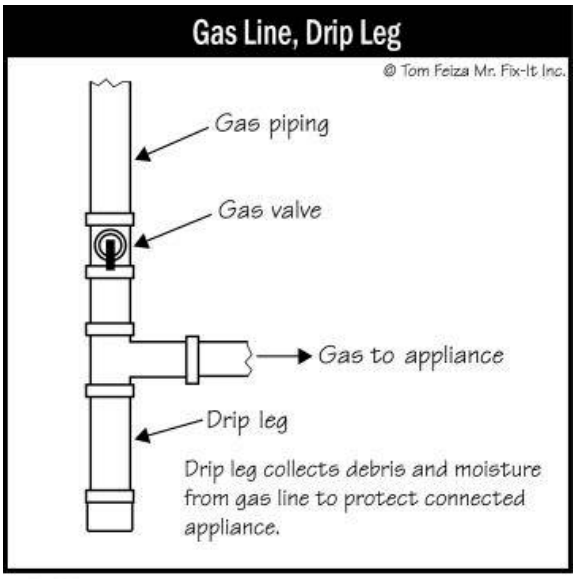
The laundry connections appear to be serviceable. This visual inspection is limited by the fact that the connections (water, waste, gas) cannot be function checked for operation. The room has connections for a washing machine (hot, cold water, 120 volt outlet and drainage). Additionally, connections for use with a gas dryer are installed (gas piping, 120 volt outlet 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.

7.21 GAS SHUT-OFF:

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

7.22 FLEXIBLE CONNECTOR:

The gas line is installed without a "drip" leg. This important configuration is used to alleviate potential for dust and debris from entering the appliance where it can create an obstruction to the gas valve. If this occurred, the appliance may not be able to shut down properly. This could be a fire concern.



P043

7.23 DRYER VENTING:

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.

7.24 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.

7.25 WASHER DRAIN:

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

7.26 DRIP PAN:

Any washing machine installation above or in any living space area 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.

Maintenance
Upgrading Recommended

7.27 FLOOR DRAIN:

No emergency floor drain was found. The significance of this condition is; Leaks, which are likely, could damage the house.

Note

LAUNDRY

7.28 CONDITIONS:

connections are obstructed from view

The laundry connections are obstructed from view and could not be checked. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. A re-evaluation of this condition should be performed when conditions permit.

NOTE: There is, however, considered to be inadequate supply of air (oxygen) for safe operation of the gas dryer. The significance of this condition is; lack of oxygen could prevent complete combustion of the natural gas, which could generate carbon monoxide. Carbon monoxide is toxic. A competent contractor should be contacted to more thoroughly evaluate the condition and to perform repairs as necessary.

7.29 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.

7.30 FLOOR DRAIN:

No emergency floor drain was found. The significance of this condition is; Leaks, which are likely, could damage the house. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

Attention
Call a Qualified Contractor

INTERIOR ROOMS

INTERIOR LIVING SPACES

8.1 CONDITION

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

Fair

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 unsatisfactory. The door hardware is malfunctioning (damaged). Replacement/repair is recommended.

Notice
Maintenance Required

8.3 HEATING:

There is no permanent heating device installed in this room. Consider adding a heat source to this room.

BATHROOMS

#1 BATHROOM

9.1 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.

9.2 FLOOR, WALL AND CEILING SURFACES

Floor, wall and ceiling surfaces are in serviceable condition.

9.3 FAUCET, SINK AND DRAIN LINE

sink drain is clogged

The faucet, sink and drain lines are in need of maintenance. Deficiencies include, but may not be limited to; The sink drain is clogged, which limits the use of the fixture. Maintenance/repair is recommended.

9.4 TOILET/BIDET

The toilet is in proper working order.

#2 BATHROOM

9.5 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. This is a nation-wide problem related to poor quality GFCI components. New standards adopted by the NEC (National Electric Code) and checked by the Underwriting Laboratory have almost eliminated problems with reliability in these important safety devices. In general, the newer devices are better. Consider replacing these relatively inexpensive outlets periodically to maintain a high degree of safety. The bathroom exhaust fan was operating properly at the time of inspection.

Attention
Call a Qualified Contractor

9.6 FLOOR, WALL AND CEILING SURFACES

Floor, wall and ceiling surfaces are in serviceable condition.

9.7 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are serviceable.

9.8 TOILET/BIDET

The toilet is in need of maintenance. The toilet is loose, which can result in leaks and failure of the wax seal beneath the fixture. Have the seal replaced and the fixture re-installed.

Notice
Maintenance Required

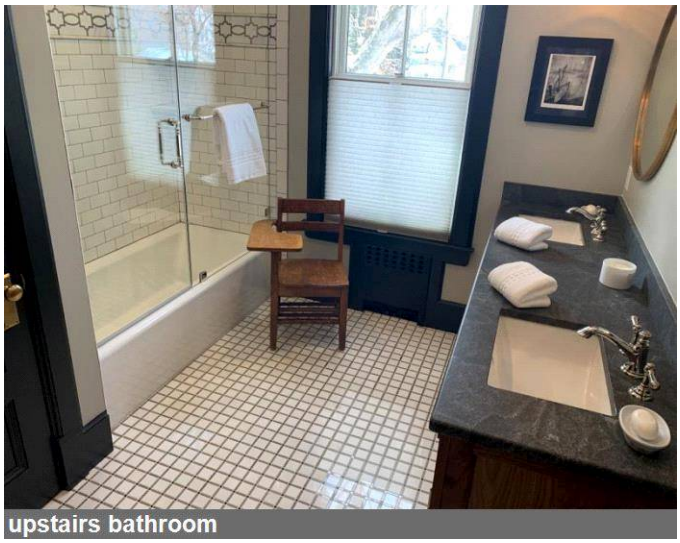
9.9 HEATING:

There is no permanent heating device installed in this room. Consider adding a heat source to this room.

Maintenance
Upgrading Recommended

#3 BATHROOM

9.10 CONDITION:



upstairs bathroom

The upstairs 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 installed adjacent the tub is believed to be made of safety glass.

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.

9.13 TUB AND SHOWER

The tub requires repair. Deficiencies include, but may not be limited to the following; The shower head is loose, which could result in leaks. Maintenance/repair is recommended.

Notice
Maintenance Required

9.14 TOILET/BIDET

The toilet is in proper working order.

#4 BATHROOM

9.15 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.

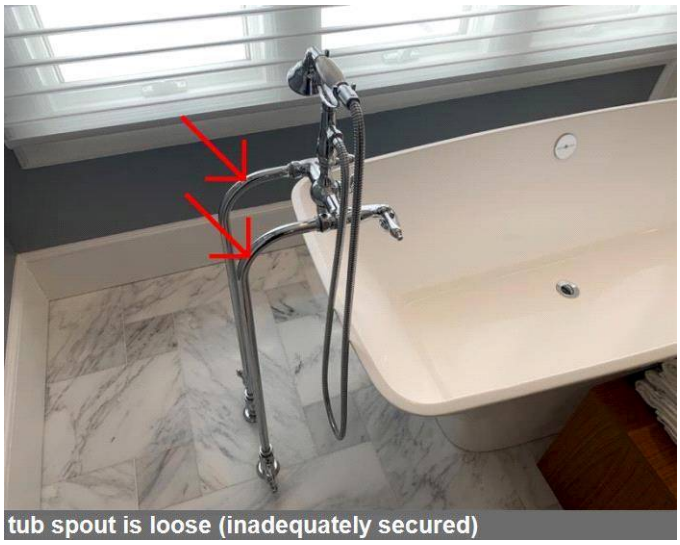
9.16 FLOOR, WALL AND CEILING SURFACES

Floor, wall and ceiling surfaces are in need of maintenance. **There is suspected steam damage (water staining) to the wall/ceiling surfaces.** The condition indicates the need for maintenance. Repair/refinish the damaged wall/ceiling surfaces as necessary.

9.17 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are serviceable.

9.18 TUB AND SHOWER


tub spout is loose (inadequately secured)

The tub requires repair. Deficiencies include, but may not be limited to the following; The tub spout is loose (inadequately secured) which could result in leaks. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

9.19 TOILET/BIDET

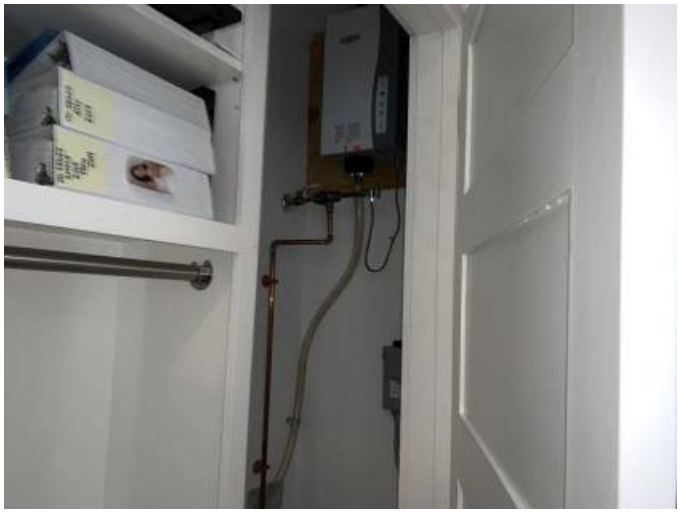
The toilet is in proper working order.

#5 BATHROOM

9.20 CONDITION:

The 3rd floor 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.

9.21 REMARKS:



The steam generator is inoperable. An evaluation of this component is beyond the scope of the Home Inspection. Contact a specialist in this regard to evaluate the component/condition prior to closing.

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.

Good

GENERAL INTERIOR

CEILINGS / WALLS / FLOORS

11.1 WALLS/CEILINGS:

damaged from prior leaks

There is staining consistent with leakage due to roof leaks, plumbing leaks or condensation. Have the sources of the leaks identified, repaired and the areas re-finished as necessary. These areas were checked with a moisture meter and found to be WET at the time of inspection. There are ceiling/wall surfaces that may have been damaged from prior leaks. These areas have not been completely or properly repaired/finished. Additional finishing will be necessary to restore these areas. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

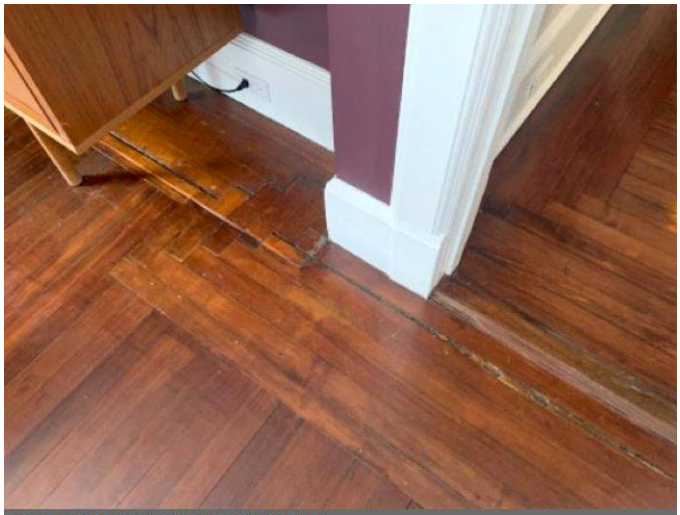
Discoloration | H2O stains

staining consistent with leakage

11.2 WALL INSULATION:

Some of the walls were insulated.

11.3 FLOORS:


separation cracks | staining

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 floor pops at the second floor of the house. This is where the sub-floor material is improperly secured to the joists. These areas should be re-secured. There is water damage to the flooring. Sometimes stains can be sanded over, but this cannot be confirmed. Have a floor contractor check the floors and obtain estimates for re-conditioning the floors.

There are scratches/stains in the floor surfaces. Repair of the floor surfaces is recommended.
Normal wood floor joint separation cracks were observed. The condition is sometimes due to exposure to moisture/water and/or inadequate venting. The condition is also sometimes attributed to normal wear and tear. Have the floors re-finished as necessary.


floor pops at the second floor


Scratched/damaged floor surface

11.4 DOORS:

Maintenance Needed

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. The pocket door/s are in need of maintenance/repair. Deficiencies include, but are not limited to: (i.e. Missing/broken

hardware, binding on tracks/difficult to operate, stuck, no longer installed).

There is missing hardware/components at some of the doors; which limits the function/utility. It is recommended that proper door hardware be installed at every door to restore proper function to these units.

NOTE: Some of the doors are not equipped properly with door-stops and damage to the walls may have occurred at some locations. Consider re-installing door-stops to all doors that come into contact with adjacent wall surfaces to prevent additional damage from occurring and repairing any wall surface damages that may have occurred.

