



## HOME INSPECTION REPORT

July 20, 2024



Prepared by Kyle Kaufmann

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July 20, 2024

INSPECTION LOCATION

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July 20, 2024

INSPECTION LOCATION



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

### REPORT SUMMARY

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

#### TOPOGRAPHY

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

1. Level to Negative grade, which may contribute to a water condition in the basement is noted at the front and rear. (see adjacent photo) 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.

#### DRIVEWAYS/WALKWAYS

##### 2.6 PATIO:

2. The impervious surface slopes towards the structure adversely affecting drainage.

#### EXTERIOR CLADDING

##### 3.2 SIDING CONDITION

3. There is some bird damage to the home's exterior siding. This is typically related to birds pecking away at the exterior to get to insects (probably carpenter ants). The siding should be repaired and a qualified exterminator should be contacted for remedial measures. There is damaged exterior siding. There are areas of the exterior that are buckled possibly indicating structural problems beneath the siding. There is loose/inadequately fastened exterior siding. There is paint peeling. Have the exterior prepped and re-painted. There is rot/deterioration of the siding where the siding is in close proximity to the roofing.

#### EXTERIOR FLASHINGS AND TRIMS

##### 3.6 MOLDINGS & TRIM CONDITION:

4. There is rot to the exterior wood/trim. Areas of rot include, but may not be limited to; Roof trim. There is carpenter bee damage to the roof trim.

#### FRONT PORCH

##### 3.8 CONDITION

5. There is cracking masonry, which could indicate structural problems or installation defects.

#### ROOF CONDITIONS:

##### 4.3 ROOF COVERING CONDITIONS:

6. The roof is in some aspect, unsatisfactory condition, which represents a possible "material defect." Deficiencies include, but may not be limited to the following: There are damaged roof shingles that could cause leaks. Replacement of damaged shingles is recommended. There is significant pitting of the shingles. This is a reflection of the old age of the roof, as well as, the wear pattern from tradesmen walking over these areas. Nonetheless, the pitting could result in pre-mature failure (leaks). Missing shingles could result in leakage. Replacement of the missing

shingles as well as addressing the underlying cause of the material defect is recommended. Based on visual assessment only, the roof appears to be, over 20 years old. Documentation regarding the installation should be obtained prior to closing to confirm the age of the installation. Without documentation, the age is not confirmed. Contact a roofing specialist before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.

#### CHIMNEY(S)

##### 4.10 CHIMNEY CONDITION:

7. The masonry chimney is in some aspects, unsatisfactory condition (material defect). There is some spalling (cracking) of the bricks, particularly above the roof line. 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.

##### 4.11 ROOF FLASHING:

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

#### GARAGE

##### 5.1 GENERAL CONDITION:

9. In general, the garage is in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: There is apparent water leakage into the garage from the exterior. This leakage has caused rot. Contact a competent contractor to evaluate the extent of the defect and the necessary repairs.

#### KITCHEN APPLIANCES CONDITION

##### 6.11 DISHWASHER:

10. The unit is functioning beyond it's projected lifespan. Replacement should be anticipated.

##### 6.15 FLEXIBLE CONNECTOR:

11. The unit is equipped with a flexible gas line. The type of flexible gas line used is an uncoated brass tube. The Consumer Product Safety Commission issued a news warning in September 1997 that all uncoated brass flexible gas line connectors should be upgraded with newer plastic coated or stainless steel models. The older brass models are prone to cracking or leaking and can cause a serious gas leak, explosion or fire. Consult an licensed HVAC or Plumber for the installation of a new flexible line.

#### #1 BATHROOM

##### 8.3 FAUCET, SINK AND DRAIN LINE

12. The faucet, sink and drain lines are in need of maintenance. Deficiencies include, but may not be limited to; The sink drain leaked in the past. This is indicated by staining/corrosion of the drain piping. Replacement should be anticipated. The faucet is leaking. Replacement/repair is recommended. The sink stopper is inoperable, which limits use of the fixture.

Repair/replacement is recommended. The sink drain is clogged, which limits the use of the fixture. The condition indicates the need for maintenance/repair.

#### #2 BATHROOM

##### 8.8 TUB AND SHOWER

13. The shower is in need of repair. The shower floor, wall, and ceiling surfaces are in need of maintenance. There are loose/cracked tiles/grout. Water leaks through to the lower areas could result. The shower floor is cracked. The significance of this condition is; leaks may result. There is no anti-scald device installed on the shower plumbing. The configuration would not comply with modern building standards. Modern building standards require the use of "anti-scalding devices to alleviate potential for scald injury. It is suggested that up-grade to modern fixtures with anti-scald devices be considered.

#### #3 BATHROOM

##### 8.13 TUB AND SHOWER

14. The tub requires repair. Deficiencies include, but may not be limited to the following; There

is some flexing of the acrylic/plastic tub, which could indicate inadequate support under the plastic tub/floor. These type of components are normally installed in a bed of cement, which makes the component rigid and alleviates potential for cracks. The significance of this condition is; Cracking of the tub could result in leaks. The tub spout is broken/damaged. The tub spout is leaking, which could allow for rot and/or mold formulation. Repair is recommended. Contact a qualified contractor to further evaluate the condition, identify the source of the leak, and perform repairs as necessary. NOTE: There is no anti-scald device installed on the tub plumbing. It is recommended that the perimeter of the tub be caulked to alleviate potential for leaks.

## CEILINGS / WALLS / FLOORS

### 10.1 WALLS/CEILINGS:

15. 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.

## WINDOWS/DOORS

### 10.6 CONDITION:

16. The windows are in some aspects, unsatisfactory condition. Some windows are stuck in the closed position rendering them inoperable. The counter weight springs are defective at some windows. Replacement is recommended. Some of the window locks are missing/broken. Weather stripping materials are damaged/torn. The significance of this condition is; loss of thermal efficiency. Replacement is recommended.

## ATTIC

### 11.2 METHOD OF INSPECTION:

17. NOTE: There is no access provided to the lower attic. 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.

## ATTIC COMPONENTS:

### 11.6 ATTIC VENTILATION:

18. There is suspected mold forming on the underside of the roof at the nails. Lack of cool-air venting allows for condensation to form on the nails. This stains the roof decking. There is suspected mold forming in the attic space.

## CRAWL SPACE

### 12.4 MOISTURE:

19. At this time, there are indications of water leakage through the foundation walls into the crawlspace areas. Weather conditions may increase frequency and intensity of leakage. Additionally, water leaks may result in mold forming. Indications are in the form of water stains on the floor/walls as well as efflorescence on the interior wall surfaces. It is recommended that a water-proofing contractor be contacted to evaluate the condition and to ascertain what corrective measures are appropriate/necessary.

## FOUNDATION

### 12.10 FOUNDATION CRACKS:

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

## BASEMENT



#### 12.15 MOISTURE:

21. 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

#### 13.7 WASTE PIPE SYSTEM:

22. There are leaky waste pipes, which could allow for sewer leakage into the home. Replacement is recommended. There are pin hole (small) leaks that have developed in the waste piping.

There are cracked/damaged waste pipes, which could allow for sewer leakage into the home.

#### 13.8 DRAIN FLOW:

23. There are plumbing fixtures/pipes that are clogged (indications of clogs). 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. Due to the overall age and condition of the waste piping and the potential for clogs and damage, it is suggested that the interior of the waste piping be inspected by a licensed plumber, possibly utilizing a video camera from the house to the street connection. Clogs in this portion of the pipe can be very expensive to repair.

### WATER HEATER

#### 14.5 VISUAL CONDITION:

24. Due to the overall age and condition of this component, a future serviceable life will likely be limited. Replacement should be anticipated. Consideration should be given to obtaining bids from a qualified contractor (licensed water heater specialist) to replace the system/unit.

### HEATING SYSTEM

#### 15.3 VISUAL CONDITION:

25. There are signs that exhaust condenses inside the chimney and the condensate seeps back down the flue to the furnace. This indicates defect in exhaust system. This is an older unit that is in operational condition. It is working beyond it's projected service life and any additional use is a bonus. Replacement should be anticipated. Contact an HVAC contractor before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.

### ELECTRICAL SYSTEM

#### 17.1 ELECTRICAL SERVICE:

26. The service drop and entrance wires are in adequate, but in some aspects, unsatisfactory condition.

#### 17.8 VISIBLE WIRING HAZARDS:

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

#### 17.9 REVERSE POLARITY

28. Reverse polarity is detected in outlet/s.

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

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

PRE-INSPECTION AGREEMENT. A copy of the PRE-INSPECTION AGREEMENT is available for viewing at [www.KaufmannConsultants.com](http://www.KaufmannConsultants.com).

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

Sincerely,

*Kaufmann Consultants, LLC*

***Kyle Kaufmann***

Kyle Kaufmann

Home Inspector License # 24GI00153000

enclosure

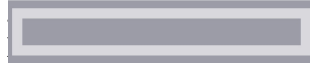
## INTRODUCTION-TERMS-LIMITATIONS

### HOME INSPECTION INFORMATION

#### 1.1 DATE OF INSPECTION

July 20, 2024

#### 1.2 INSPECTION LOCATION



### PROSPECTIVE PROPERTY OWNER/CLIENT INFORMATION

#### 1.3 NAME/ADDRESS



#### 1.4 REFERENCE NUMBER



### HOME INSPECTION DEFINITIONS, LIMITATIONS AND TERMS

#### 1.5 HOME INSPECTION AND REPORT

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

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

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



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

## 1.6 LIMITATIONS

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

**Note**

Kaufmann Consultants, LLC and its 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.KaufmannConsultants.com](http://www.KaufmannConsultants.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.

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

### 1.7 GOOD / SATISFACTORY:

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



### 1.8 FAIR / ADEQUATE:

This means that on the date of inspection, the component was functioning, but possibly not as effectively or efficiently as a new component would and/or the unit is approaching the end of its 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 overcast.

### 1.14 TEMPERATURE:

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

## BUILDING CHARACTERISTICS

### 1.15 REPORTED/ESTIMATED AGE OF STRUCTURE:

The home is reported to have been constructed in year 1973.

### 1.16 BUILDING TYPE:

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

### 1.17 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.

### 1.18 SPACE BELOW GRADE:

The home's foundation is built with a crawl space and basement areas.

## UTILITIES

### 1.19 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.



### 1.20 SEWAGE DISPOSAL:

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



### 1.21 UTILITIES STATUS:

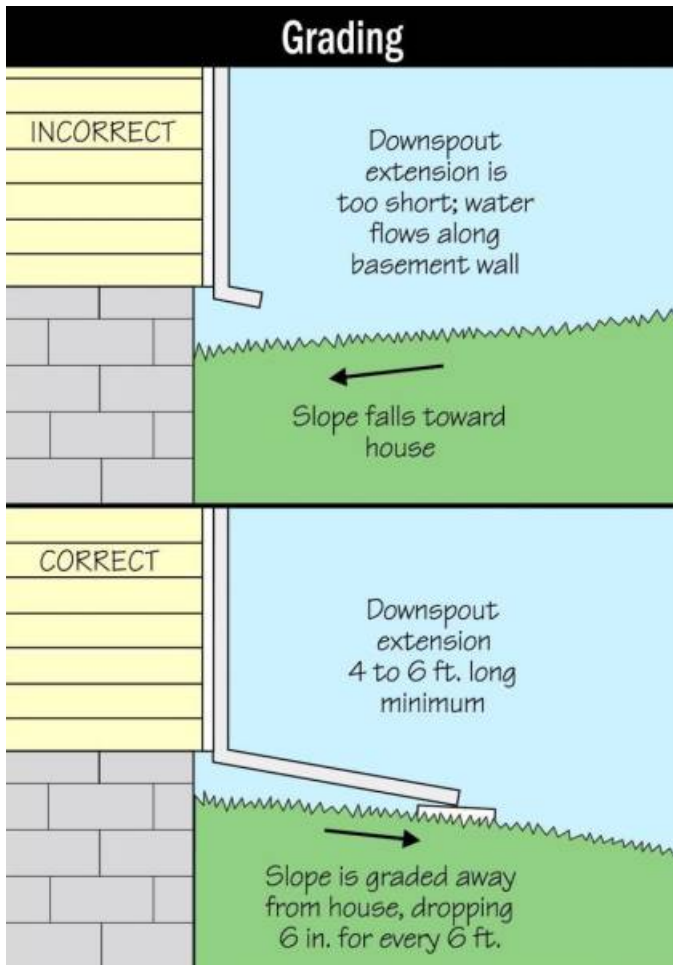
All utilities (water, electric) are on at this time.

