

HOME INSPECTION REPORT

**123 Main St.
Anytown, NJ**

Inspection Date:
07/07/2010

Prepared For:
Jane & John Doe



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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a well built 53 year old home (approximate age). As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Flashings

- **Major Concern:** The vent pipe flashings of the house are cracked or damaged. They should be repaired or replaced to prevent leakage.

Chimneys

- **Major Concern:** The masonry chimney has loose and damaged bricks. Repairing the loose bricks and mortar joints is recommended to prevent further deterioration of the masonry chimney.
- **Improve:** The masonry chimney has a cracked cement wash, the coating on top the chimney. Repairs are recommended to prevent damage to the chimney masonry.

Gutters & Downspouts

- **Improve:** Loose gutter on the rear of the house should be properly secured to prevent further damage to the gutter or leakage.
- **Improve:** The gutter on the rear of the house has a gap where it meets the siding. This gutter should have been terminated far enough from the house to install siding behind the gutter. Properly repairing the gutter and installing vinyl siding behind the gutter is recommended. At the very least this area should be properly sealed to prevent leakage behind the siding.

Garage

- **Safety Issue:** The door between the garage and the interior of the house should be rated to resist fire. Hollow core doors do not meet this requirement.
- **Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.

Porch

- **Improve:** The front porch has an unequal riser height. This unequal riser may present a trip hazard. These conditions may be costly to repair, in some cases the steps and or walkway at the steps need to be replaced. These repairs may not be practical. It is recommended that this condition be repaired for safety.

Deck

- **Safety Issue:** The openings in the deck railings are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.

Driveway

- **Improve:** The driveway has settled relative to the curb and presents a minor trip hazard. This condition should be altered for improved safety.

Walkway

- **Improve:** The front walkway has a large gap and may present a trip hazard. This condition should be altered for improved safety.

Service / Entrance

- **Major Concern:** The service entrance cable is damaged. This has allowed water to enter the main panel. It is recommended that this incoming service cable be replaced.
- **Improve:** The service entrance cable should be properly secured to the exterior of the home. It is recommended that more clamps be installed on the service entrance cable.

Main Panel

- **Major Concern:** The main distribution panel shows evidence of rusting, suggesting the presence of moisture. An electrician should be consulted before closing to locate where the water is entering the panel and what repairs should be undertaken. This panel and its breakers should be replaced.
- **Safety Issue:** Oversized breakers within the main distribution panel should be replaced. All breakers should be appropriately sized according to wire gauge. (Marked with Blue Tape).
- **Improve:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. (Marked with Blue Tape)
- **Improve:** It is recommended that the aluminum main service wiring at the main breaker connections be coated with an anti-oxidant to protect the wiring from oxidation damage.

Distribution Wiring

- **Safety Issue:** Extension cords should not be used as permanent wiring or run through walls. It is recommended that these extension cord wires be removed and hard wired outlets be added where needed. Observed in the basement in several places.
- **Improve:** The water heater is not bonded. Bonding the water heater is recommended.
- **Improve:** The water meter is not bonded. Bonding the water meter is recommended.

Outlets

- **Safety Issue:** The installation of ground fault circuit interrupters (GFCI) are recommended in the kitchen on the counter top outlets, in the bathroom outlet, exterior outlets and the garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** An outlet in the master bathroom has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.(Marked with blue tape).

Attic / Roof

- **Improve:** The exhaust fans for the bathrooms are vented into the attic. This can cause extra moisture in the attic and set the stage for possible mold growth. It is recommended that the exhaust from the bathroom be vented to the exterior of the house.

Supply Plumbing

- **Major Concern:** A potential "cross connection" was observed at the connection between the public and well water in the basement near the meter. A cross connection exists whenever there is potential for public potable water to contact a source of contamination (well water). It is recommended that the well water line be totally disconnected from the public water system for the safety of the public water system.

- **Improve:** The clothes washer rubber supply lines have been run through the floor. These lines were not designed and are not rated for this purpose. It is recommended that these rubber hoses be removed and proper supply lines with shut off valves be installed behind the washing machine.

Waste / Vent

- **Improve:** An improper vent pipe and fitting was observed in the garage. Properly venting this drain piping is recommended.