WINDOWS/DOORS

11.5 MATERIAL:

The home's windows are built of wood and vinyl.
The home is equipped with a few ANDERSEN vinyl clad windows. These are a generally regarded as a premium installation. The units are double-pane (thermal) insulated units. The seals are warranted for an extended period of time. Most ANDERSEN windows have stenciled dates of manufacture etched into the glass, which can be helpful in determining whether or not the windows are still covered by the manufacturers warranty. Contact ANDERSEN using the toll free number 888 888 7020 or access their website **www.andersenwindows.com** for any additional information. 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.

11.6 PANES:

There are both dual and single pane windows used in this home.

11.7 CONDITION:

The windows are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following:
Broken/cracked window(s) were observed. This is common in older homes with single pane glass. The cracks normally do not result in significant heat loss and for this reason, are left "as-is" frequently. Replacement is easy and relatively inexpensive.
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.
Some of the window locks are missing/broken. Window locks not only provide a measure of security, but also help maintain the windows in the "full" closed position thereby improving thermal performance. Sometimes these important devices are removed for painting and not re-installed. These locks should be obtained and re-installed. The window hardware is inoperable; which limits function of the unit. Replacement/re-installation is recommended.
Some of the windows were unable to be shut completely and consequently the locks will not engage. A competent contractor should be consulted to more thoroughly evaluate the condition of the windows and to perform repairs as are necessary.
Some of the window units are damaged/broken beyond normal wear and tear. The significance of this condition is: This could adversely affect function of the component; in addition, further damage of the window/unit could result. Repair/replacement is recommended.

A competent contractor should be consulted to more thoroughly evaluate the condition of the windows and to perform repairs as are necessary.


window units are damaged/broken


Cracked window glass

11.8 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.

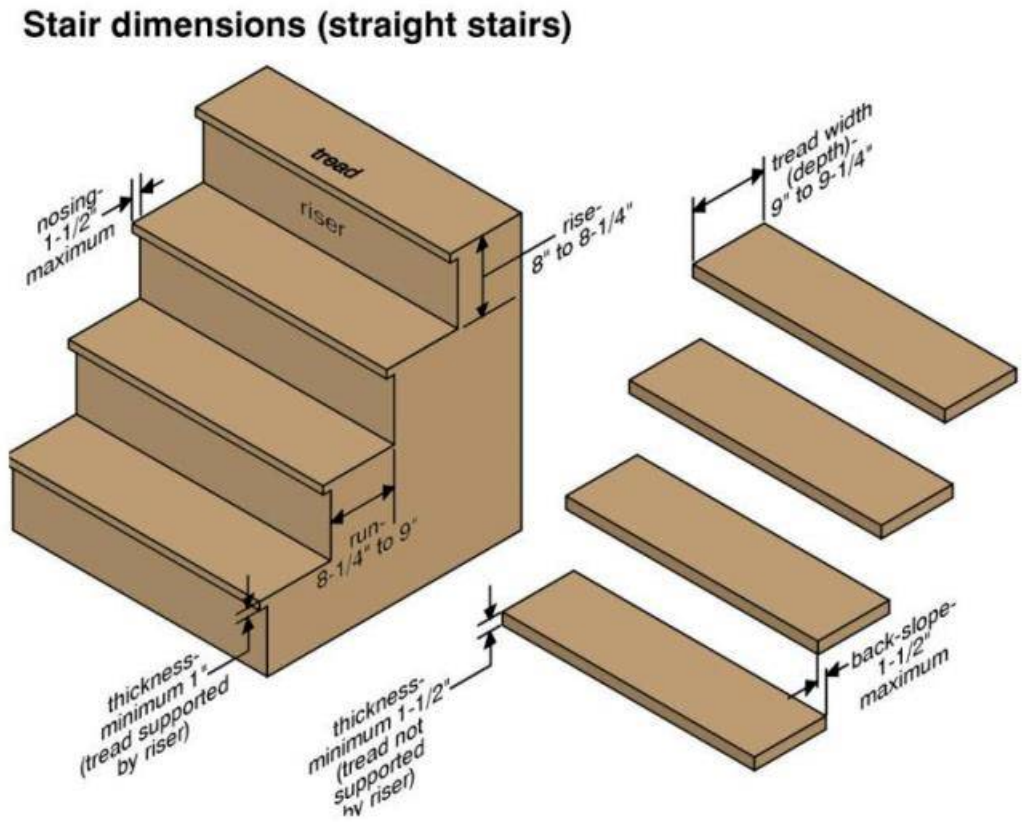
11.9 EXTERIOR DOORS

The conventional exterior doors are in satisfactory condition. The exterior doors are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; The door hardware is inoperable and/or malfunctioning. The doors are binding in their frames adversely affecting function. Refit/repair/re-install for improved function.

NOTE: *The elevation of the exterior grading is very close to the elevation of the door. Normally, there is a step up into the door from the exterior. The significance of this condition is; the step up makes creation of a water-tight seal at the wall interface easier to achieve. This interface is vulnerable to leaks and subsequent rot.*

STAIRWAY

11.10 CONDITION:



The basement, main floor, and 3rd floor stairs are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; The dimensions of the stairs and risers are uneven. This configuration would not comply with modern building standards. This creates a potential tripping condition. Repair/modification is difficult and possibly expensive. Components of the stairs are sagging with loose treads and risers indicating possible problem underneath. Have the support structure repaired for improved safety. Components of the stairs are squeaky with loose treads and risers indicating possible problem underneath. The condition is quite common in older homes, but should be checked and repaired as necessary. 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; The railing is too short. Current standards are for the railing to be at least 36" high.

staircases view | railing is too short

ADDITIONAL ITEMS

11.11 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.

11.12 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.

11.13 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.

ATTIC

ATTIC

12.1 CONDITION:

The attic has been finished in such a way as to restrict viewing the underside of the roof. These areas could not be checked. The roof system framing includes 2X6@24 (or greater span)OC (on center) This configuration is common in older homes and generally proves to be adequate, but would not comply with modern building standards.

Attic view

12.2 METHOD OF INSPECTION:

No access to attic area

NOTE: There is no access provided to an attic area. As a result of limited/restricted attic access, the inspector was not able to view the structure, insulation, mechanical, or venting components in these areas. In addition to these items, the inspector was not able to verify the presence of current or past roof leaks or any resulting damage. Consideration should be given to having an access provided so that a proper evaluation of the area can be performed prior to closing.

12.3 ATTIC ACCESS:

The lowering stairs are serviceable.

ATTIC COMPONENTS:

12.4 LEAK EVIDENCE:

There is no current visible evidence of leakage into the attic area. NOTE: There is limited access and visibility of the areas due to; insulation, clearance under/around framing, ductwork. A re-evaluation of the conditions should be conducted when conditions permit (before closing).

12.5 ATTIC FLOOR:

There is partial, "loose" flooring in the attic space. The flooring should be better fastened for improved safety. 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 fiberglas/mineral and loose cellulose. Insulation installed between the rafters adversely affects roof venting. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

NOTE: Mineral insulation may contain asbestos fibers. In the past, a few of the major manufacturers of mineral insulation had used asbestos due to the beneficial thermal properties of the material. As the health threats from asbestos became obvious, the use of this material has almost been completely eliminated from this application. There is no way to ascertain the presence of asbestos without laboratory analysis. Kaufmann Consultants, LLC does not do this type of analysis. If mineral insulation was reported in the inspection report and you want to determine whether or not asbestos is present, contact an expert in the field.

Asbestos is a controversial installation. Complete information concerning asbestos should be obtained from the NJDEP. Methods and recommendations vary depending upon the application, and may change with time as well. Only DEP officials can provide complete up to date information in this regard. The DEP will also provide a list of certified contractors to implement their recommendations. Some authorities recommend no action if the material is in good condition.

NOTE: Total insulation thickness: 0"-6" Note that there are areas where the insulation was removed and/or was never installed. Sometimes tradesmen remove the insulation to access electric, cable TV, telephone or plumbing components and do not re-install the material. These areas are small, but they can represent a source of significant heat loss it not addressed. Have the insulation replaced where it is missing for improved thermal performance.

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.

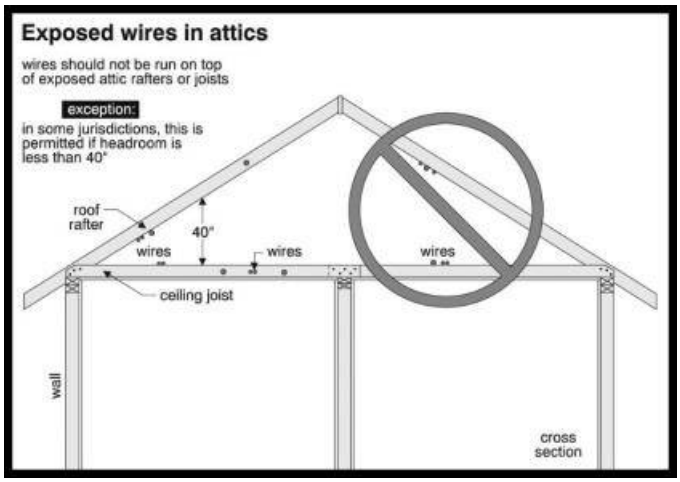
The roof system is not ventilated properly. There are inadequate ventilation components installed in the attic area. Proper ventilation is necessary for the roofing/structural components to function as designed by the manufacturer. Lack of proper ventilation could produce an environment favorable to 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 power ventilator fan/s. The thermostatically-controlled vent fan/s could not be evaluated due to the low temperature at the

time of the inspection. A re-evaluation of the fan/s should be performed when conditions permit.

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:



Deficiencies include, but may not be limited to the following; there are open "J" boxes in the attic area. proper covers should be installed. Some electric conductors are simply laying on the ceiling beams (attic floor joists). This configuration could result in damage to the conductors and possible injury when people traverse the attic space. This configuration would not comply with modern building standards. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. NOTE: The attic insulation prevented the viewing of much of the attic electrical. Did Not Evaluate concealed components.

12.10 EXHAUST FAN DUCTING:

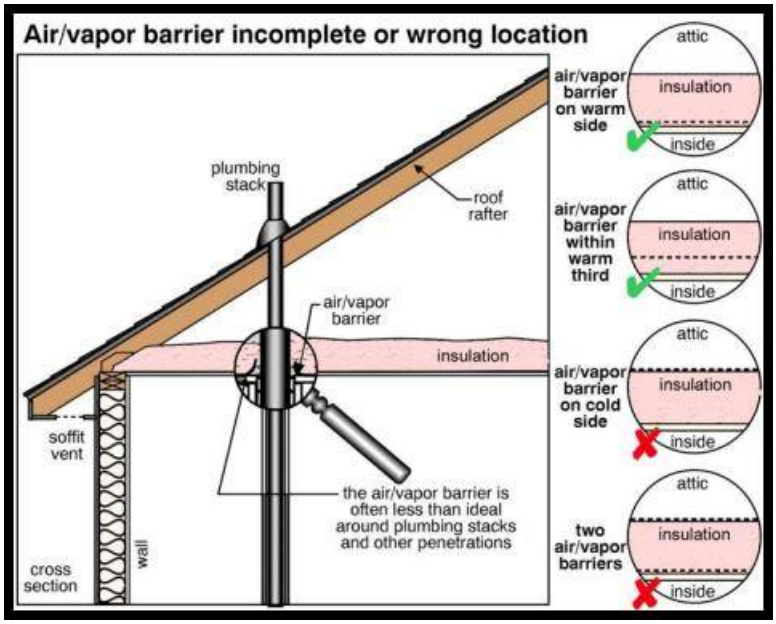
V008

The bathroom vent fan ducts are in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to the following; The bathroom exhaust fans empty into the attic area. Modern standards recommend venting them through the roof and to the exterior. The condition could contribute to mold in the attic space.

12.11 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. A competent exterminator/pest control contractor should be contacted to establish a control program. These indications include, but may not be limited to the following; There are droppings indicating some level of pest presence.

12.12 VAPOR RETARDERS:



The vapor barrier was installed up-side-down. This is a common installation defect made even by builders. The vapor barrier should be closest to the living space for optimum performance. In addition, **Portions of the vapor barrier are exposed. Portions of the vapor barrier are exposed. The material should not be left exposed because the material is combustible.** Either remove the vapor barrier, install it correctly or have the material correctly covered. Re-position vapor barrier as necessary. Insure that when installing additional insulation, a second vapor barrier is NOT installed as this "dual" barrier could allow moisture to condense between the two barriers. The attic does have the recommended vapor barrier, but there are multiple layers of vapor barriers due to over-insulating attic. The attic should only be equipped with one vapor barrier and that barrier should be directly above the ceiling with the insulation above the vapor barrier. More than one vapor barrier creates potential for condensation to form in the space between the vapor barriers. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. The significance of this condition is; mold could result from condensation forming between the two vapor barriers.