## GRADING-LOT IMPROVEMENTS

## TOPOGRAPHY

### 2.1 SLOPE WITHIN 10 FEET OF HOUSE:

Level to Negative grade, which may contribute to a water condition in the basement is noted at the front and rear. (see adjacent photo) 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 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

### 2.3 DRIVEWAY:

The asphalt driveway is serviceable. Deficiencies include, but may not be limited to the following; Cracks have developed in the surface. Contact a qualified contractor to evaluate the conditions and to perform necessary repairs.



### 2.4 DRIVEWAY DRAINAGE:

The impervious surface is sufficiently pitched to divert water away from the structure.

### 2.5 WALKWAYS:

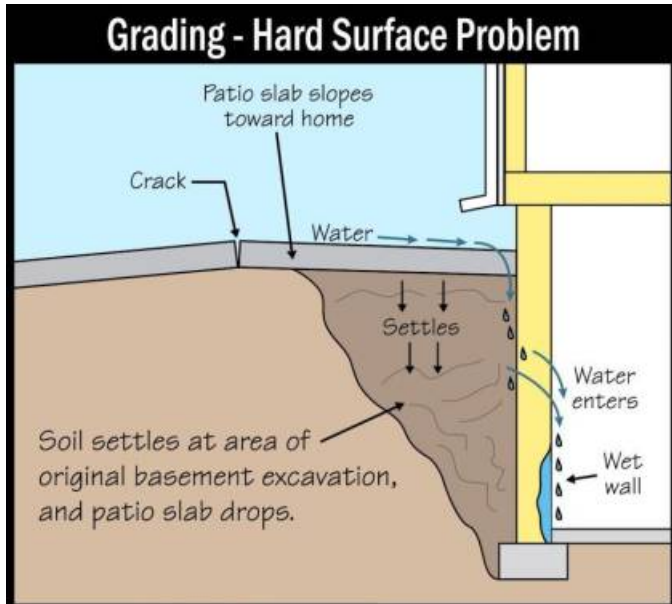
The masonry walk requires repair/maintenance. Settling of the walk in the vicinity of the front porch has resulted in a "high" step up to the porch, which that may represent a tripping condition. The walk has cracks/raised edges, which represent a potential tripping condition. The municipal walkway appears to be generally adequate, however, settlement has resulted in raised edges that represent potential tripping condition. The municipality should be consulted regarding maintenance requirements and responsibilities.





## 2.6 PATIO:

The masonry patio is in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to; The impervious surface slopes towards the structure adversely affecting drainage. Poor drainage near the foundation may cause or contribute to water conditions in the basement/crawlspace areas. (See adjacent diagram) Correct the drainage to draw water away from the home to alleviate potential for water problems. There are cracks that have developed in the patio. These cracks could result in raised edges and un-even surfaces, which may represent a tripping concern. Have the cracks repaired as necessary.



## 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.

**Note**

## EXTERIOR

### EXTERIOR CLADDING

#### 3.1 EXTERIOR SIDING TYPE

The homes' exterior frame is covered with cedar shingles.

#### 3.2 SIDING CONDITION

The siding is in some aspects, unsatisfactory condition, which could result in loss of functional utility or cosmetic appeal. There is some bird damage to the home's exterior siding. This is typically related to birds pecking away at the exterior to get to insects (probably carpenter ants). The siding should be repaired and a qualified exterminator should be contacted for remedial measures. There is damaged exterior siding. There are areas of the exterior that are buckled possibly indicating structural problems beneath the siding. There is loose/inadequately fastened exterior siding. There is paint peeling. Have the exterior prepped and re-painted. There is rot/deterioration of the siding where the siding is in close proximity to the roofing. Contact a qualified contractor (siding specialist) to further evaluate the condition and perform repairs as necessary.



bird damage



rotted exterior siding



loose fastened exterior siding



inadequately fastened exterior siding

### 3.3 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).



### 3.4 REMARKS:

There are metal rods protruding above grade that could represent a potential hazard (unsafe condition). Repair/replacement is recommended.

## EXTERIOR FLASHINGS AND TRIMS

### 3.5 EXTERIOR FLASHINGS:

The exterior flashings, where visible, appear to be serviceable. These flashings play a critical role in maintaining a weather-tight exterior.



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



### 3.6 MOLDINGS & TRIM CONDITION:

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



rot to the exterior wood/trim



rot to the exterior wood/trim

### 3.7 EXTERIOR OUTLETS

The exterior outlets are functional, but some are not protected by Ground fault circuit Interrupters/ breakers (GFCI). Install these important safety devices for improved safety.



## FRONT PORCH

### 3.8 CONDITION

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



Front porch



cracking masonry

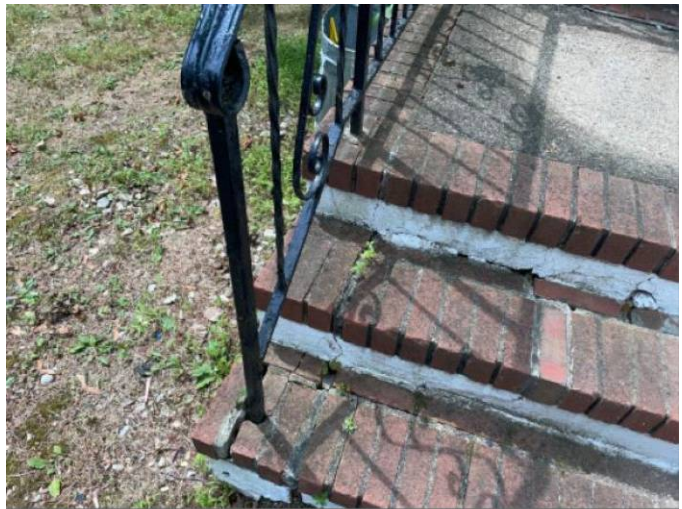
## PORCH

### 3.9 CONDITION

The side porch is unsatisfactory. Deficiencies include, but may not be limited to the following; There is some cracking of the masonry materials; which should be repaired by a qualified mason/contractor. The dimensions of the steps are uneven. This could represent a tripping condition. Contact a qualified contractor (mason) to perform repairs as necessary.



side porch



cracking of the masonry materials

## ROOF SYSTEM

### ROOF CONDITIONS:

#### 4.1 METHOD USED TO INSPECT

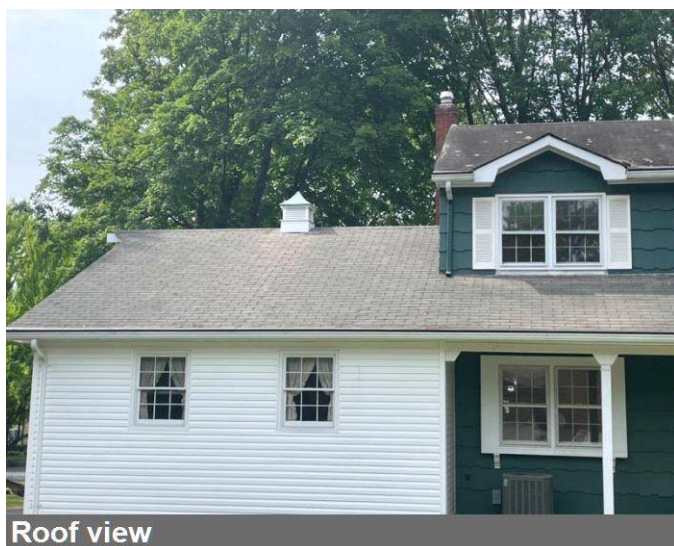
The inspection of the roof was performed by viewing the roof from the ground through binoculars. Note: Inspector did not climb/walk on the roof due to safety (height-pitch) concerns.

#### 4.2 TYPE OF MATERIALS:

Composition and/or fiberglass shingles are installed on the roof system. The roof has an approximate weight of 210 lbs / 100 square feet and has a normal anticipated serviceable life in the range of 17-22 years prior to the need for replacement.



#### 4.3 ROOF COVERING CONDITIONS:

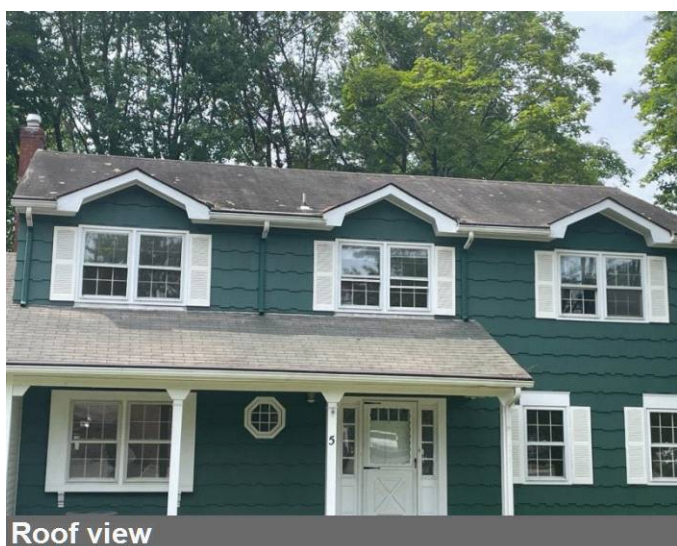


The roof is in some aspect, unsatisfactory condition, which represents a possible "material defect." Deficiencies include, but may not be limited to the following: There are damaged roof shingles that could cause leaks. Replacement of damaged shingles is recommended. There is significant pitting of the shingles. This is a reflection of the old age of the roof, as well as, the wear pattern from tradesmen walking over these areas. Nonetheless, the pitting could result in pre-mature failure (leaks). Missing shingles could result in leakage. Replacement of the missing shingles as well as addressing the underlying cause of the material defect is recommended.

The roof covering also shows signs of excess wear due to exposure. These conditions include, but are not

necessarily limited to; Roof shingles are split. This condition may be a reflection of normal wear and tear and could result in leakage. Based on visual assessment only, the roof appears to be, over 20 years old. Documentation regarding the installation should be obtained prior to closing to confirm the age of the installation. Without documentation, the age is not confirmed.

NOTE: There are multiple layers of roofing on the structure at this time. Current standards restrict the installation to 2 layers of roofing or less due to load concerns and fire venting limitations. This is, however, a relatively recent limitation and it is not uncommon to find "grandfathered" deviations. Installing a second roof over a single layer of existing roofing is common, accepted and approved in some cases. Some heavier roof shingles (dimensional/architectural) cannot be covered with additional roofing under any circumstances. Keep in mind that re-roofing when there are multiple layers of roofing is more expensive due to the added expense of removing the old materials and in some cases replacement of the portions of the wood roof deck. Contact a roofing specialist before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.



#### 4.4 ROOF METAL/FLASHINGS CONDITION

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



#### 4.5 ROOF DRAINS/GUTTERS CONDITION;

The gutters are in serviceable condition consistent with the age of the installation. 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/crawlspace areas comes from the roof drainage 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 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. Severe injury and even death could result from falling off of the roof or a ladder. Professional gutter cleaning 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 basement/crawlspace.