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.

A representative sampling of the finished wall surfaces in the basement should be removed to allow for a more complete inspection of the foundation.

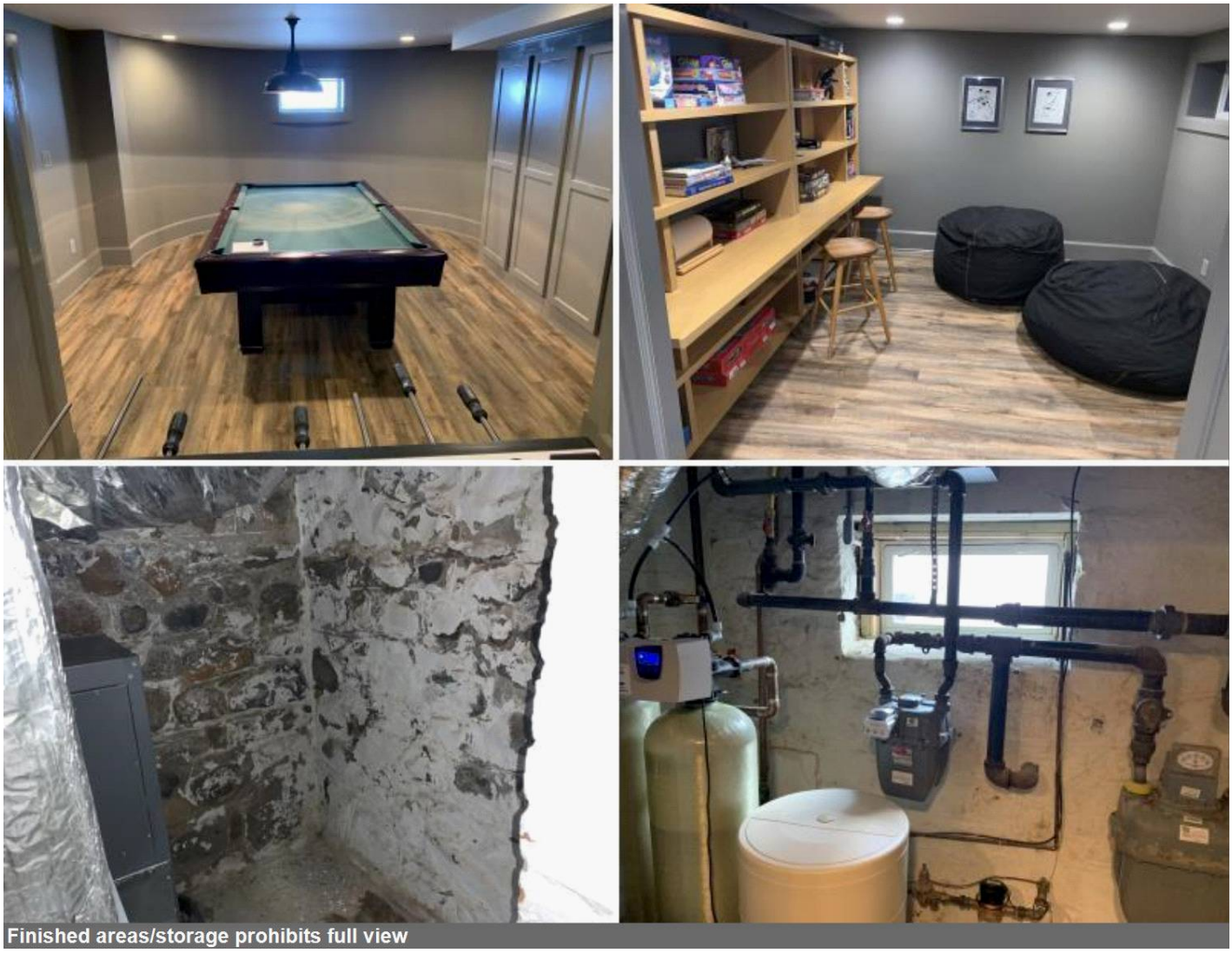
BASEMENT

13.3 BASEMENT:

Exterior Stairwell

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. There is a large amount of personal property presently being stored in the basement and, for this reason, some sections of this area cannot be thoroughly viewed or evaluated. These areas should be reinspected when conditions permit. The use of a de-humidifier in the basement will help control humidity and reduce the opportunity for mold and mildew growth. The exterior masonry stairwell appears to be serviceable. There are indications of water leakage through the side walls. This is indicated by water staining. The drain appears to be functional. Periodic cleaning should be anticipated. Failure to maintain the drain could result in flooding of the interior.

Finished areas prevented full evaluation

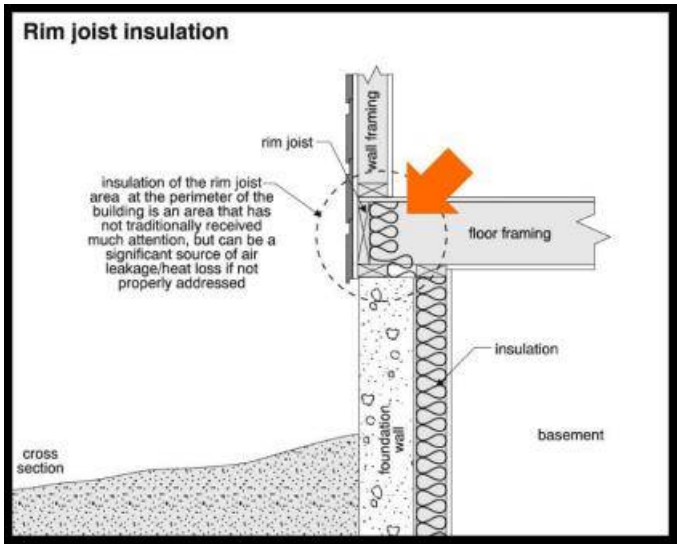


Finished areas/storage prohibits full view

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:


Indications of water leakage | H2O stains

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.

NOTE: Weather conditions may increase frequency and intensity of leakage. Additionally, water leaks may result in mold forming. 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.

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

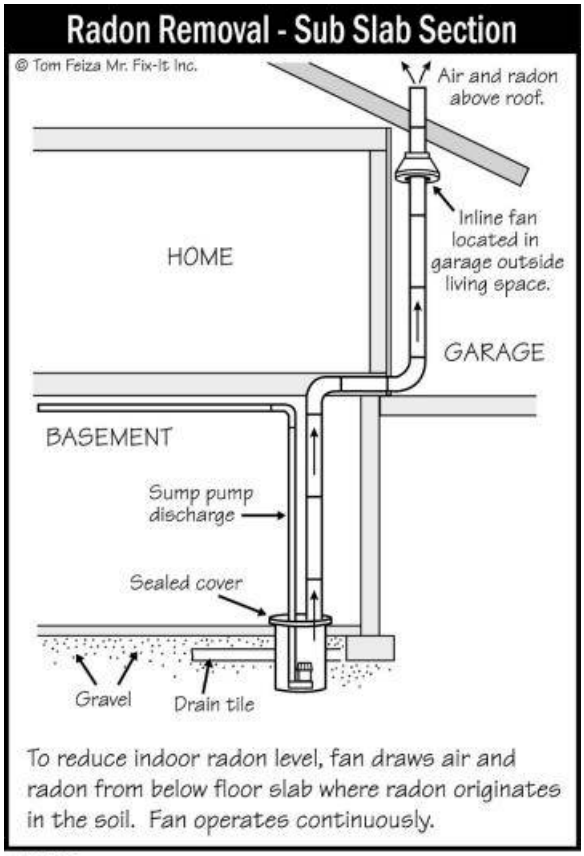
can make to alleviate the affects of water seepage. It is important to understand that it is water in the soil outside the basement walls that winds up in the basement. The less water accumulation outside the foundation walls, the less likely water penetration into the basement will occur. Keeping this 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.

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. Contact a qualified pest control contractor/exterminator for treatment options.

13.8 REMARKS:

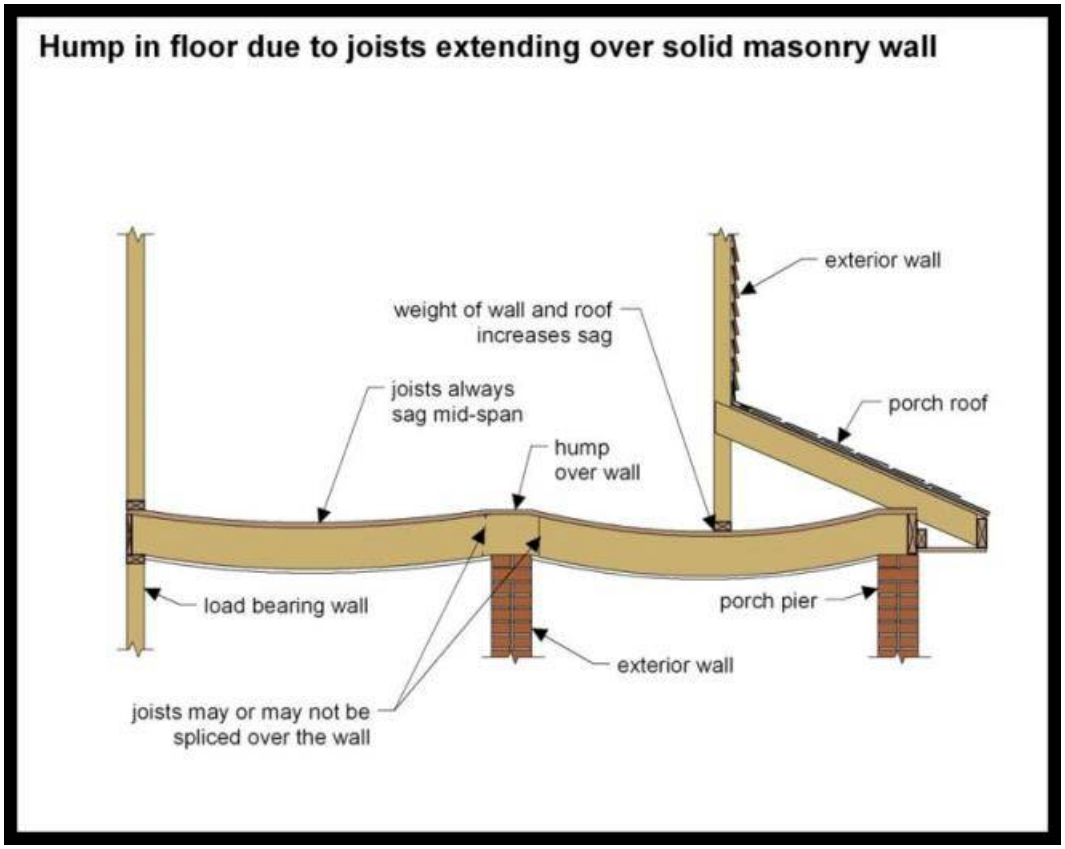


V034

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:



Balloon framing is more common in older (Pre WWII) homes. This typically includes long vertical framing components that run from floor to floor. Open, un insulated voids are common between studs creating the potential for drafty walls and creating a path for fire to spread from floor to floor. This technique has since been abandoned in favor of western/platform framing techniques that create a more fire resistant structure.