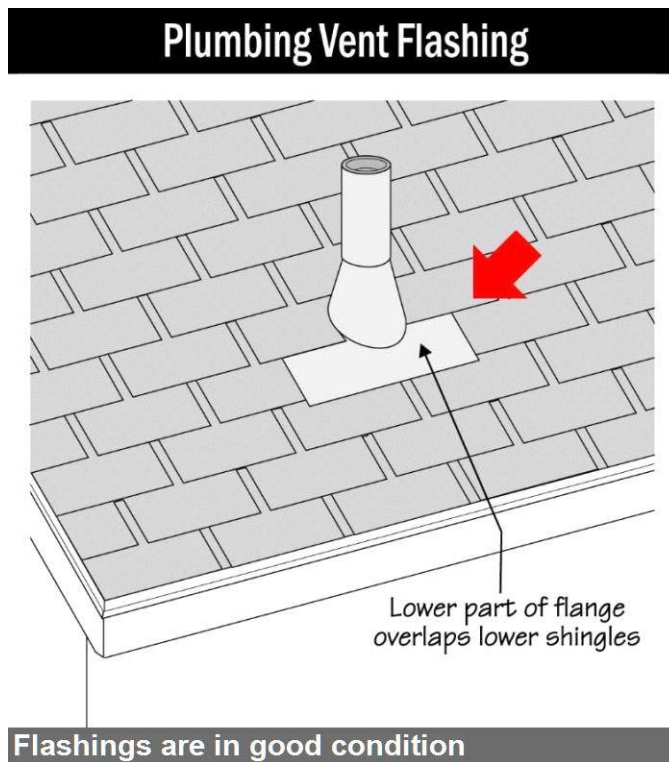
Gutter guards are installed to alleviate potential for clogging. These expensive gutter improvements can be beneficial. Past experience causes me to be skeptical about the strainers/covers' effectiveness. I have often encountered small amounts of debris accumulation in gutters covered with these guards so they are not completely effective. Their presence also makes cleaning difficult. Have the gutters and covers cleared periodically to alleviate potential for drainage problems.

#### 4.6 DOWNSPOUTS CONDITION:

There are no splash blocks, extension tubes or buried drain pipes installed to carry water away from the foundation at some locations. The condition is a potential contributor to a water condition in the basement/crawlspace areas. Take necessary steps to insure that all roof run-off is channeled or carried away from the foundations to downhill, remote locations.



#### 4.7 ROOF PENETRATIONS CONDITION:



The plumbing vent flashings 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.

#### 4.8 VEGETATION:

Large amounts of debris is observed on roof surface (tree limbs, leaves, etc). Removal of debris recommended. Vegetation overhangs the roof and regular maintenance is needed to keep roof materials and gutter clean. Trim as desired, maintain as needed.



#### CHIMNEY(S)

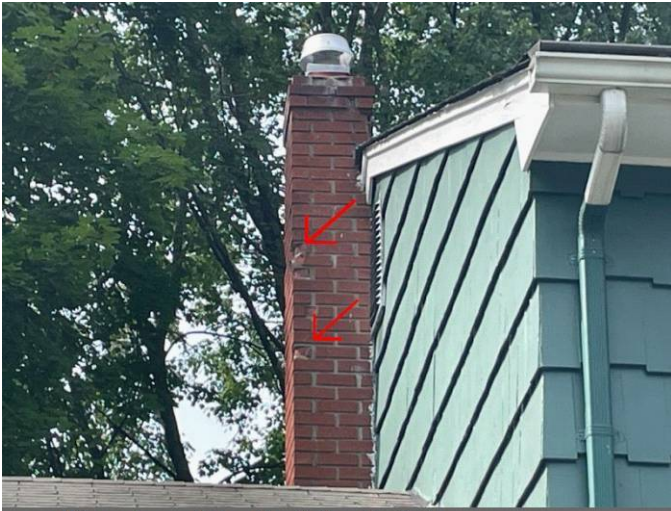
##### 4.9 LOCATION:

This chimney is located at the left hand side of the roof system/house.

##### 4.10 CHIMNEY CONDITION:

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. There is leakage through the chimney to the basement. The chimney is equipped with a cap that appears to be secure. The cap is beneficial in that it can minimize water intrusion and restrict access to the chimney interior by pests. The chimney serves the furnace and the water heater.

**NOTE:** *The top of the chimney is not subject to view. The significance of this condition is; The area could not be inspected as part of the home inspection. It is suggested that the areas that are not subject to view be checked by a chimney specialist when the interior flue components are inspected.*

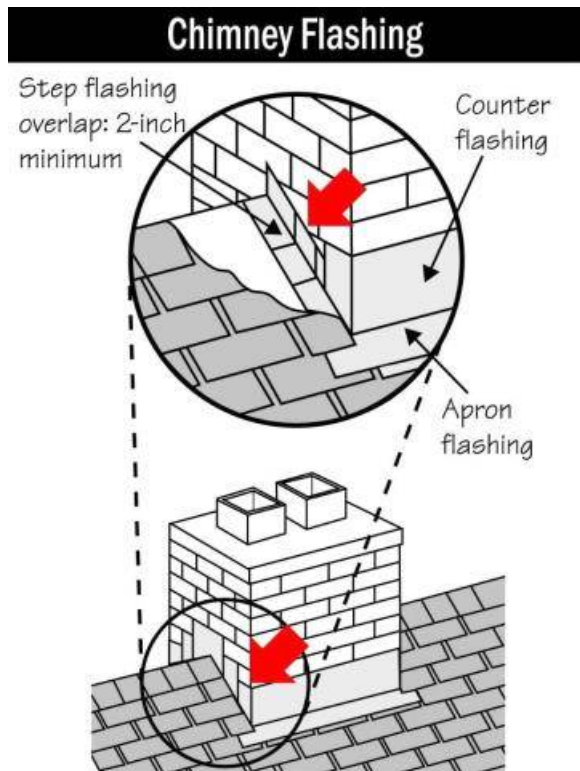


spalling (cracking) of the bricks



spalling (cracking) of the bricks

#### 4.11 ROOF FLASHING:



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

#### 4.12 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](http://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.

**NOTE:** It appears as through one of the flues may have been re-lined recently. Documentation regarding this important installation should be obtained prior to closing so that the installation can be scrutinized by an independent specialist prior to the end of the inspection contingency period. Of particular concern is the sizing of the liner. Have the liner sizing checked and confirmed by a CSIA chimney expert.



## 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 apparent water leakage into the garage from the exterior. This leakage has caused rot. Contact a competent contractor to evaluate the extent of the defect and the necessary repairs.



#### 5.2 FLOOR CONDITION:

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

#### 5.3 FIRE SEPARATION CONDITION:

The fire barrier/shield is in some aspects, unsatisfactory condition. There are holes/gaps through the fire shield/barrier wall and/or ceiling. It has been a long standing practice to create and maintain a one hour fire shield/barrier between the attached garages and the interior living spaces. It is common for holes to be cut through the fire shield/barrier over time to install utilities, etc. as part of up-dating a home. Nonetheless, these holes should be re-insulated and the drywall material and/or plaster restored. This should be considered part of long term maintenance. There is some water staining/damage due to leakage from above this space.



## Garage/Home Fire Resistance



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

### REQUIREMENTS:

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



water staining/damage due to leakage

### 5.4 STAIRS CONDITION:

The steps are in good condition. The tread/riser dimensions are satisfactory.

### GARAGE DOOR(S)

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

The garage doors are in need of maintenance. Deficiencies include, but are not limited to the following; Adjustment or service needed for improved function and safety.



#### 5.6 GARAGE DOOR SPRINGS:

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

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

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



#### 5.8 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.

#### 5.9 HOUSE DOOR CONDITION:

A metal-clad door is installed. This configuration would not comply with modern building standards, but is otherwise serviceable. A common building practice in the past was to install galvanized steel sheeting to the garage door interior to establish a fire resistance capability. The material is considered to be beneficial, but up-grading the door should be considered.



### KITCHEN/LAUNDRY

#### KITCHEN

##### 6.1 CONDITION:

The kitchen area is, in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to the following areas; There is water damage to the ceiling due to leaks from above. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

##### 6.2 FLOORING:

The flooring is serviceable.

##### 6.3 LIGHTING:

Kitchen lighting is functional.

##### 6.4 OUTLETS:

There are counter-top areas that do not have outlets. The configuration would not comply with modern building standards. The significance of this condition is; lack of outlets could cause someone to route a cord over the burners or other questionable places, which could be unsafe. Recommend installing an outlet with ground fault circuit protection for improved safety.

##### 6.5 GFI OUTLETS:

There is no working ground fault circuit interrupter protection installed at some of the outlets. **POTENTIAL HAZARD**  
Recommend the immediate installation for safety.

##### 6.6 HEATING DEVICE:

Heat register(s) were observed.

##### 6.7 CABINETS:

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

##### 6.8 SINK:

The sink is in serviceable condition.

##### 6.9 DRAIN CONDITION:

The following conditions were noted at the drain: The sink drain leaked in the past. This is indicated by staining of the drain piping. The sink drain is clogged. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

##### 6.10 FAUCET:

The faucet was operated and found to be functional.

## KITCHEN APPLIANCES CONDITION

### 6.11 DISHWASHER:

The unit is functioning beyond it's projected lifespan. Replacement should be anticipated.

**NOTE:** The dishwasher drain hose was installed without a "high Loop". This configuration may allow waste water from the sink to leak into the dishwasher. Have the hose re-installed correctly.

**Note**

### 6.12 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.

### 6.13 OVEN:

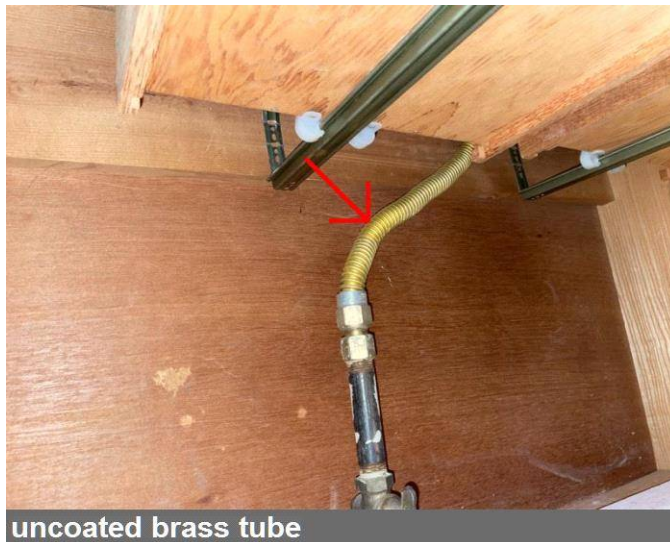
The gas oven was operated and found to be operable. Testing the appliance for flame quality, timer settings and other features were not evaluated. Testing these components is beyond the scope of the home inspection.

 **Good**

### 6.14 GAS SHUT-OFF:

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

### 6.15 FLEXIBLE CONNECTOR:



The unit is equipped with a flexible gas line. The type of flexible gas line used is an uncoated brass tube. The Consumer Product Safety Commission issued a news warning in September 1997 that all uncoated brass flexible gas line connectors should be upgraded with newer plastic coated or stainless steel models. The older brass models are prone to cracking or leaking and can cause a serious gas leak, explosion or fire. Consult an licensed HVAC or Plumber for the installation of a new flexible line.

### 6.16 EXHAUST FAN:

The kitchen has a recirculating style fan that was operated and found to be functional.

### 6.17 REFRIGERATOR:

The refrigerator appears to be operating at this time.

 **Good**

### 6.18 WATER HOOK-UP:

There appeared to be no water hook-up to the refrigerator area.

### 6.19 REMARKS:

**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.

**Note**

## LAUNDRY

### 6.20 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 an electric or gas dryer are installed (220 volt outlet, a gas source 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.

**Note**

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.

### 6.21 GAS SHUT-OFF:

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

### 6.22 DRYER VENTING:



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

### 6.23 WASHER HOOK-UPS:

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

### 6.24 WASHER DRAIN:

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

## INTERIOR ROOMS

### INTERIOR LIVING SPACES

#### 7.1 CONDITION

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

 **Good**

### ENTRY:

## 7.2 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 is binding in the frame, which adversely effects function. Adjustment/repair is recommended to restore the door to proper working condition.



## BATHROOMS

### #1 BATHROOM

#### 8.1 CONDITION:

The half bath is in need of maintenance/repair. The electrical components in this room are unsatisfactory.

**NOTE:** The electrical components in this room are unsatisfactory. There is no receptacle (outlet) at this location. The configuration would not comply with modern building standards. The significance of this condition is; lack of outlets could cause someone to route a cord from other questionable places, which could be unsafe.