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;

1. Shrinkage of the structural framing as the moisture content of the wood declines over a long period of time,

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

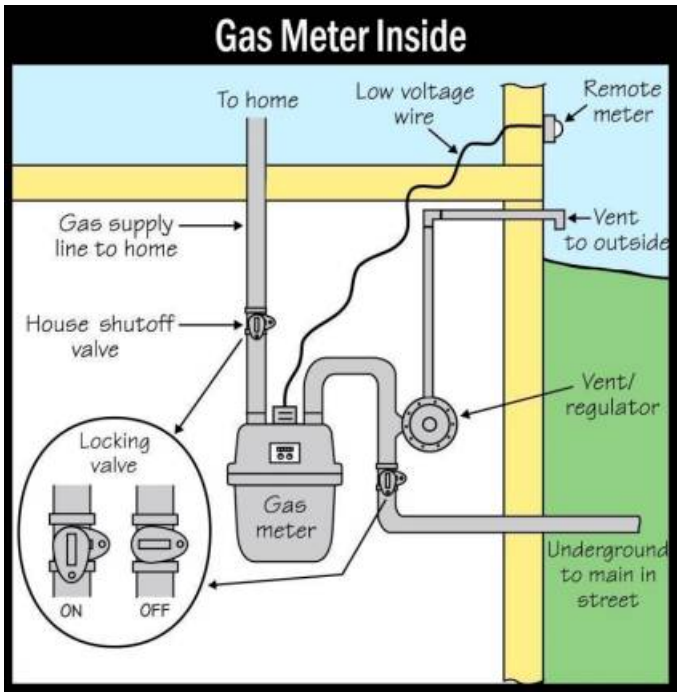
PLUMBING SYSTEM

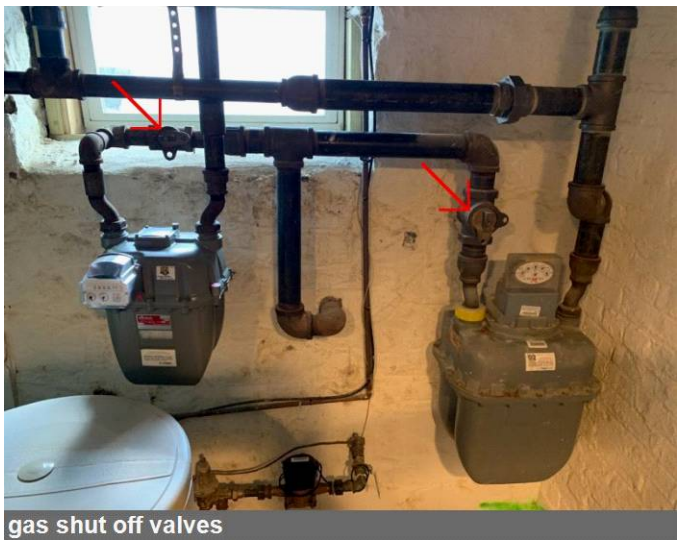
14.1 GENERAL CONDITION:

The plumbing system is older, but has been partially upgraded. Future upgrades and repairs should be anticipated; recommend further evaluation/repair by a licensed plumbing contractor. **Consideration should be given to obtaining bids from a licensed Plumber to upgrade the home's plumbing system.**

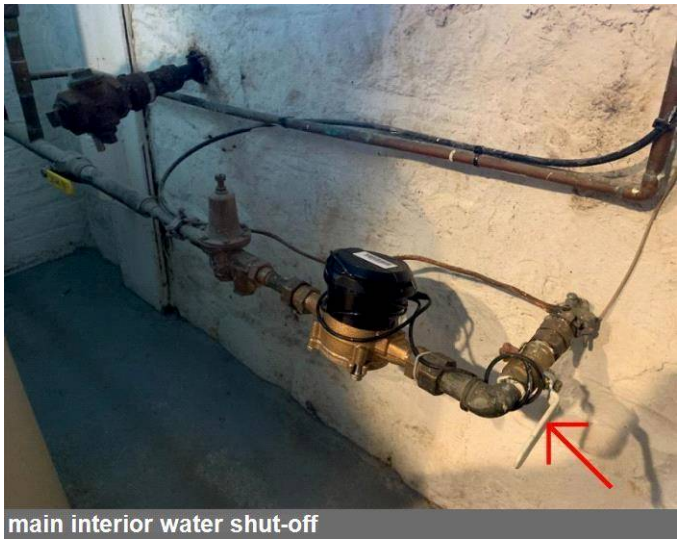
14.2 FUEL TYPE:

The home's primary source of energy is natural gas. The gas isolation valves are located inside 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 valves are located at the front.




gas shut off valves

14.3 MAIN WATER SUPPLY SHUT-OFF LOCATION:



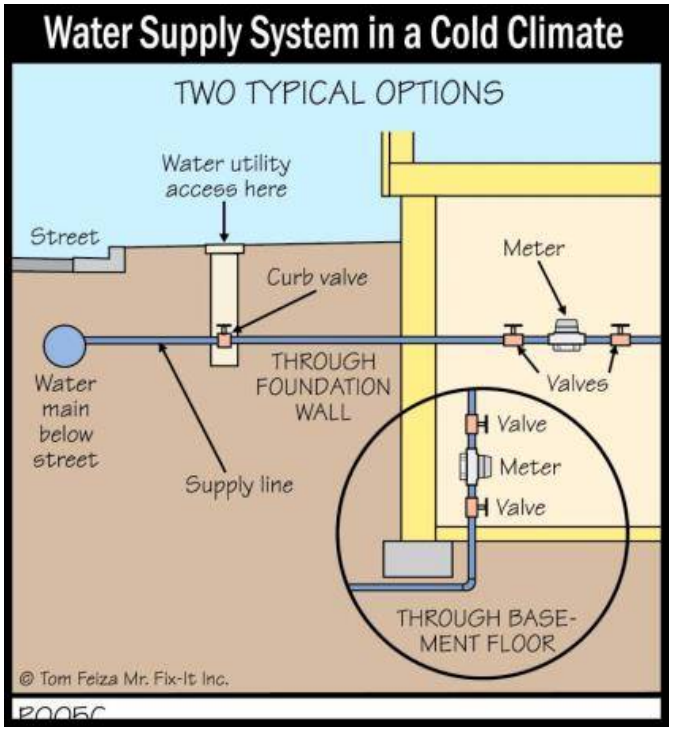
main interior water shut-off

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 white handle.

14.4 WATER MAIN TYPE & SIZE:

The predominant water main piping viewed was: copper, The exposed main line was approximately, 3/4" diameter pipe, which is a common size pipe. 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 condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

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.



14.5 WATER FLOW:

Water flow is low, particularly when more than one plumbing fixture is being used. The cause of the restriction is undetermined. A licensed plumber should be contacted regarding increasing water flow to the fixtures.

Attention
Further Evaluation Needed

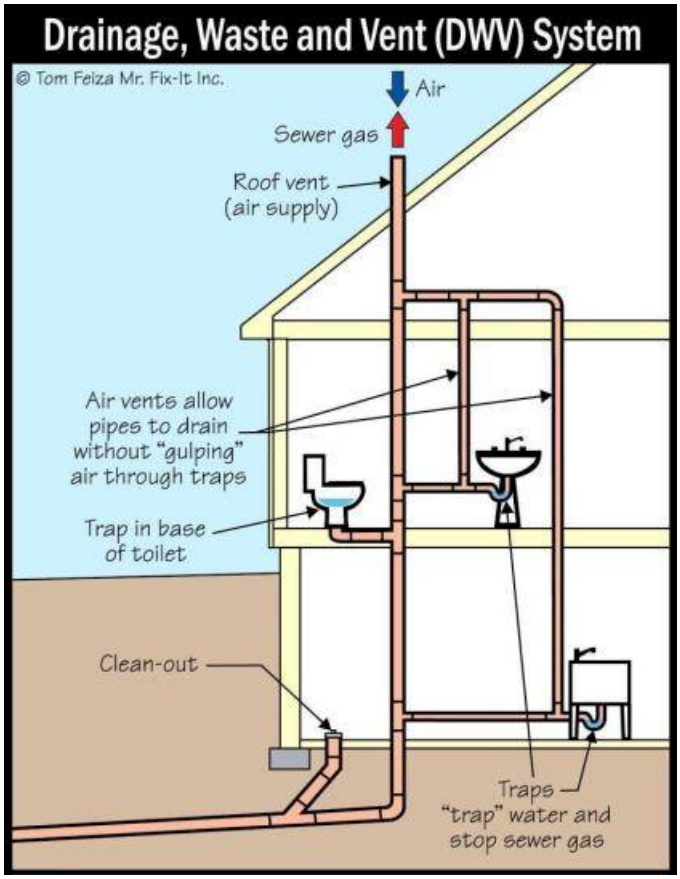
NOTE: Testing/measuring water pressure at each fixture is beyond the scope of this inspection, but checking water flow is part of the inspection.

14.6 WATER DISTRIBUTION SYSTEM:

"pinhole" leakage from piping/fittings

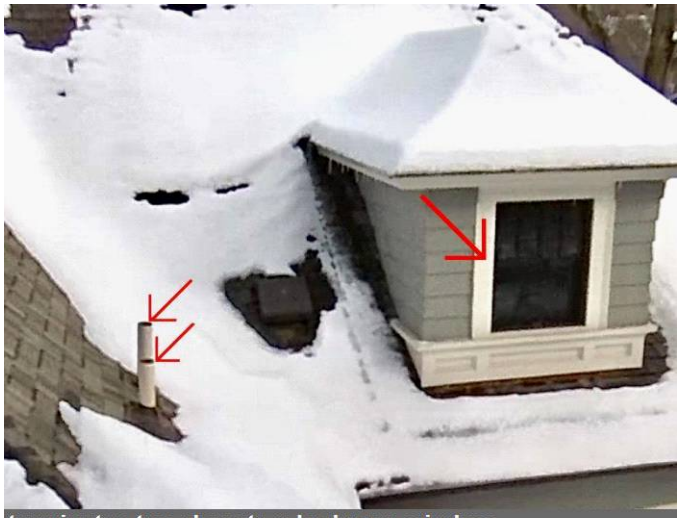
Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper and Cross-linked Polyethylene (PEX),
Deficiencies include, but may not be limited to the following: There is "pinhole" leakage from some of the piping. (see the adjacent photograph) 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 are also missing isolation valve handles. The significance of this condition is; The valves cannot be used without handles. Replacement is recommended. There are un-insulated water pipes, which could freeze during cold weather. Freezing pipes can burst and leak. Install insulation on exposed water pipes to alleviate this condition. The PEX water piping is loose. The significance of this condition is; This could result in leakage. leaks can cause rot/mold. A licensed plumbing contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.

14.7 WASTE PIPE SYSTEM:



The plumbing system includes; PVC, ABS (plastic), lead, galvanized, and iron piping. The waste piping appears to be in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to the following: There are back-pitched vent pipes in the attic. This can block venting of sewer gases and result in leakage. There are pin hole (small) leaks that have developed in the waste piping. Vent pipes terminate too close to a bedroom window. (See the above photograph) The condition may allow sewer gases to enter the living spaces. This configuration would not comply with modern building standards. A licensed plumbing contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.

Back pitched vent pipe in attic area



terminates too close to a bedroom window

14.8 DRAIN FLOW:

There are plumbing fixtures/pipes that are clogged. The condition may be a localized defect that simply cleaning the drain will reconcile, but this is not confirmed. The cause of the clog/s could also be due to malfunctioning sewer pipes. If the sewer pipes malfunction, become clogged routinely and back-up, this could indicate the need for replacement. A competent plumbing contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. In addition, 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.

Attention
Further Evaluation Needed

14.9 CLEAN-OUT PLUG ACCESS:

sewer piping "clean out" access

There is reasonable access to the sewer piping "clean outs". (see the adjacent photograph) 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 OTHER:

There is a water conditioning system. This installation is beyond the scope of an inspection of this type. Use of such systems is often more a matter of preference than of necessity. Eliminating the conditioning system would alter the chemical content of the water. It is recommended that you contact the vendor who can advise you on the maintenance requirements and on the benefits provided by this unit.

Attention
Further Evaluation Needed

14.11 Comments:

The wet bar sink is in functional condition and is leak-free.

WATER HEATER

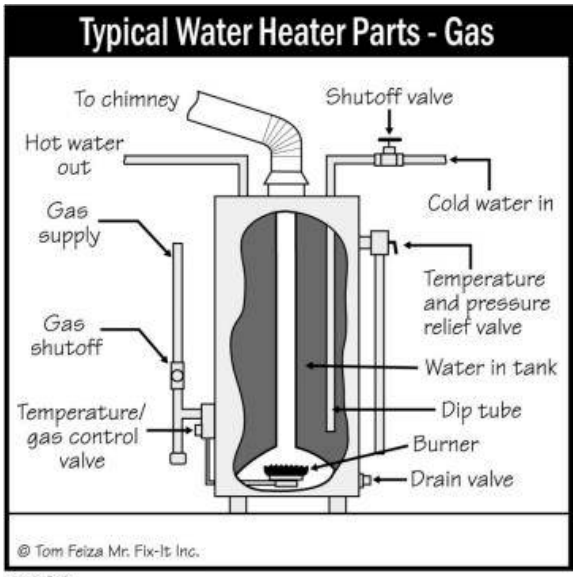
WATER HEATER

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.



P082

15.3 APPROXIMATE AGE:

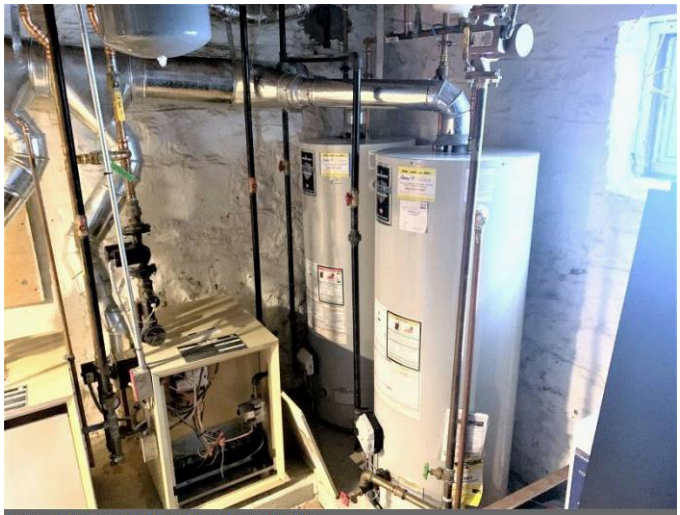
The water heaters are believed to have been installed in year 2015.

15.4 SIZE:

50 gallons.

15.5 VISUAL CONDITION:

The flue pipe is in some aspects, unsatisfactory condition. The flue vent discharges exhaust into the chimney at an elevation that is lower than that of the heating system flue vent connector. The configuration would not comply with modern building standards. The significance of this condition is; toxic exhaust could be spilled into the living spaces. The exhaust flue joint with the chimney (main vertical vent flue) is not adequately sealed. This could allow toxic exhaust gases to escape into the interior of the home Repair/resealing of the joint/interface is recommended. A competent contractor should be contacted to more thoroughly evaluate the condition and to perform repairs as necessary.



gas-fired water heater units

exhaust flue vent is not properly sealed

15.6 SAFETY RELEASE VALVE:

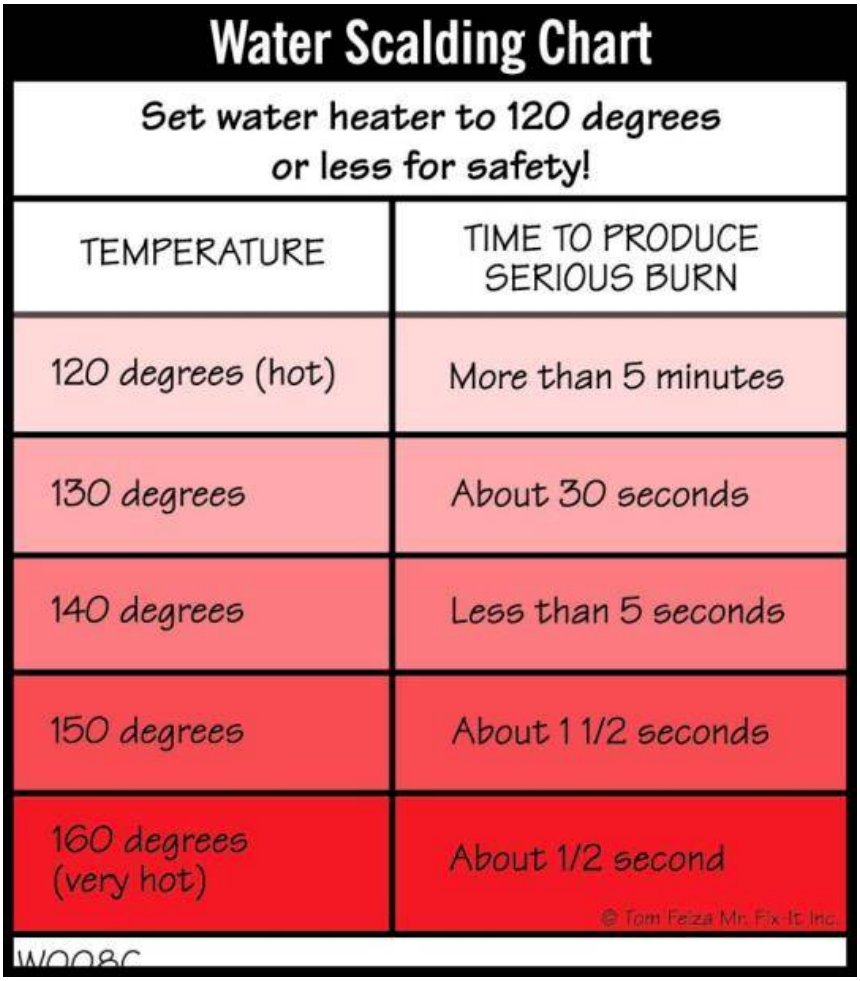
The water heaters are equipped with the required temperature and pressure release valves TPRV (see above diagram). The installations appear satisfactory.

15.7 CIRCULATING PUMP:

There is a circulating pump installed that does not appear to be functioning. Repair/replacement is recommended. 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.

15.8 REMARKS:

The water temperature may be too high for babies and young children. According to Kidshealth.org scalds are the number one cause of burning for small children. Since every fixture in a home's plumbing system may not have anti-scald devices, one of the simplest scald-prevention measures a homeowner can take is to lower the water heater thermostat to 120 degrees or less. Consider lowering the temperature at time of closing. Check the adjacent diagram and the operators manual for instructions or contact a licensed plumber.



HEATING SYSTEMS/FIREPLACE

HEATING SYSTEM

16.1 HEATING AREA:

This system heats portions of the main floor and basement areas.

heats portions of basement & main floor

16.2 TYPE:

Heat and central air conditioning are provided by a heat pump. An installation of this type is similar to an air conditioner, except that the cycle can be reversed to heat the building as well as cool it. The air handler, located in the interior, transfers heat from the outside air to the interior "conditioned" air via a refrigerant. This refrigerant is circulated from the outside condenser unit to the interior air handler via refrigerant tubes. These tubes commonly condense moisture during normal operation of the cooling cycle and should be well insulated to retain heat and achieve reasonable thermal efficiency. NOTE; A heat pump delivers a lower supply air temperature than a furnace over a longer period of time to provide a more constant heat. It may give you the impression that your system "never stops running", or "it feels like cold air". At times, the temperature of the air coming out of the vents is less than your body temperature so it feels like cold air. But it is still providing heat for your house. And when it can no longer keep-up with the heat loss of the structure, the 2nd stage or auxiliary heat will automatically energize, bringing on a much warmer heat. The overall life expectancy of a unit of this type is approximately 15 years prior to the need for replacement. Systems of this type heat more efficiently than regular electric heating systems, especially at moderate temperatures. Resistance heating coils are usually installed in the air handling unit to provide additional capacity during especially cold weather. Operation of a heat pump in the New Jersey environment may not prove to be very efficient during the colder months and the cost of operation could be high.

Manufacturers Web page (URL):
https://www.alpinehomeair.com/related/Space%20Pak%20ESP-V%20Installation%20Instructions.pdf.

16.3 VISUAL CONDITION:

The heating unit was run through a complete cycle and found to be functional. The safety controls were observed. The heater was operated by turning up the thermostat. The heating system was manufactured in 2015.

16.4 FILTER TYPE:

This system utilizes a functional high efficiency electrostatic air filter. These units are very efficient, but do require periodic cleaning. The operators manual should be obtained at the time of closing so that the service requirements can be met.

16.5 HEAT DUCTS:

There are loose HVAC ducts. These loose components should be re-fastened to the structure for more reliably and efficient function.

16.6 HAZARDOUS MATERIALS:

There are indications that the home may have previously been served by a buried oil tank that has been abandoned. No evaluation of this condition is included in the home inspection. Consult a specialist in this field to check the tank and to insure that it was properly abandoned.

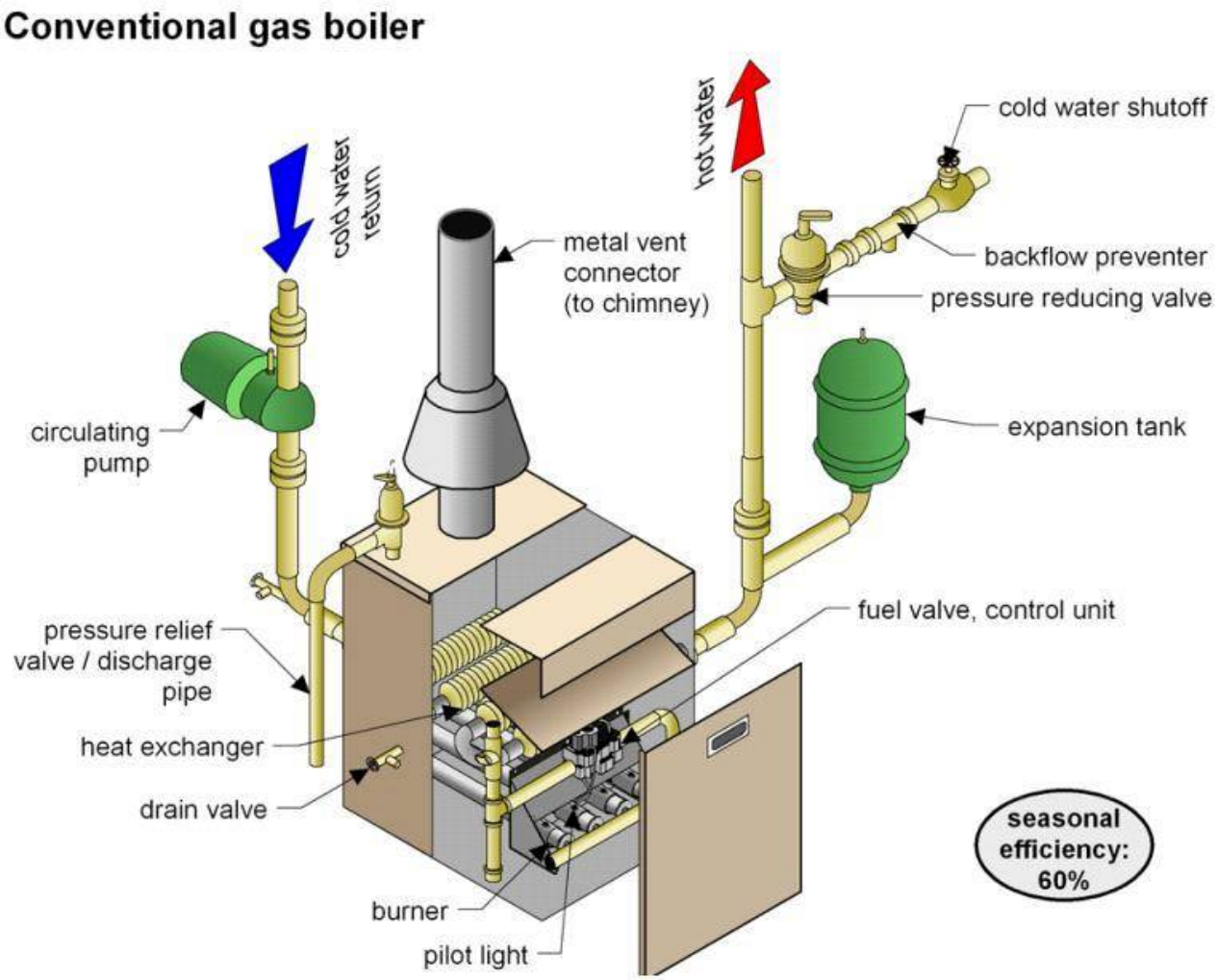
BOILER SYSTEM

16.7 HEATING AREA:


manufactured in approximately 2015

These systems heat the main floor and basement (unheated spaces were noted). ***NOTE:*** *These heating systems ("WEIL McLAIN" boiler systems) were manufactured in approximately 2015.*

16.8 SYSTEM TYPE:



The gas-fired hot water boilers heat the house by heating water and circulating the heated water throughout the house or to specific areas of the house referred to as zones. Water is suppled to the boiler through the drinking water supply. Typically the pressure of the water is reduced for use in the boiler. This is done by a pressure reducing valve (see diagram). Heat to the home, or to various zones is controlled by wall-mounted thermostats.

The occupant controls the temperature by adjusting the thermostat to the desired temperature. The boiler responds to the request for heat by turning on and heating the water to about 180 degrees. Then water is then circulated via tubes to the area where heat is desired. The heat is transferred to the living space environment by fins on the circulating tubes designed to maximize surface area and heat loss. The water is then returned to the boiler and the cycle repeats until the desired temperature is reached. The exhaust from burning the fuel is discharged to the exterior, typically by a flue connector and a the chimney.