#### 8.2 FLOOR, WALL AND CEILING SURFACES

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

#### 8.3 FAUCET, SINK AND DRAIN LINE



sink drain leaked in the past

The faucet, sink and drain lines are in need of maintenance. Deficiencies include, but may not be limited to; The sink drain leaked in the past. This is indicated by staining/corrosion of the drain piping. Replacement should be anticipated. The faucet is leaking. Replacement/repair is recommended. The sink stopper is inoperable, which limits use of the fixture. Repair/replacement is recommended. The sink drain is clogged, which limits the use of the fixture. The condition indicates the need for maintenance/repair.

#### 8.4 TOILET/BIDET

The toilet is in proper working order.

### #2 BATHROOM



#### 8.5 CONDITION:

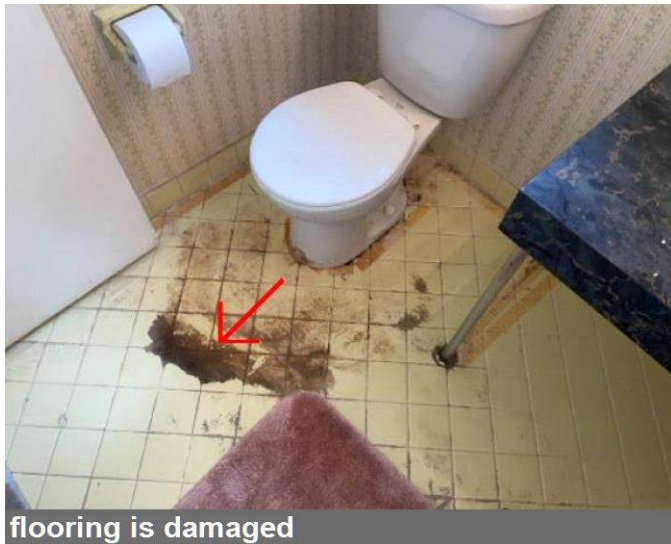


puddles adjacent the glass door/frame

The en suite bathroom is in need of maintenance/repair. The electrical components in this room are unsatisfactory. **NOTE: The electrical components in this room are unsatisfactory. There is no receptacle (outlet) at this location.** The configuration would not comply with modern building standards. The significance of this condition is; lack of outlets could cause someone to route a cord from other questionable places, which could be unsafe.

The shower/door is believed to be made of safety glass. This is beneficial for improved safety compared to standard glass. There are water stains/puddles adjacent the glass door/frame indicating the need for a better seal around the door or better operation.

#### 8.6 FLOOR, WALL AND CEILING SURFACES



flooring is damaged

Floor, wall and ceiling surfaces are in need of maintenance. **The flooring is damaged in some locations.** The condition indicates the need for maintenance/repair.

#### 8.7 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are in need of maintenance. Rust/Corrosion noted at drain line, which is likely to result in leaks. Replacement is recommended.





## 8.8 TUB AND SHOWER



The shower is in need of repair. The shower floor, wall, and ceiling surfaces are in need of maintenance. There are loose/cracked tiles/grout. Water leaks through to the lower areas could result. The shower floor is cracked. The significance of this condition is; leaks may result. There is no anti-scald device installed on the shower plumbing. The configuration would not comply with modern building standards. Modern building standards require the use of "anti-scalding devices to alleviate potential for scald injury. It is suggested that up-grade to modern fixtures with anti-scald devices be considered.



## 8.9 TOILET/BIDET

The toilet is in proper working order.

## #3 BATHROOM

### 8.10 CONDITION:

The upstairs bathroom is in need of maintenance/repair. The electrical components in this room are unsatisfactory.

**NOTE:** The electrical components in this room are unsatisfactory. There is no receptacle (outlet) at this location. The configuration would not comply with modern building standards. The significance of this condition is; lack of outlets could cause someone to route a cord from other questionable places, which could be unsafe.

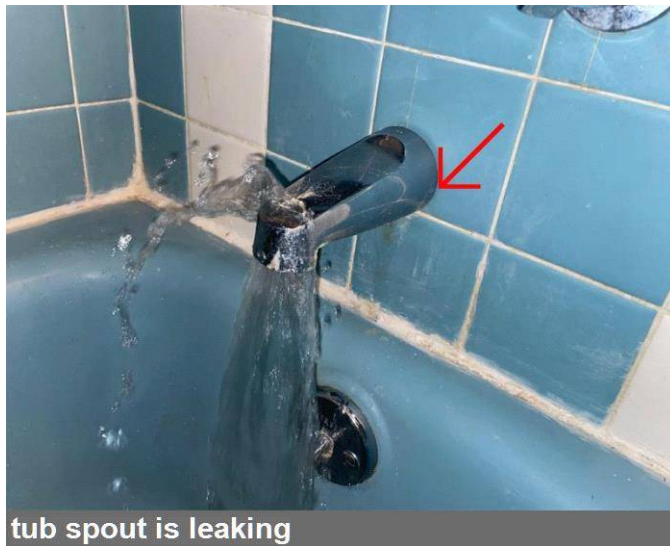
### 8.11 FLOOR, WALL AND CEILING SURFACES

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

### 8.12 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are serviceable.

### 8.13 TUB AND SHOWER



The tub requires repair. Deficiencies include, but may not be limited to the following: There is some flexing of the acrylic/plastic tub, which could indicate inadequate support under the plastic tub/floor. These type of components are normally installed in a bed of cement, which makes the component rigid and alleviates potential for cracks. The significance of this condition is; Cracking of the tub could result in leaks. The tub spout is broken/damaged. The tub spout is leaking, which could allow for rot and/or mold formulation. Repair is recommended. Contact a qualified contractor to further evaluate the condition, identify the source of the leak, and perform repairs as necessary. NOTE: There is no anti-scald device installed on the tub plumbing. It is recommended that the perimeter of the tub be caulked to alleviate potential for leaks.

### 8.14 TOILET/BIDET

The toilet is in proper working order.

## 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

### 9.1 CONDITION:



The bedrooms are in need of maintenance. Deficiencies include, but may not be limited to the following; There is apparent water damage to the ceilings. The source of the leaks is not confirmed. Have the source of the leaks identified and repaired.

## GENERAL INTERIOR

### CEILINGS / WALLS / FLOORS

#### 10.1 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.



#### 10.2 FLOORS:

The floor system has noticeable low points commonly encountered in older homes. This is likely related to settling or deflection of the home's structural framing over time. There are also relative high points. The high points are possibly located over "strong" points in the structure. As the framing deflects over time, these "strong" points do not deflect or bend due to their relatively high load bearing capability. The two conditions conspire to make the unevenness more noticeable. Generally, no corrective actions are undertaken because straightening the floors is somewhat impractical, expensive, and there is no significant structural impact in most situations. Most people simply live with this condition and monitor the home's structural framing for changes that would indicate a serious concern.



### 10.3 DOORS:

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

Maintenance  
Needed

## WINDOWS/DOORS

### 10.4 MATERIAL:

Some windows are the older, wood type that may be part of the original structure.

### 10.5 PANES:

Some single pane windows are installed without storm panels. The configuration would not comply with modern building standards. The significance of this condition is; This material defect could adversely affect performance of the component. Degraded performance could result in loss of heat and low energy efficiency. It is recommended that storm panels or double-pane replacement windows be acquired and installed to achieve improved thermal performance.

### 10.6 CONDITION:

The windows are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: Some windows are stuck in the closed position rendering them inoperable. This may create a safety concern regarding egress. Sometimes this occurs when the windows have been painted in the closed position. Windows should be restored to proper working condition. The counter weight springs are defective at some windows. Replacement is recommended. The significance of this condition is; normal use could be unsafe as the upper sash falls rapidly when the lock is disengaged. Injury to fingers or hands is possible. 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. Weather stripping materials are damaged/torn. The significance of this condition is; loss of thermal efficiency. Replacement is recommended.

### 10.7 SCREENS:

Some of the screens have damage consistent with the age of the property. 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.





## 10.8 EXTERIOR DOORS



The exterior doors are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; Water staining on the interior door surfaces indicates leakage that should be repaired. Weather stripping materials are damaged/torn. The significance of this condition is; Leaks can cause rot/mold. Maintenance/repair is recommended.

NOTE: The exterior door locks are "double keyed" units (key required from inside and outside), The configuration would not comply with modern building standards. The significance of this condition is; egress (escape) could be restricted if the key was unavailable. Replacement with a lever-controlled lock is recommended.

## STAIRWAY

### 10.9 LOCATION:

This staircase leads from the first floor to the basement.

### 10.10 CONDITION:

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



## STAIRWAY

### 10.11 LOCATION:

This staircase leads from the first to the second floor.

### 10.12 CONDITION:

The main floor stairs are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; Railings adjacent steps are primarily for safety. In general, railings should extend the full length of the steps, have no gaps greater than 4" and extend to a minimum height of 36". The railings are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; Staircase railings are loose. The railings should be properly fastened to the adjacent wall structure for improved safety. The gaps between the railing components are excessive. This configuration would not comply with modern building standards. Current standards for new construction restricts these gaps to no greater than 4". Have the railings up-graded for improved safety. The railing is too short. Current standards are for the railing to be at least 36" high. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.

**Note**



## ADDITIONAL ITEMS

### 10.13 SMOKE DETECTORS:

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



### 10.14 CARBON MONOXIDE DETECTOR:

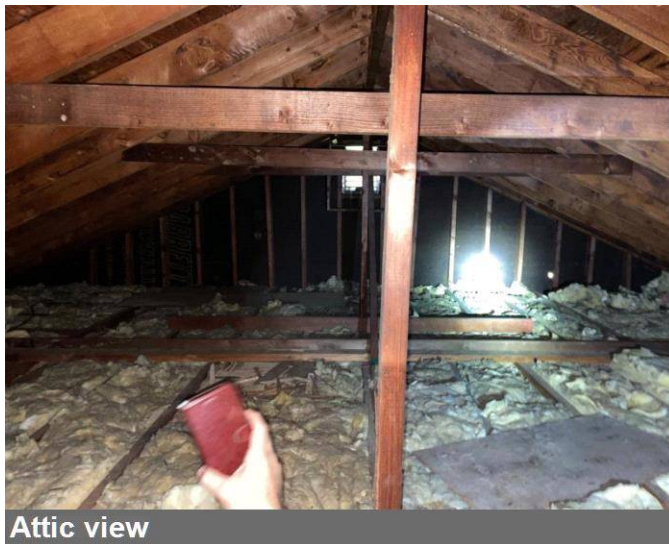
The **carbon monoxide detectors are not inspected** as part of a home inspection in New Jersey. State law requires that these devices be tested by local fire officials prior to closing. It is recommended that you confirm the inspection with the local fire officials and that documentation certifying the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



## ATTIC

### ATTIC

#### 11.1 CONDITION:



Attic view

The attic appears to be in some aspects, unsatisfactory condition. There is a cracked rafter, which should be repaired. The roof system framing includes 2X6@16OC (on center) This configuration is common in older homes and generally proves to be adequate, but would not comply with modern building standards.



cracked rafter



Attic view

## 11.2 METHOD OF INSPECTION:

Entered inside and inspected all of the reasonably accessible areas. NOTE: There is no access provided to the lower attic. 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.



## ATTIC COMPONENTS:

### 11.3 ATTIC FLOOR:

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

### 11.4 ATTIC LIGHT:

There is no functional light in the attic space. have a light installed for improved safety.

### 11.5 ATTIC INSULATION:

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

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 if not addressed. Have the insulation replaced where it is missing for improved thermal performance.

### 11.6 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.

There is suspected mold forming on the underside of the roof at the nails. Lack of cool-air venting allows for condensation to form on the nails. This stains the roof decking. There is suspected mold forming in the attic space. This is likely related to the inadequate roof venting. [The vent screening is torn creating potential entry point for pests. Have the vents replaced or the screening repaired. Have an exterminator treat the house as necessary to address pests.](#) 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 louvered vents.

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



suspected mold forming



suspected mold forming

#### 11.7 ATTIC ELECTRICAL:

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

#### 11.8 PESTS:

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



#### 11.9 VAPOR RETARDERS:

A random check, beneath the insulation, revealed that the insulation does include a vapor barrier. No attempt was made to expose all of the vapor barrier since this would necessitate removal, and possible damage of all the insulation. The vapor barrier plays an important function in making the home comfortable and efficient. The vapor barrier is part of an older installation. The integrity of the barrier is suspect. Consider having the vapor barrier replaced when the insulation is up-graded. This may prove to be beneficial in terms of thermal performance.