16.9 BOILER CONDITION:

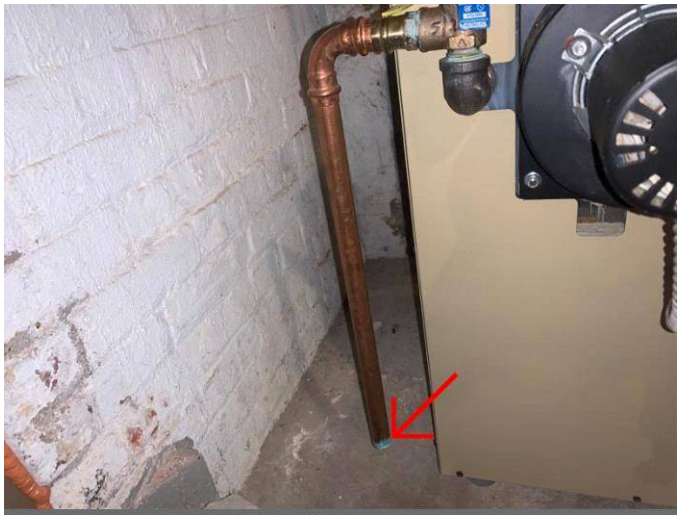
The boilers (heating systems) are in need of maintenance/repair. Deficiencies include, but are not necessarily limited to the following; There are leaky piping/fittings. There has been some leakage from the radiators vents and valves causing visible damage to the floor system (See the below photograph/s in the REMARKS paragraph). Radiator handles are rusted, corroded and/or missing. Repair/Replacement is recommended. Subsequent function check of the radiator is recommended. The radiant heating loops are malfunctioning, possibly due to leaks, air in the lines or other defects (see basement loops). There are dissimilar metals that are "in contact" at the piping for the boiler system/components. The configuration would not comply with modern building standards. The significance of this condition is; Dissimilar metals in contact begin to corroded due to chemical reaction between the components. This corrosion could damage the metals. **Recommend contacting a boiler specialist to further evaluate these conditions and perform repairs as necessary.**

NOTE: There are 4 gas-burning appliances discharging into the same chimney flue. The significance of this condition is; there is potential for over-loading the chimney flue, which could result in spilling toxic gases (exhaust) into the living spaces. A licensed plumber should be contacted to determine safe chimney flue sizing for this configuration and make changes as needed.


view of heating systems (panels removed)


leaky piping/fittings | inadequate seal

16.10 PRESSURE RELIEF VALVE:

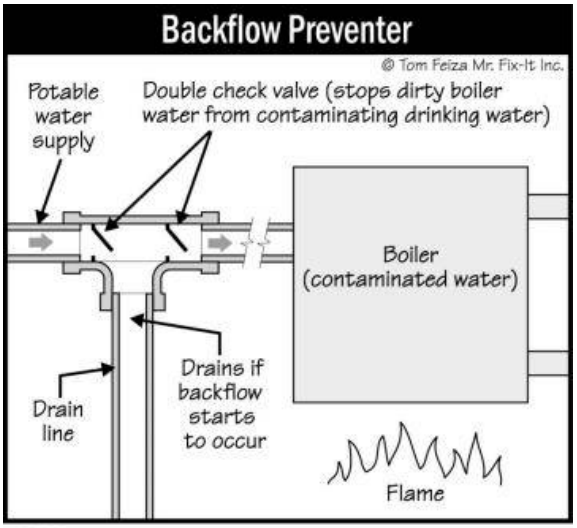


pressure relief valve is leaking

The installation is in adequate, but in some aspects, unsatisfactory condition. **The temperature and pressure relief valve (left boiler) is leaking indicating an over-pressure condition. (see the adjacent photograph).** The cause of the condition is un-determined. Maintenance/repair is recommended.

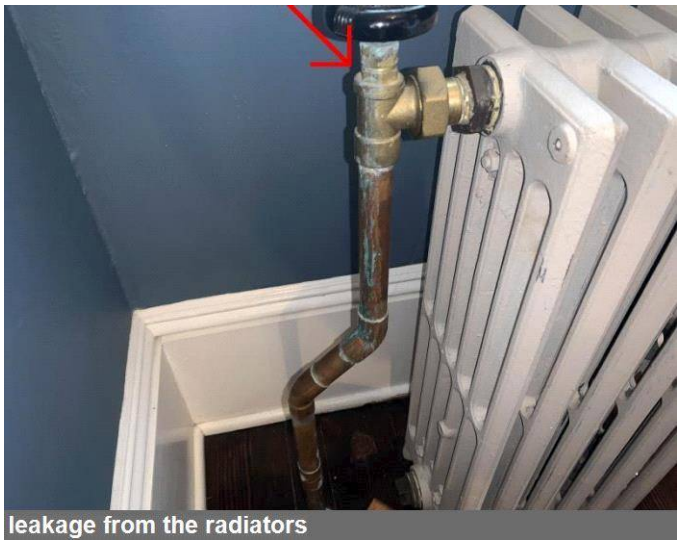
16.11 FILL VALVE:

The recommended backflow valve is installed on the system. This important device helps prevent back-flow of potentially contaminated water into the drinking water. The function of the device was not checked.



P031

16.12 REMARKS:



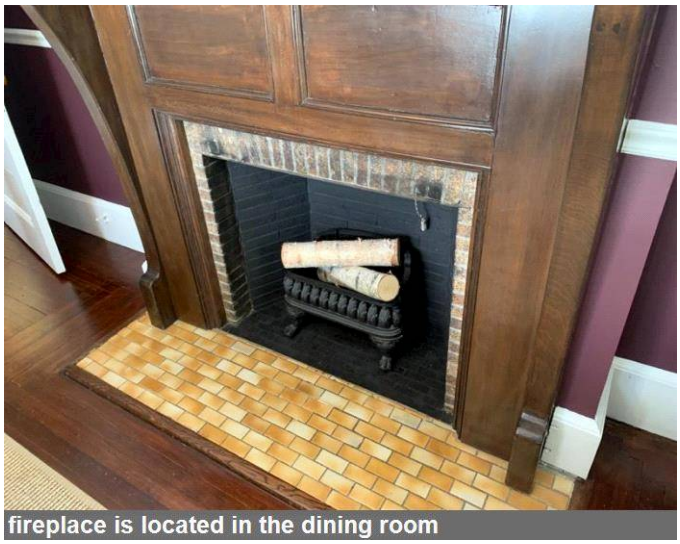
leakage from the radiators

There are un-heated spaces. Consider adding a heat source to the unheated spaces. There has been some leakage from the radiators and valves causing damage to the floor system. (See the adjacent and below photograph) Radiator handles are missing. Replacement is recommended.

Damaged flooring (signs of leaks)

FIREPLACE #1

16.13 LOCATION:



fireplace is located in the dining room

The fireplace is located in the dining room.

16.14 OVERALL CONDITION:


fireplace surfaces have been painted

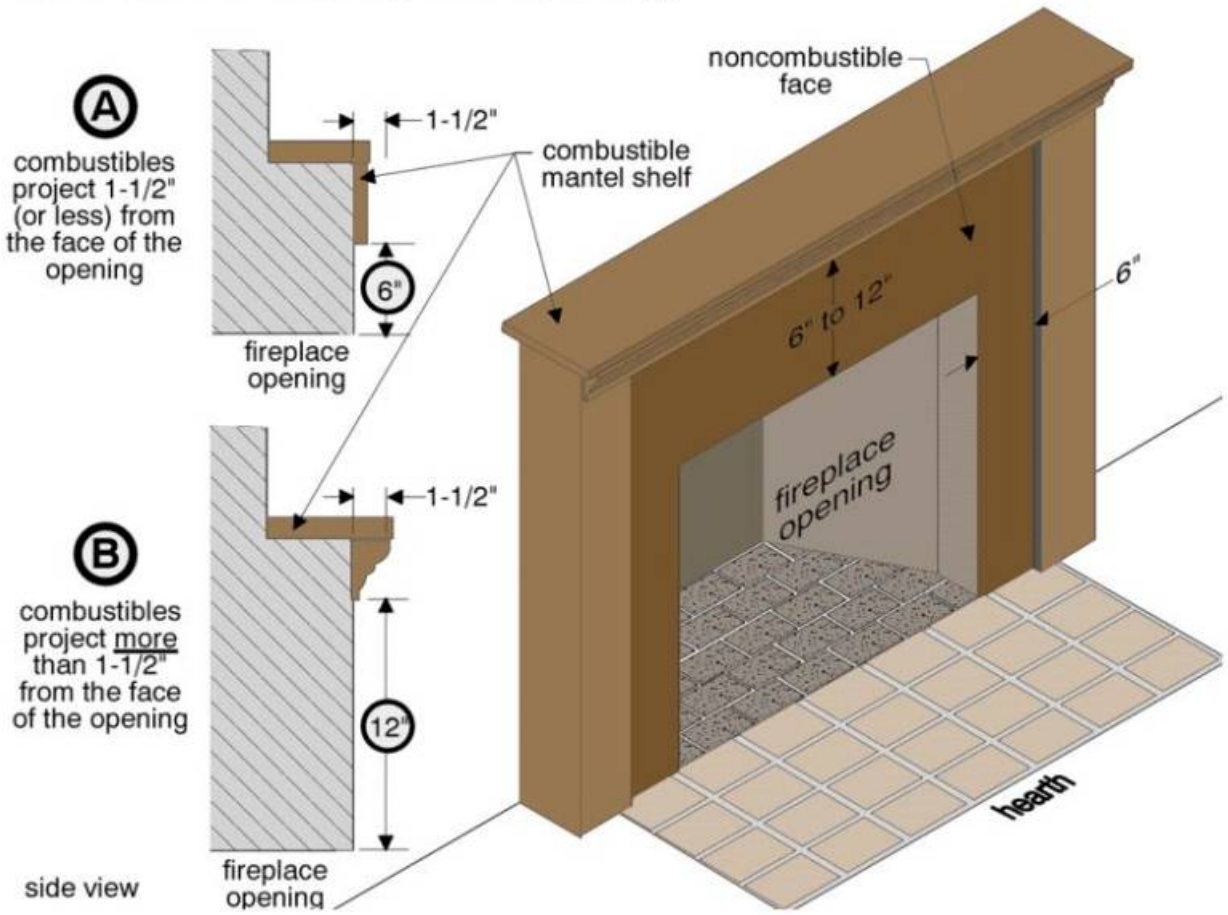
The fireplace is in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; There is carbon staining of the exterior masonry surfaces, which typically indicates poor draft. This is not confirmed. The smoke chamber and flue are dirty and should be cleaned. The soot accumulation prevents the inspector from seeing the lower sections of the flue and chimney clearly. Have these areas cleaned and then have the flue re-evaluated. **The fireplace surfaces have been painted.** The significance of this condition is; If the paint is combustible, the condition could be a fire hazard. 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. There is a crack/gap between the firebox and the wall. The significance of this condition is; heat from operating the fireplace could enter this space and cause fire problem. It is recommended that a protective screen be installed outside of the glass panel for improved safety. These glass panels are known for breaking during normal operation of the fireplace. **A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.**

16.15 TYPE OF FUEL:

The unit is wood burning.

16.16 CLEARANCE TO COMBUSTIBLES

The fireplace opening has inadequate clearance to combustible materials. This configuration would not comply with modern building standards. (See the below diagram for specific requirements) The significance of this condition is that there is potential for fire resulting from normal use of the fireplace. Have the configuration repaired to provide the required clearance to combustible materials for improved safety.



FIREPLACE #2

16.17 LOCATION:


fireplace is located in the family room

The fireplace is located in the family room.

16.18 OVERALL CONDITION:

The fireplace is in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; There are signs of water leakage into the fireplace. The source is from the upper chimney area and is not located with certainty. Have the interior of the chimney checked for the source of the leakage. There is cracking of the refractory panel at the back of the fireplace. This is a reflection of normal wear and tear, but

should be addressed for safe operation of the fireplace. **There is cracking masonry at the interior of the flue (See the below photograph/s).** There is cracking of the hearth/firebox seam. This crack should be repaired to alleviate the potential for a fire condition. A certified/licensed "chimney sweep"/contractor should be consulted to more thoroughly evaluate the conditions and to perform repairs as are necessary.


view of flue liner/smoke-chamber (cracked)


cracking of the hearth/firebox

16.19 TYPE OF FUEL:

The unit is gas burning.