## FOUNDATION-BASEMENT-STRUCTURE

### CRAWL SPACE



## 12.1 METHOD OF INSPECTION:



Viewed the left crawlspace area from the entry hatch with a high powered light. Improve access to the space so that a thorough inspection can be completed prior to the end of the inspection contingency period.

**NOTE:** Current standards for entering and inspecting a crawlspace are 24" vertical clearance and 30" width clearance. This limitation is primarily for the safety of the inspector. The limitation also limits the ability of the inspector to check all areas in the crawlspace. The significance of the limitation is that some areas could not be viewed or inspected. Access to these areas should be provided so that an inspection can be done prior to closing. This access should include at least 24" vertical and 30" horizontal clearance.



crawlspace area | signs of H2O



crawlspace area

## 12.2 UNDER FLOOR INSULATION:

No insulation is installed beneath the floor system. This configuration would not comply with modern building standards. Consider contacting an insulation contractor regarding the installation of some thermal barrier (insulation ) beneath the floor system at this space.

**Note**

## 12.3 SOIL CONDITION:

The soil is covered with a thin layer of concrete to function as a vapor barrier. This configuration is beneficial at minimizing the levels of humidity which, in turn, alleviates potential for mold, mildew and rot. Additionally, the relatively dryer space may be less vulnerable to pest (termite) infestations. There is some cracking of the concrete, which may allow for humidity to enter the space and allow moisture to accumulate.

## 12.4 MOISTURE:

The inspection for water conditions is dependent upon seasonal weather conditions. It is possible that the interior of the home could appear dry during the home inspection, but later develop water conditions. At this time, there are indications of water leakage through the foundation walls into the crawlspace areas. Weather conditions may increase frequency and intensity of leakage. Additionally, water leaks may result in mold forming. Indications are in the form of water stains on the floor/walls as well as efflorescence on the interior wall surfaces. It is recommended that a water-proofing contractor be contacted to evaluate the condition and to ascertain what corrective measures are appropriate/necessary.



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

### **WHAT TO DO WITH A WET CRAWLSPACE;**

Many crawlspaces in this part of the country tend to have water penetration and even accumulation. This is generally a seasonal phenomena, most severe during Winter and Spring seasons. Water can enter, however, after any storm in any season.

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

1. Keep the gutters clean. Clogged gutters do not serve the function for which they were designed, which is to divert water away from the foundations. Gutters should be cleaned in the Spring and Fall seasons.
2. Be sure the gutter discharge point locations are well away from the foundations. Gutters ideally should discharge the water at least four feet from the building.
3. The installation of underground pipes to carry gutter water further away from the foundation is optimal. Underground piping systems can become clogged and ineffective or downspouts may not be extended far enough from the home.
4. Grading should provide a positive slope away from the foundations. Check around the perimeter of your home. If depressed areas or a negative slope is noted, add additional topsoil or fill as part of your landscaping. This helps to prevent pooling water near the building which, in turn, contributes to seepage into the crawlspace.
5. The interior walls should be sealed with waterproofing paint.
6. The installation of a sump and pump gives the structure the ability to evacuate water that does seep into the basement.
7. If the above measures fail to significantly alleviate water conditions in the crawlspace, consider installing interior "French" drains. These are sub-slab drains that collect water and divert it to the sump to be pumped out of the home.
8. If these measures have been taken and water penetration conditions are still unacceptable, further interior and exterior masonry work may be required. In that case, it is recommended that a contractor specializing in that type of improvement be contacted. Finally, though, be sure that you have performed the simple measures above prior to contracting expensive work.



#### 12.5 SUMP PUMP CONDITION:

There is no evidence of sump pump use in this Crawl Space.

#### 12.6 SUBSTRUCTURE VENTING:

The crawlspace area is well ventilated through the use of openings into the basement. The configuration requires that air mix easily between the basement and the crawlspace areas. Insure that the opening is not permanently blocked. Cool air may enter the basement through the vent. This would be considered normal.

#### 12.7 CRAWL SPACE PLUMBING

The water piping inside the crawlspace is un-insulated making it vulnerable to a freeze condition. It is suggested that the water piping be insulated to alleviate this potential. This up-grade will also minimize condensation on the water piping during the warmer months.

#### 12.8 PEST ACTIVITY:

There are some signs of pest infestation. Recommend further evaluation (treatment and sanitization) by a licensed Pest Control Operator. Maintain appropriate service contracts to address the issue.



### FOUNDATION

#### 12.9 FOUNDATION CONDITION:



The home's foundation walls appear in some aspects, unsatisfactory condition. There have been substantial repairs performed to the home's foundations. Typically, foundations do not require such significant repairs. It is possible something is being concealed. The nature and scope of the repair work should be discussed with the present home-owner and the contractor who performed the work. Documentation regarding this repair work should also be acquired and scrutinized prior to closing to help understand the condition.

## 12.10 FOUNDATION CRACKS:



cracks at the foundation walls

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

## BASEMENT

### 12.11 BASEMENT:

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

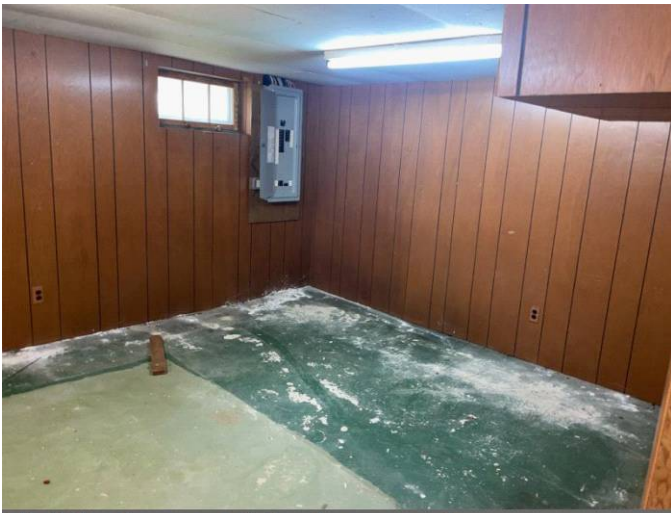
The basement area has been finished in such a way as to permit significant function as living space. The absence of sufficient egress (method of escape) in the event of fire or other emergency indicates that the space would not be safe for sleeping.



basement view



basement view



**Finished areas of the basement**



**Finished areas of the basement**

#### 12.12 SLAB CONDITION:

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

#### 12.13 SUBFLOOR:



**water staining (possible rot)**

The wood plank subfloor does have some water staining (possible rot) indicating leakage through the structure below the back door and random area/s. This may be due to plumbing leaks, but may also be related to roof leaks. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.

#### 12.14 MAIN FLOOR INSULATION:

No insulation is visible in the visible areas of the basement. Modern standards require the installation of insulation around the perimeter of the basement framing. Consider installing insulation in the basement area to improve thermal performance.



## 12.15 MOISTURE:



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

**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 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. The home is equipped with a sump (hole through floor to allow for accumulation of water). The sump is equipped with a pump that was checked and found to be functional. A partial perimeter drain is built into the foundation and concrete floor. This system is intended to allow water that seeps through the foundation to fall into the trough between the floor and the walls. From here the water migrates through gravel and/or piping to an exterior location or in some cases into a sump. These systems are particularly effective at alleviating water conditions in the areas where they are installed. NOTE: These partial drainage systems are normally installed in areas that have demonstrated water leaks in the past. The area that have not been equipped with these drains could be vulnerable to leaks.

### **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. Cementitious applications are generally regarded as being more effective.

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

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

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



indications of water leakage



indications of water leakage | sump pit

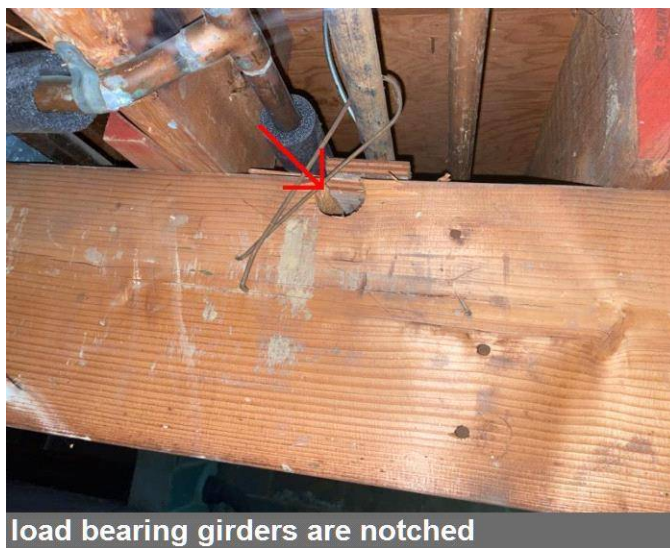
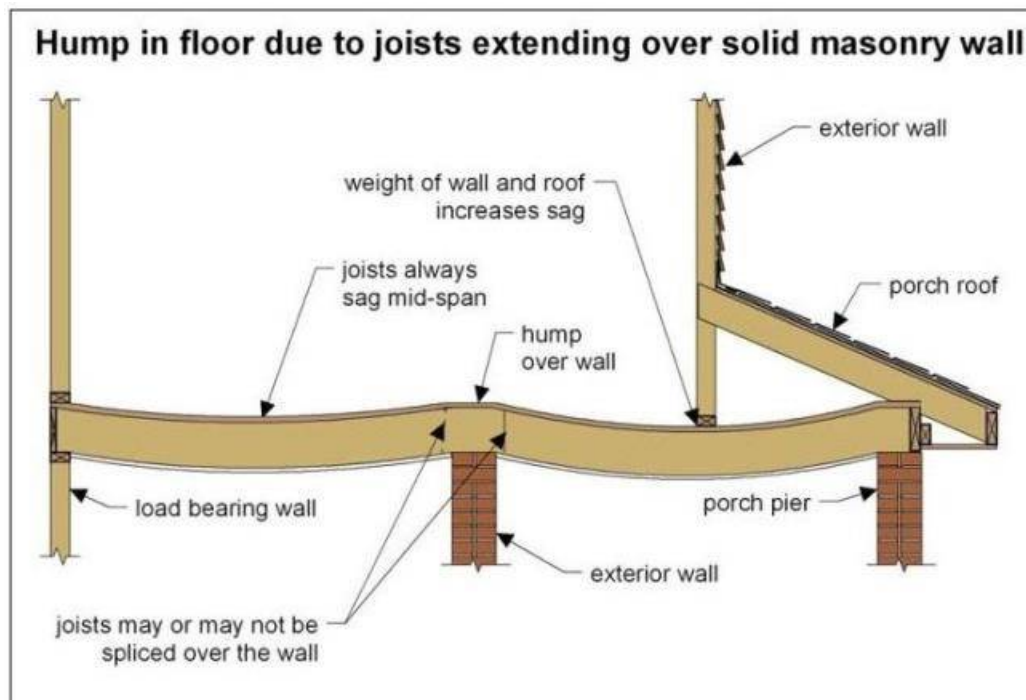
#### 12.16 PEST ACTIVITY:

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 pest traps in the area. The present home-owner and an exterminator should be contacted regarding the need for these traps. Contact a qualified pest control contractor/exterminator for treatment options.



#### STRUCTURAL FRAMING

## 12.17 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. **The**

**primary load bearing girders are notched at some locations.**

**INSPECTOR NOTES;** It appears as though there has been some prior treatment for carpenter ants. Carpenter ant infestations are very common and very difficult to eradicate. Carpenter ants do limited damage to the structure to establish their nesting areas. Carpenter ants do not feed off of the wood so their damage is normally limited to the areas necessary for the colony's habitat. The nesting areas are difficult to locate, which makes effective treatment/control difficult. The damage is normally not visible until disassembly of floor, wall and ceiling coverings is undertaken. In addition, carpenter ants can scavenge from wooded areas in a range of about 100 yards. For this reason treatment of the house can prove to be only temporary or as long as the active ingredients of the pesticides lasts. Maintaining an on-going service contract by a licensed pest control company is essential.

#### 12.18 REMARKS:

There is water damage to the drop ceiling tiles which is related to leakage from the utilities above these spaces. It is recommended that a competent repair firm be contacted to further assess and correct this condition.

**Note**

## PLUMBING SYSTEM

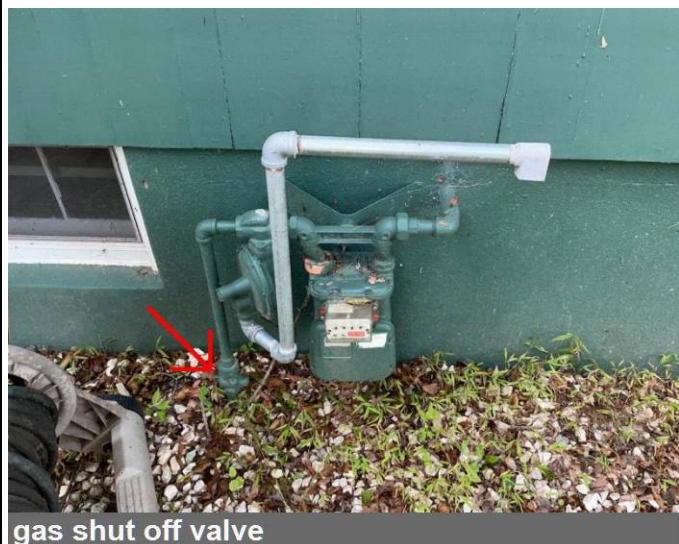
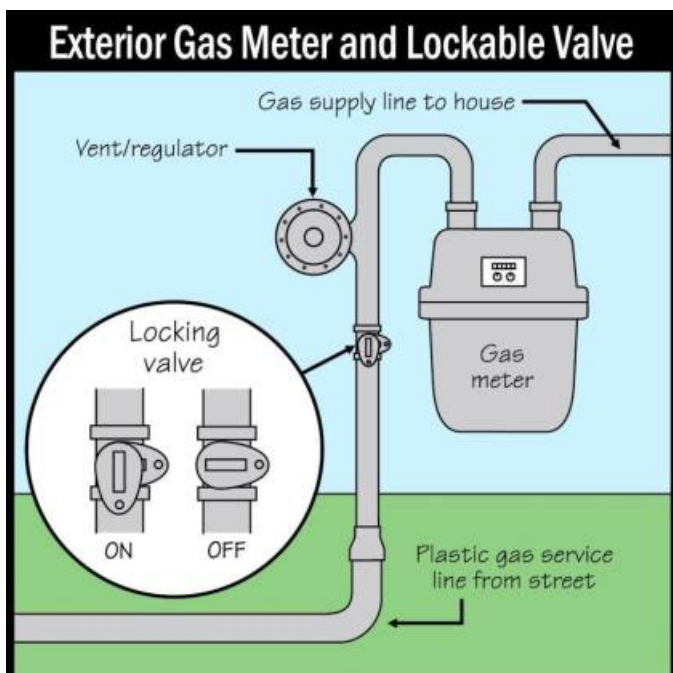
### PLUMBING SYSTEM

#### 13.1 GENERAL CONDITION:

NOTE: The plumbing system is older. The significance of the condition is; the components may not function at optimum performance and upgrades and repairs should be anticipated. Budget for this contingency. Consideration should be given to having a licensed plumber more thoroughly evaluate the home's plumbing system and formulate a plan for up-dating the system. Obtain estimates for this work and budget as necessary.

#### 13.2 FUEL TYPE:

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





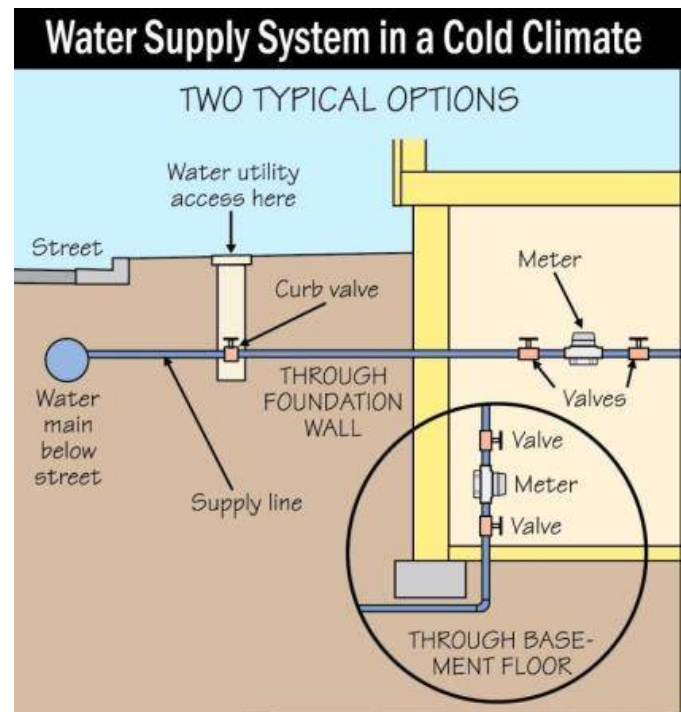
### 13.3 MAIN WATER SUPPLY SHUT-OFF LOCATION:



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

### 13.4 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. A licensed plumbing contractor should be contacted to more thoroughly evaluate the condition and to perform repairs as necessary. **NOTE:** *Only the interior portion of the water piping is subject to view. The buried portions of the water piping are not able to be inspected. At this time, there are no tell-tale signs or indications of problems with the buried portions of the piping.*



### 13.5 WATER FLOW:

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

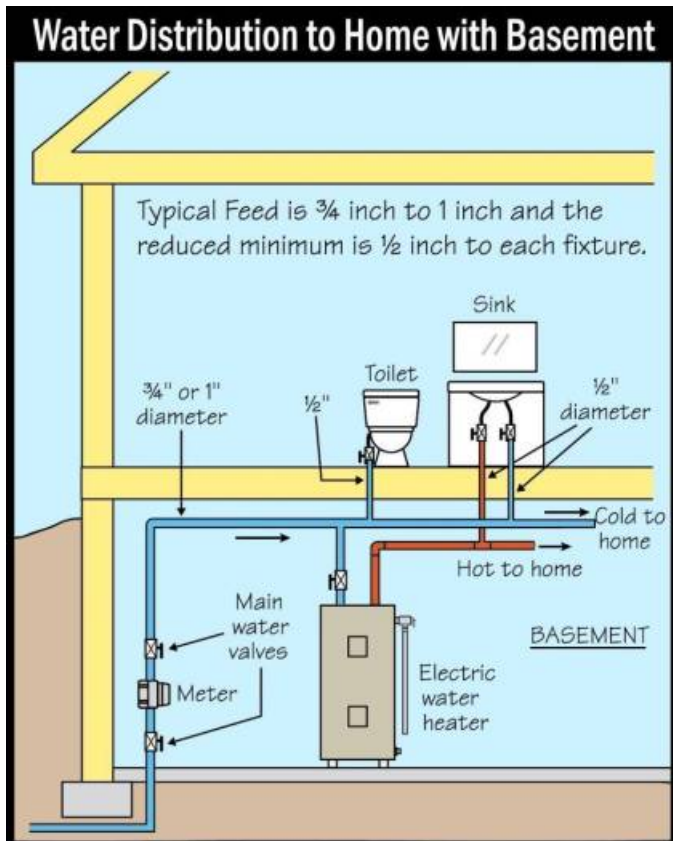


### 13.6 WATER DISTRIBUTION SYSTEM:

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper. Deficiencies include, but may not be limited to the following: 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. 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 old corroded isolation valves/pipes. These are leak-free at this time, but may leak when operated. Eventual replacement should be anticipated. There is condensation forming on the water pipes. Condensing water could contribute to high levels of humidity inside the house and also cause water damage. The condition is normally alleviated by insulating the

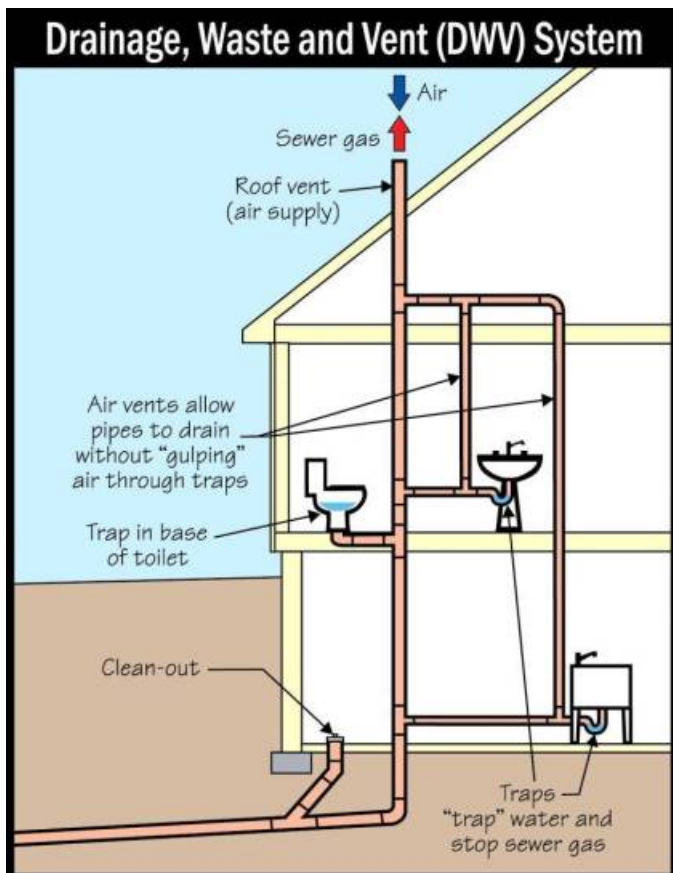


water pipes, which is easy and normally inexpensive. A competent contractor should be contacted to more thoroughly evaluate these conditions and to perform repairs as necessary.



### 13.7 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 leaky waste pipes, which could allow for sewer leakage into the home. Replacement is recommended. There are pin hole (small) leaks that have developed in the waste piping. There are cracked/damaged waste pipes, which could allow for sewer leakage into the home. Replacement is recommended. Contact a qualified contractor (licensed plumber) to further evaluate these conditions and perform repairs as necessary.



### 13.8 DRAIN FLOW:

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



### 13.9 CLEAN-OUT PLUG ACCESS:

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



## WATER HEATER

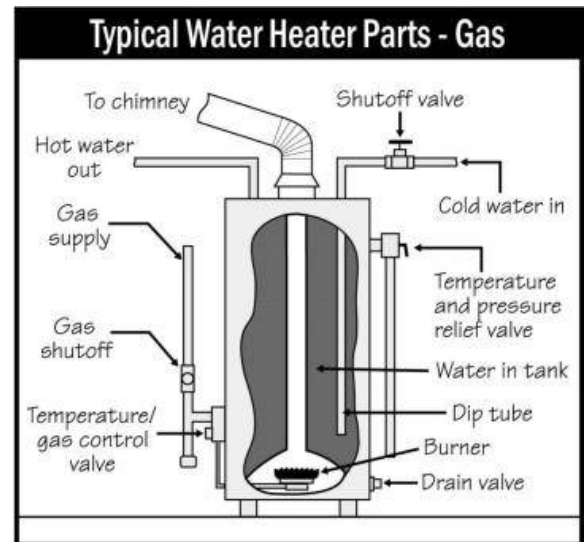
### WATER HEATER

#### 14.1 LOCATION:

The water heater is installed in the basement.

#### 14.2 TYPE:

The conventional gas-fired water heater burns 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 unit shuts down. In addition, the unit will turn on automatically to maintain a desired temperature 24/7.



#### 14.3 APPROXIMATE AGE:

The water heater is believed to have been installed/manufactured in 2003.

#### 14.4 SIZE:

40 Gallons.

#### 14.5 VISUAL CONDITION:

Due to the overall age and condition of this component, a future serviceable life will likely be limited. Replacement should be anticipated. Consideration should be given to obtaining bids from a qualified contractor (licensed water heater specialist) to replace the system/unit.