16.20 CLEARANCE TO COMBUSTIBLES

Note

The fireplace opening has inadequate clearance to combustible materials. This configuration would not comply with modern building standards. (See the below diagram for specific requirements) The significance of this condition is that there is potential for fire resulting from normal use of the fireplace. Have the configuration repaired to provide the required clearance to combustible materials for improved safety.

16.21 REMARKS:

It is recommended that a damper bolt be installed to prevent the unit from closing so that exhaust gases can safely exit the home.

FIREPLACE #3

16.22 LOCATION:

The fireplace is located in the living room (at the front).


fireplace is located in the living room


cracking masonry

16.23 OVERALL CONDITION:

The fireplace is in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; There are signs of water leakage into the fireplace. The source is from the upper chimney area and is not located with certainty. Have the interior of the chimney checked for the source of the leakage. The smoke chamber and flue are dirty and should be cleaned. The soot accumulation prevents the inspector from seeing the lower sections of the flue and chimney clearly. 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. There is a crack/gap between the firebox and the wall. The significance of this condition is; heat from operating the fireplace could enter this space and cause fire problem. **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.**

16.24 TYPE OF FUEL:

The unit is wood burning.

FIREPLACE #4

16.25 LOCATION:

fireplace is located in the bedroom

The fireplace is located in the bedroom.

16.26 OVERALL CONDITION:

signs of H2O leakage | cracking masonry

The fireplace is in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; There are signs of water leakage into the fireplace. The source is from the upper chimney area and is not located with certainty. Have the interior of the chimney checked for the source of the leakage. There is cracking of the cementicious material at the interior of the flue ("flue liner") of the hearth/firebox seam (see the adjacent photograph). This crack should be repaired to alleviate the potential for a fire condition. Contact a qualified contractor to evaluate the condition(s) and to perform necessary repairs.

16.27 TYPE OF FUEL:

The gas pilot was extinguished and for this reason the gas logs were not checked. A re-evaluation of this condition should be performed when conditions permit.

Attention
Further Evaluation Needed

16.28 REMARKS:

It is recommended that a damper bolt be installed to prevent the unit from closing so that exhaust gases can safely exit the home.

Note

COOLING SYSTEMS

AIR CONDITIONING

17.1 COOLING ZONE:

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

Cooling systems/components

17.2 COOLING SYSTEM DESCRIPTION

Note

This home is equipped with electric central air conditioning. The air handlers/cooling coils, which do the actual cooling of the interior air are located in the lower level and attic. House air is blown through the cooling units by blowers. 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.

17.3 SYSTEM CONDITION

This home includes an electric air conditioning system/s. The cooling operation could not be evaluated due to the low outside air temperature at the time of inspection. Additionally, the system was not evaluated for age or other aspects. Outside compressor units can be damaged unnecessarily by operating them below design temperatures, and therefore, the system was not activated. A minimum ambient temperature of 65°F is required for at least 12 hours prior to operation. Units of this type have an overall life expectancy of approximately 10-15 years prior to the need for replacement. Arrangements should be made to ensure that this will be a functional system. A reinspection of the A/C system can be arranged through our office when weather conditions permit. There will be an additional fee for this second site visit.

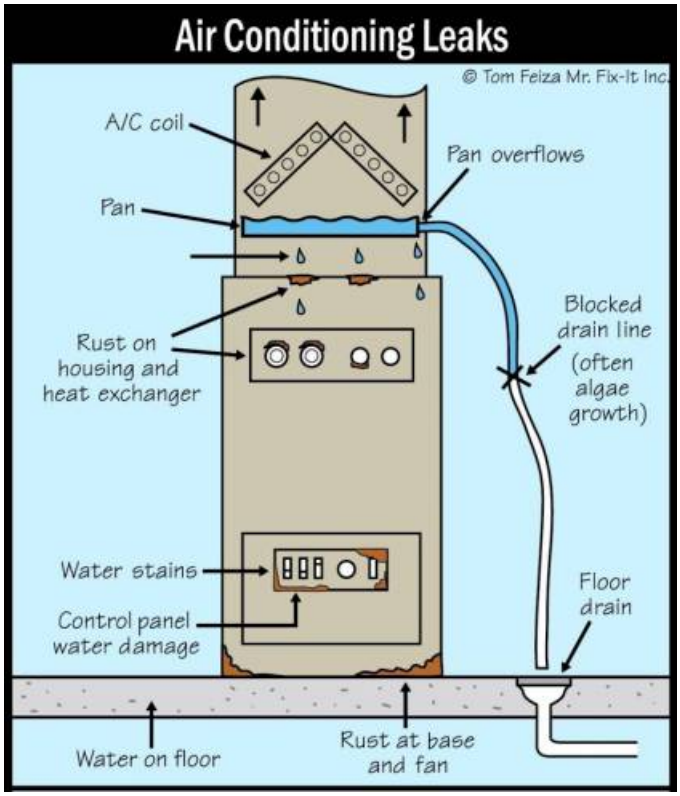
17.4 CONDENSER UNIT:

damaged protective conduit

The refrigerant lines which serve the upper air conditioning coil are routed through a protective conduit which is damaged, (see the adjacent photograph). The significance of this condition is that the damage could cause damage to the refrigerant components and the air conditioning systems ability to cool.

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.



signs of leakage | H2O staining

17.6 DISTRIBUTION:

ducts penetrate through the "fire-stop"

There is no air conditioning to some living space areas, basement, and the bathrooms. Consider adding a source of conditioned air to these areas. Dirt/debris is accumulating in the ducts. This is most noticeable in the floor registers. Cleaning is suggested. **There are "kinked" HVAC ducts.** The significance of this condition is; This material defect could adversely affect performance of the component. Degraded performance could result in damage to other components. A qualified HVAC contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.

NOTE: *Air conditioning, plastic flexible ducts pass through the ceilings, penetrating the "fire-stop" feature of the ceilings. Installing air conditioning in older homes frequently necessitates routing cooling ducts through the closets or other living spaces, (see the adjacent photograph). This installation compromises the standard fire stops that are part of the older, original structure. The floors and ceilings should have no holes through which a racing fire can pass with relative ease. This compromise is sometimes necessary to reach lower levels of the house with conditioned air. This configuration would not comply with modern building standards, but restoration of the fire stops is normally not too difficult.*

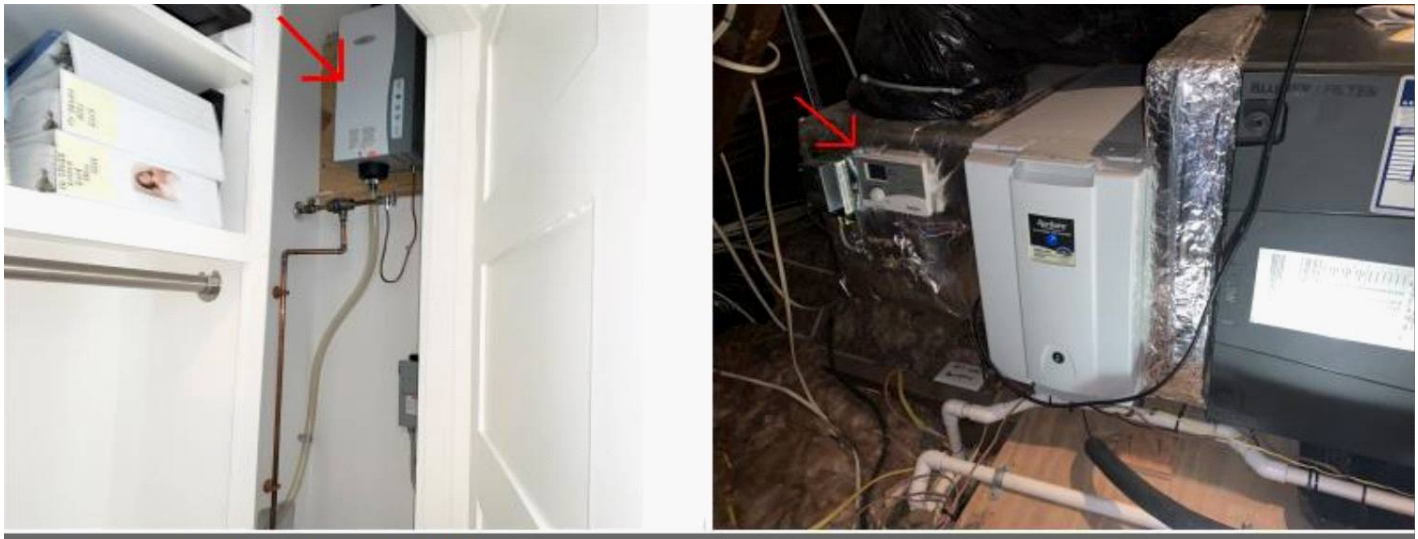
17.7 SUCTION LINE INSULATION:

Part of the insulation is missing near the interior cooling unit. 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.

17.8 REMARKS:

The humidifier equipment is not functioning properly. Humidifiers are high maintenance units which require frequent cleaning and the regular replacement of some internal parts to remain serviceable. They are not critical to the operation of the furnace, and need not be used unless desired. Maintenance is required at this time for this equipment to function acceptably.

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



humidifier equipment/improperly installed

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

18.1 ELECTRICAL SERVICE:

The service drop and entrance wires are in adequate, but in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; The drop is too close to the adjacent window (laundry). This configuration would not comply with modern building standards. There are safety concerns regarding this installation. Have the electric company and a licensed electrician check and repair as necessary. If no corrections are deemed necessary buy these professionals, have their comments documented prior to closing. A licensed electrical contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.

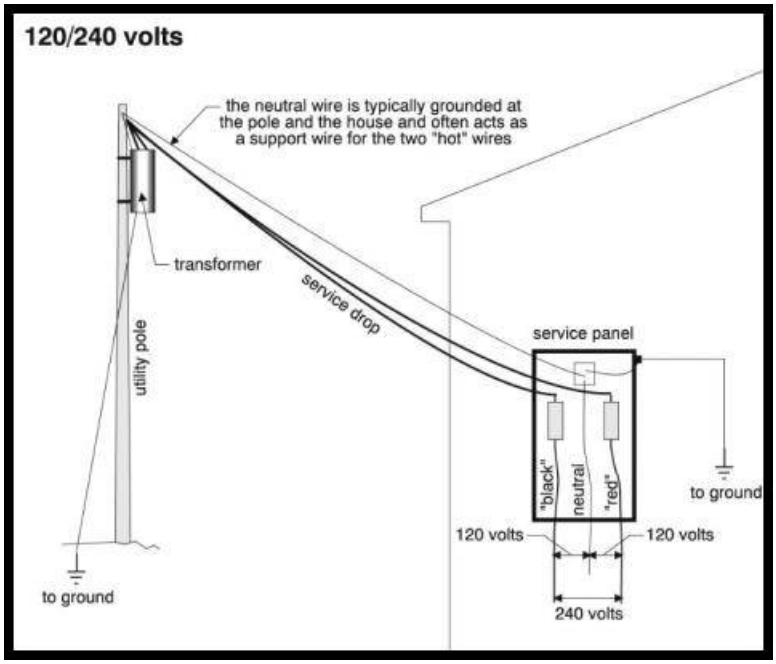
Too close to window | HAZARD

Too close to window | HAZARD

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:

"pig tail" connections inside the panel

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

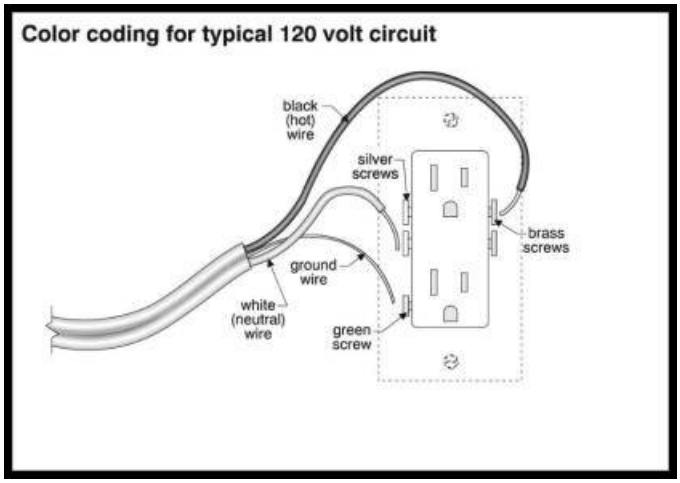
Some of the electric conductors/components were installed without the correct number of fasteners/junction boxes. Fasteners and junction boxes are used to secure the conductors and protect the integrity of the connections. This condition may not create a hazard, but is a "red flag" indicating an un-professional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

Electric outlets/junction boxes were observed without covers. It is recommended that any outlet cover plates that are missing be replaced.