#### 14.6 SAFETY RELEASE VALVE:

The water heater is equipped with the required temperature and pressure release valve TPRV (see above diagram). The installation appears satisfactory.

### HEATING SYSTEMS/FIREPLACE

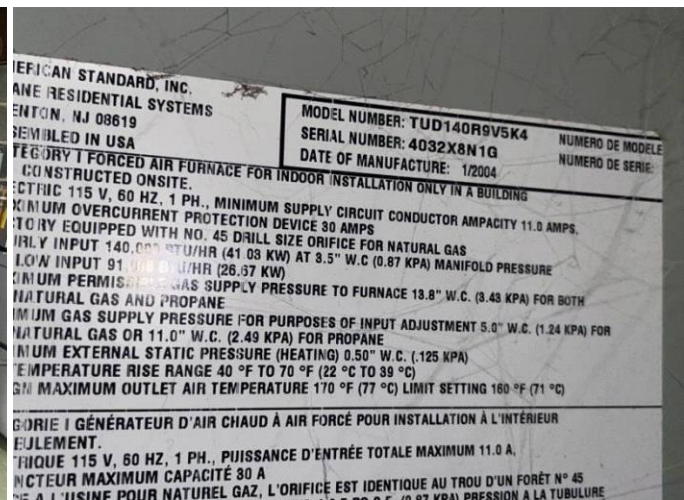
#### HEATING SYSTEM

##### 15.1 HEATING AREA:

This system heats most of the house.



system heats most of the house

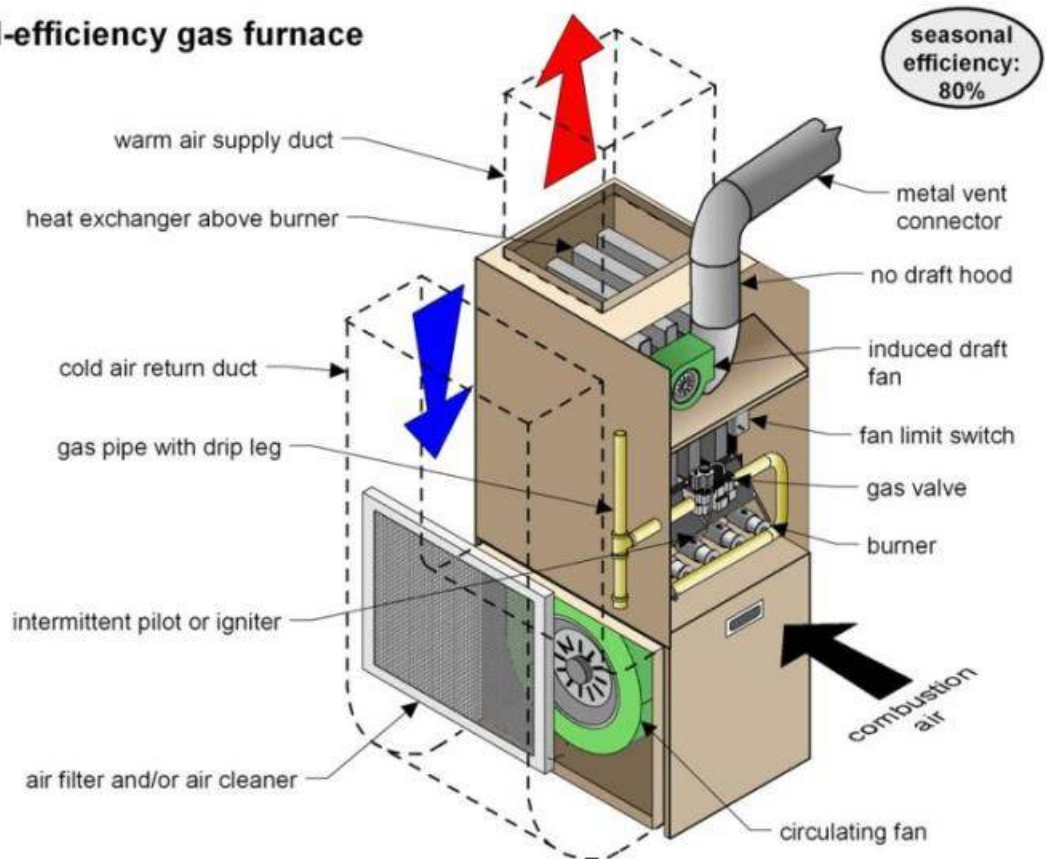


manufactured approximately 2004



## 15.2 TYPE:

### Mid-efficiency gas furnace

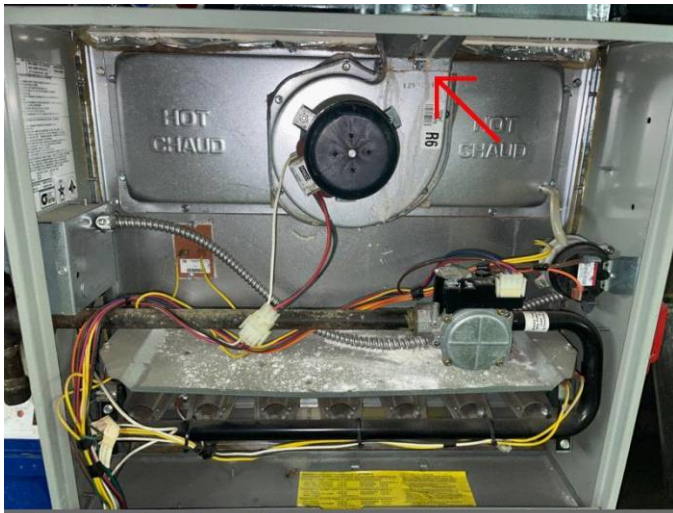


A gas-fired warm air furnace circulates heated air through to the living spaces. Gas is burned in the combustion chamber and heat is transferred to the conditioned air in a heat exchanger. From here the conditioned (warmed) air is distributed to the living space through ducts. This is done by a blower (fan). The exhaust from burning the gas is discharged through the home's exterior commonly by a chimney. The exhaust passes through a flue vent connector from the furnace to the chimney. The furnace is controlled by a thermostat located in the living spaces. The occupant can control the interior living space temperature by adjusting the thermostat. The furnace will continue discharging conditioned air to the living space until the thermostat is satisfied by reaching the desired temperature. Air is returned to the furnace from the living spaces via a dedicated "return" duct system, filtered and heated again.

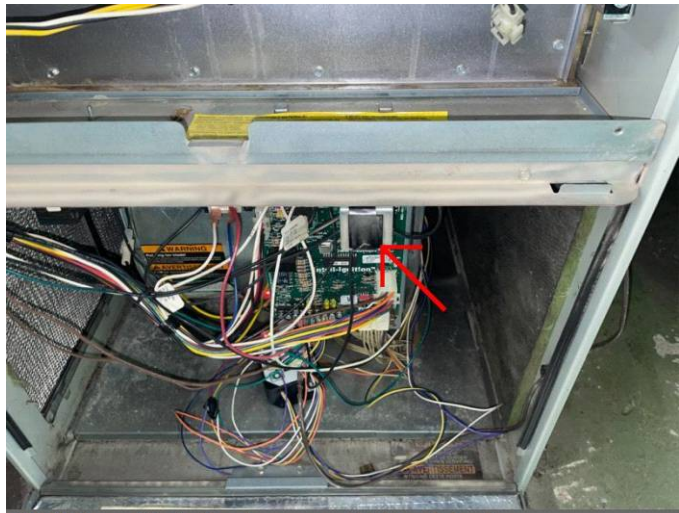
## 15.3 VISUAL CONDITION:

The furnace is in some aspects, unsatisfactory condition. There are signs that exhaust condenses inside the chimney and the condensate seeps back down the flue to the furnace. This indicates defect in exhaust system. The significance of this condition is; damage to the system components could result or unsafe conditions could occur. A competent HVAC contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary. The fan compartment "kill" switch is damaged/disabled or missing, which could be dangerous. Replacement/repair of the "kill" switch is recommended. This is an older unit that is in operational condition. It is working beyond it's projected service life and any additional use is a bonus. Replacement should be anticipated. Contact an HVAC contractor before the inspection contingency expires to more thoroughly evaluate the system and to obtain estimates for replacement.





signs that exhaust condenses



"kill" switch is damaged/disabled

#### 15.4 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.

#### 15.5 HEAT DUCTS:

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

There are indications that the HVAC ducts have been professionally cleaned. This is indicated by holes present in the ducts. The holes are capped with plugs. Documentation about this maintenance should be obtained, if available, at the time of closing.

#### 15.6 HUMIDIFIER:



humidifier is currently shut down

A humidifier is installed, but was not tested. Humidifiers require seasonal maintenance to work properly. The humidifier is currently shut down.

#### FIREPLACE #1

##### 15.7 LOCATION:

The fireplace is located in the living room.

### 15.8 OVERALL CONDITION:

The gas stove is unsatisfactory. There is inadequate clearance to combustible surfaces, which creates a fire concern. A qualified gas stove installer should be contacted for repair/modification.



### 15.9 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. and for this reason the unit could not be checked.

## COOLING SYSTEMS

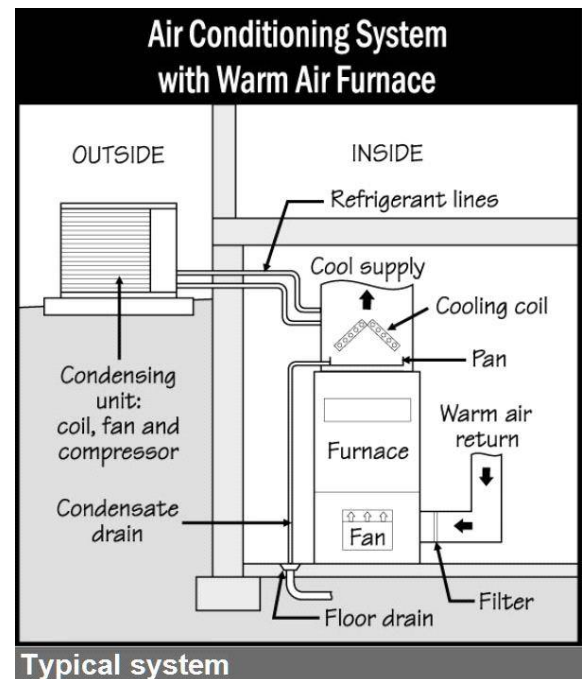
### AIR CONDITIONING

#### 16.1 COOLING ZONE:

This cooling system is the home's primary source of conditioned air.

#### 16.2 COOLING SYSTEM DESCRIPTION

This home is equipped with electric central air conditioning. The air handling unit, which does the actual cooling of the interior air and is located in the furnace. House air is blown through the furnace and the cooling unit by the same blower that distributed heat during the winter months. The heat from the interior air is transferred to the exterior condenser via refrigerant lines. The heat is then discharged to the outside air from the condenser by blowing air through fins that are lined with the refrigerant lines. Condensate drains carry condensate (water) from the cooling unit drip pan 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.



#### 16.3 SYSTEM CONDITION

The cooling system is in functional condition. Cool air is being distributed through the ducts to the living spaces. Note, the ability to cool the entire house under all weather conditions was not confirmed. In addition, uneven distribution is common, particularly in two story homes, and more noticeable as the weather becomes hotter and the demands placed on the system increase.



## 16.4 CONDENSER UNIT:



condenser unit data plate

The condenser unit, which dissipates hot air, is located outside of the home appears to be in operable condition. Warm air was being discharged from the fan housing indicating effective heat dissipation to the atmosphere. The refrigerant lines were condensing water, and are adequately secured to the structure. The lines are also reasonably well insulated. The overall service life of a unit of this type is approximately 15-20 years prior to the need for replacement. Older units do require periodic repair. Budget for this contingency if the condenser is older than 10 years.

## 16.5 DISTRIBUTION:

*NOTE: Cool air is not going to be circulated to some of the (upper) areas as well as the heat is distributed. This is common when the HVAC components are located in the lower areas of a multi-story home. Adjustment of the duct baffles (if installed) sometimes is possible and may improve the condition, but must be done seasonally. Have an HVAC contractor check out the system and submit plans to improve airflow. Cooling ducts are un-insulated. The configuration would not comply with modern building standards. The significance of this condition is; Water may condense on the ducts, which could result in damage to the ceilings, walls, floors and structure. In addition, this condition adversely affects thermal efficiency. Replacement with insulated ducts is recommended.*

## ELECTRICAL SYSTEM

### ELECTRICAL SYSTEM

#### 17.1 ELECTRICAL SERVICE:



putty has become cracked

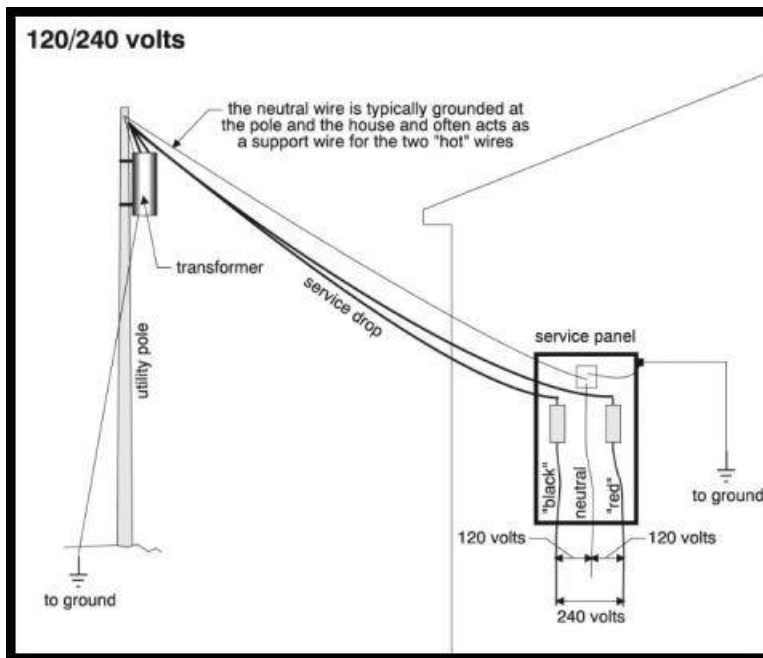
The service drop and entrance wires are in adequate, but in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; There is/are tree/branches obstructing the main service drop lines. This condition creates potential for rubbing of the conductor and damage to the insulation. This can result in a short circuit and interruption in service. Have the tree/branches trimmed and cleared as necessary. The water-tight connector at the meter is normally sealed with electricians putty. The putty has become cracked and this could result in water intrusion into the electrical system. This intrusion could result in damage. A licensed electrical contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.

#### 17.2 SYSTEM TYPE:

Over-current protection is provided by circuit breakers.



### 17.3 SYSTEM TYPE & VOLTAGE:



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

### 17.4 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

### 17.5 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.

### 17.6 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.

### 17.7 HOUSE GROUND CONNECTION:

The exterior grounding rod projects above grade and could be considered unsafe. The grounding rod should be reset "below grade" for improved reliability and safety.

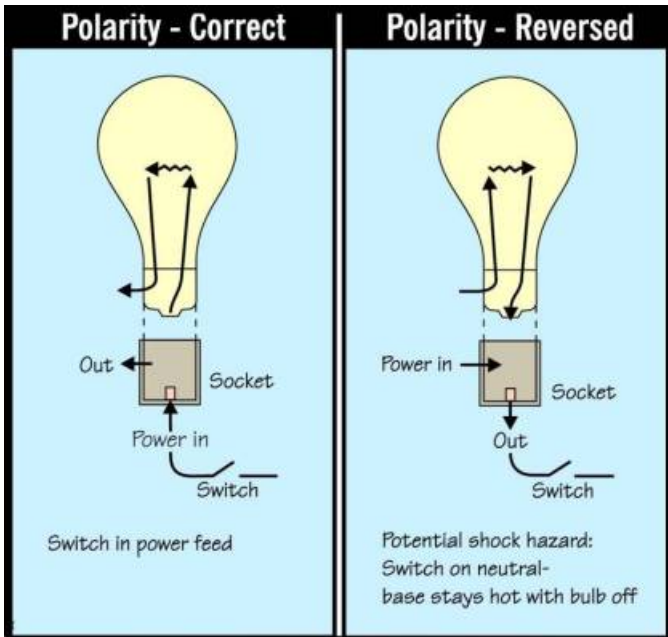


### 17.8 VISIBLE WIRING HAZARDS:

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/repared by a licensed electrician for improved reliability and safety.

### 17.9 REVERSE POLARITY

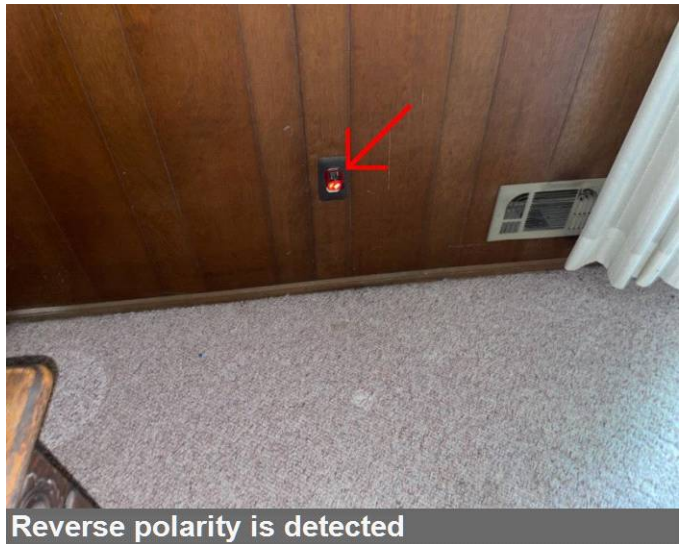
Reverse polarity is detected in outlet/s. Reversed polarity in an outlet is most often due to the improper connection of wires to the outlet itself, and is normally easy to correct. Some electronic appliances sustain damage when connected to reversed polarity outlets. Some locations where reverse polarity outlets are present include, but are not necessarily limited to the following: Living room, kitchen, and basement.



Reverse polarity is detected



Reverse polarity is detected



Reverse polarity is detected

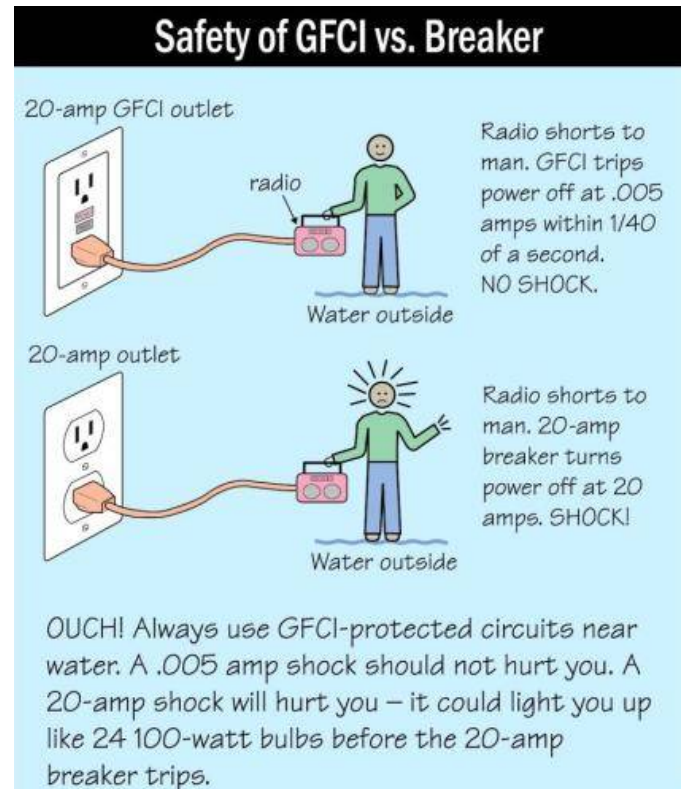
### 17.10 OUTLET TESTING:

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

### 17.11 GFCI PROTECTION:

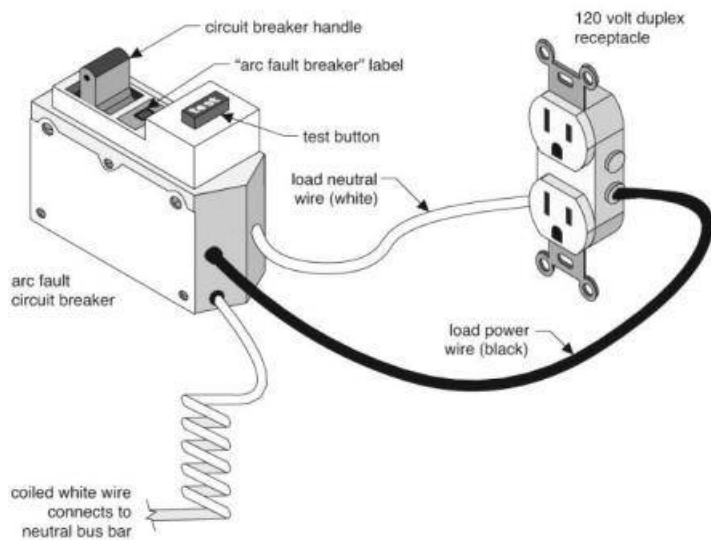
This home is partially equipped with the recommended GFCI protection. It is suggested that the remaining circuits be up-graded to include these desirable safety devices. Recommend the safety upgrade of adding GFCI protected outlets.

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



### 17.12 AFCI PROTECTION:

#### Arc fault circuit interrupter



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

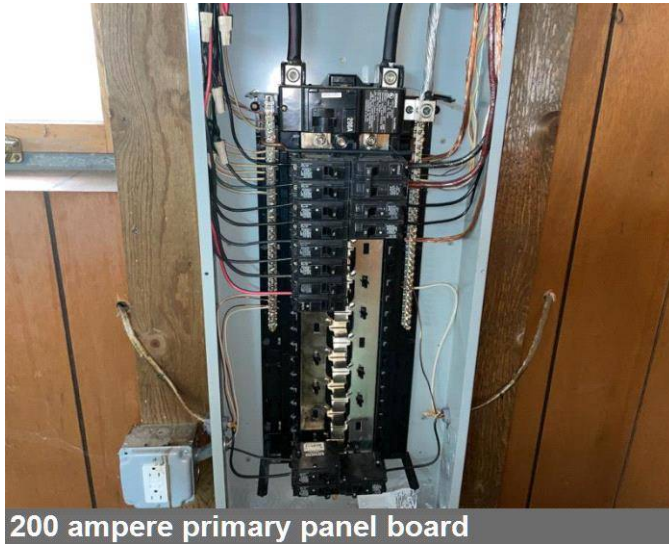
### MAIN DISTRIBUTION PANEL/DISCONNECT

#### 17.13 MAIN PANEL/DISCONNECT LOCATION:

The main service equipment is located in the basement.



#### 17.14 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.

#### 17.15 PANEL CONDITIONS

Wiring conditions inside the panel are satisfactory.



### NOTES

#### FINAL NOTES

##### 18.1 REPAIR BIDS:

**KAUFMANN CONSULTANTS does not provide estimates for repair of reported defects.**

Verbal statements made by the inspector should not be relied on unless confirmed by independent qualified contractors. New Jersey law prohibits licensed home inspectors from being involved in repair of reported defects. It is in the clients' best interest to have three (3) independent, qualified contractors evaluate reported defects and provide honest and accurate estimates for repair.

**INSURE THAT THE CONTRACTORS HAVE A COPY OF THIS REPORT SO THAT 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.

Note

##### 18.2 PLEASE NOTE:

**The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated.**

**Home warranties can be purchased separately from other companies to protect you when component failure occurs. Additionally, PSE&G, New Jersey Natural Gas and other gas suppliers in New Jersey may offer maintenance contracts for a nominal fee. These contracts are very affordable and can help avoid costly repair expenses.**

Note

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](http://www.NAHB.org) and click on publications and NAHB Reports.

### 18.3 REMARKS:

This home is in Good overall condition.

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

 **Good**



**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.