There are "pig tail" connections inside the panel. The use of these connectors inside the panel is considered poor practice, but allows use of undersized conductors rather than replacement.

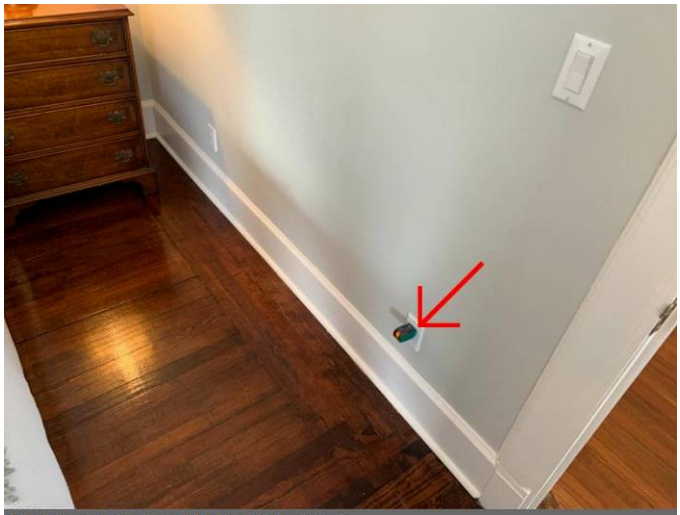
Some electric connections are made without the benefit of "J" (junction) boxes. Connections should be enclosed inside "J" boxes to dissipate heat that can be generated through normal use of the electric circuit. The absence of the box indicates non-professional installation, which may malfunction. Have all connections repaired and properly enclosed in junction boxes for improved reliability and function.

18.9 RECEPTACLE GROUNDING



Ungrounded outlet/s detected, which is considered potentially unsafe. Most outlets installed since the middle 60's have been the grounded type, having three holes for each outlet. Grounding is a reliability/safety feature which is part of the electrical system that should be properly maintained. Where testing of outlets shows no ground connection is present, the problem generally can be traced to a loose wire in the receptacle box or in the electrical panel and sometimes is easily corrected. In this case, it is possible that the cause of the un-grounded outlets is the use of old, antiquated knob and tube conductors. Contact a qualified electrician to determine whether or not these conductors are installed. If knob and tube conductors are installed, the old, antiquated and potentially unsafe conductors should be replaced prior to closing/occupancy of the house. Some locations where ungrounded outlets are present include, but are not necessarily limited to the following: bedrooms & hallways

Ungrounded outlet/s detected



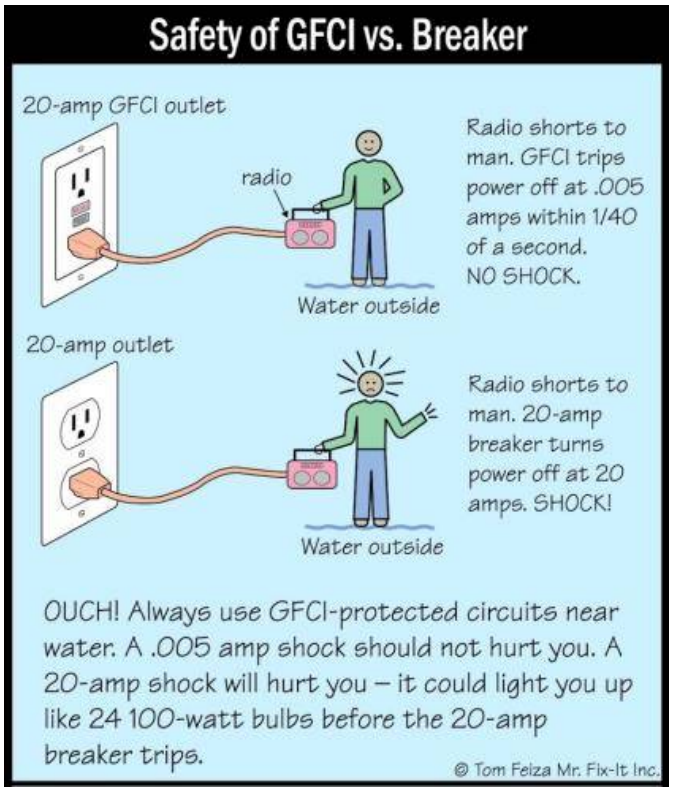
Ungrounded outlet/s detected

18.10 OUTLET TESTING:

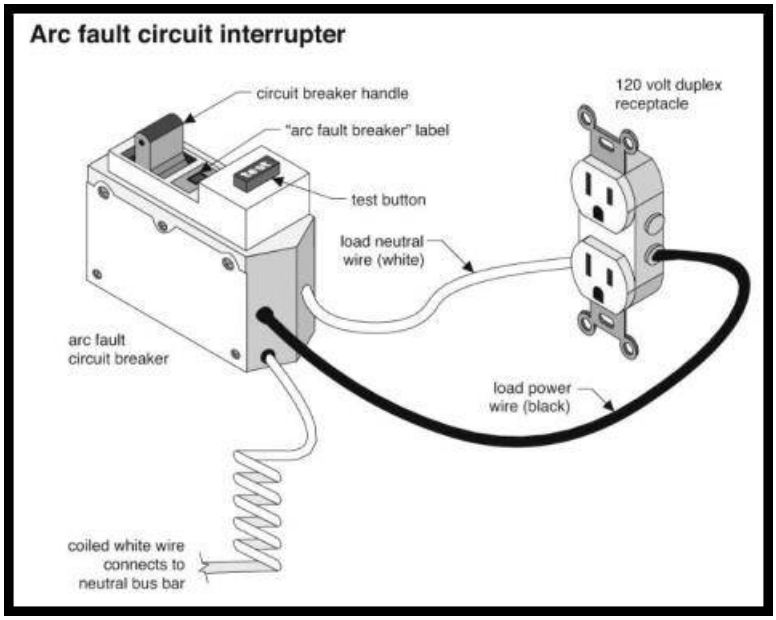
A representative number of the accessible open outlets were checked and found to be functional, subject to the above comments.

18.11 GFCI PROTECTION:

This home is equipped with the recommended ground fault circuit interruption (GFCI) protection. *There are multiple GFCI's on the circuits. The significance of this condition is; operation of the system could be interrupted by tripping of remotely located outlet GFCI's. Consider having an electrician re-wire these circuits so that there is only one GFCI / circuit for improved function and utility.*



18.12 AFCI PROTECTION:



This home is partially equipped with the recommended Arc Fault Circuit Interrupter (AFCI) protection. These devices, when functioning properly, provide significant protection against fire.

18.13 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.

MAIN DISTRIBUTION PANEL/DISCONNECT

18.14 MAIN PANEL/DISCONNECT LOCATION:

The main service equipment is located at the exterior right side of the home.

18.15 MAIN SERVICE EQUIPMENT:

The home has a 200 ampere primary panel board/disconnect (load center). The main service line (feeder wires) are aluminum, which is satisfactory. Overcurrent protection is provided by circuit breakers located in the main panel.


200 ampere primary panel board

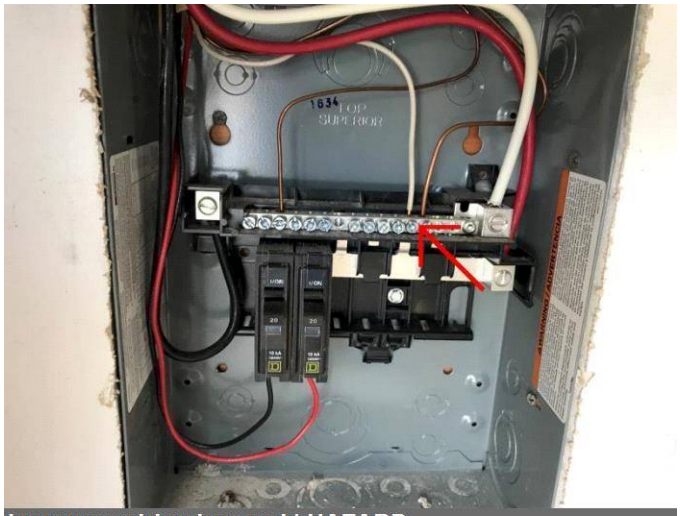
200 ampere primary panel board

#1 SUB-PANEL:

18.16 SECONDARY PANEL BOARD (SUB-PANEL) LOCATION:

This sub panel is located in the garage.

18.17 GENERAL CONDITION:



Improper wiring in panel | HAZARD

The wiring methods inside the electric sub panel are in need of maintenance/repair. There are common/grounded conductors (normally white in color) and ground conductors (normally bare wires) on the same bus in the sub panel. This configuration would not comply with modern building standards and is potentially hazardous. It is also recommended that a licensed electrician inspect the impassively of the conductors. It is suspected that there are oversize breakers at this location. It is recommended that a licensed electrician further evaluate the panel and repair as needed.

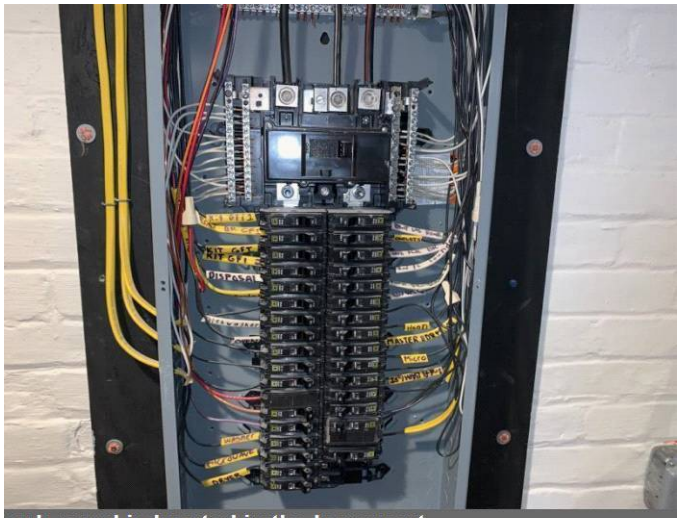
#2 SUB-PANEL:

18.18 SECONDARY PANEL BOARD (SUB-PANEL) LOCATION:

This sub panel is located in the basement.

18.19 GENERAL CONDITION:

The wiring methods inside the sub panel are in need of maintenance/repair. Deficiencies include, but may not be limited to the following conditions; The over-current protection appears to be over-sized at some locations creating a potential electric hazard. It is recommended that a licensed electrician further evaluate the panel and repair as needed.



sub panel is located in the basement

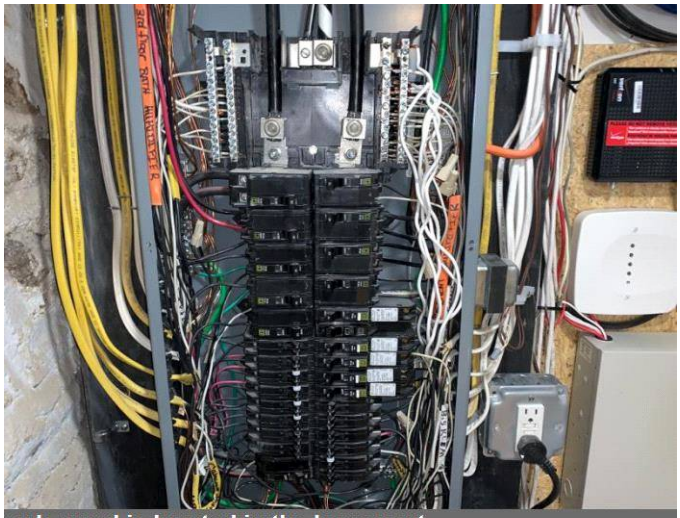
improperly sized over-current protection

#3 SUB-PANEL:

18.20 SECONDARY PANEL BOARD (SUB-PANEL) LOCATION:

This sub panel is located in the basement.

18.21 GENERAL CONDITION:



sub panel is located in the basement

The wiring methods inside the sub panel are in need of maintenance/repair. There are "paired up" 120 volt breakers with a mechanical device. These connectors are considered unsafe due to probability of failure to function properly. Replacement with correct breakers is recommended. The sub panel appears to be over-loaded. Contact a qualified contractor to evaluate the condition(s) and to perform necessary repairs.

NOTES

FINAL NOTES

19.1 REPAIR BIDS:

Note

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 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:

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 www.NAHB.org and click on publications and NAHB Reports.

19.3 REMARKS:

This home is in Good overall condition.

Good

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.