Fixtures

- **Improve:** The toilet in the hallway bathroom is loose. Loose toilets can leak and cause floor damage, rot and sometimes aid mold growth. Hidden damage may exist. It is recommended that this loose toilet and any other damage uncovered be repaired.
- **Improve:** The bar sink in the basement discharges into the sump pump pit. It is recommended that a proper drain connected to the public waste system be installed or this sink or water supply be removed.
- **Improve:** The sink in the hallway bathroom was observed to drain slowly, suggesting that an obstruction may exist.

Doors

- **Safety Issue:** The front, rear and garage exterior doors have key operated dead bolts on the inside of the doors. This could delay an emergency exit from the house if an emergency should arise. Replacing these key locked dead bolts with a thumb turn style on the inside of the door is recommended for safety.

Stairways

- **Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that a graspable railing with properly spaced balusters be added to both sides of the basement stairs for improved safety.

Fireplaces

- **Safety Issue:** No gas shut off valve for the gas fireplace appliance was found in the same room as the appliance. Installation of an accessible gas shut off valve in the same room as the gas fireplace is recommended.
- **Improve:** The fireplace damper requires a clamp or weigh installed so the damper can not be closed completely. These gas fireplace units need to draft outside of the house. The clamp prevents the damper from closing completely.

Smoke Detector / Fire Safety

- **Safety Issue:** A fire extinguisher with a minimum rating of 2A10BC rating should be installed in / or near the kitchen for safety.
- **Improve:** The installation of a carbon monoxide detector is recommended on each floor with a bedroom or a fuel burning appliance for enhanced safety.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the New Jersey Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the New Jersey Home Inspection Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 76 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Block •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist •Plywood Subfloor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing
Attic Method of Inspection:	•Entered

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are average. No major defects were observed in the accessible structural components of the house. The span of all visible joists appears to be within acceptable limits.

General Comments

Typical minor flaws were detected in the structural components of the building.

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
- **Monitor:** Minor horizontal cracking was observed at the basement foundation on the rear wall of the garage. The size of these cracks does not suggest a serious structural problem. If these cracks should worsen, a structural engineer or qualified contractor should be consulted to assess this condition and the remedies available for correction.

Roof

- **Monitor:** Evidence of prior roof leakage was observed in the attic at the chimney area. No wet or damp areas were observed at the time of inspection.

Wood Boring Insects

- **Monitor:** This home is situated in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a termite problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, may also be advisable. See Wood Destroying Insect Report.
- **Monitor:** This home is situated in an area known for carpenter ant activity. While no evidence of carpenter ant activity was observed, due to the area of the home and surrounding vegetation, there is a high likelihood of periodic infestations. A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to prevent carpenter ant activity within the home. Preventative chemical treatment, performed by a licensed pest control specialist, may also be advisable.
- **Monitor:** This home is situated in an area known for carpenter bee activity. While no evidence of carpenter bee activity was observed, due to the area of the home and surrounding vegetation, there is a high likelihood of periodic infestations. A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to prevent carpenter bee activity within the home.

LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.
- The basement walls have been painted or covered. This wall coating restricts the visible inspection and may hide some defects.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

ROOFING

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Composite Shingle
Chimneys:	•Masonry
Gutters and Downspouts:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on Roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition.

General Comments

The roof shows only normal wear and tear for its age. No excessive granular loss, no damaged, missing or broken shingles were observed. Annual roof inspections are recommended. All flashings, roofing materials and roof penetrations should be examined and repaired on an as needed bases.

A licensed roofing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Sloped Gable Roofing

- **Improve:** This is an older roof. All roof penetrations should be examined and sealed as necessary. Replacement of this older may be necessary in the near future. Budgeting for replacement is recommended.
- **Improve:** Tree branches touching, or in close proximity to the roof should be trimmed. Any damage roofing material uncovered should be repaired as needed.
- **Monitor:** The roofing shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. Trimming or removing trees would improve this condition, although this may not be desirable from a cosmetic standpoint.

Flashings

- **Major Concern:** The vent pipe flashings of the house are cracked or damaged. They should be repaired or replaced to prevent leakage.
- **Improve:** The chimney and vent pipe flashings are older and have been patched or coated and should be monitored. If leakage occurs, patching could be attempted. If this is unsuccessful, replacement may be necessary.

Chimneys

- **Major Concern:** The masonry chimney has loose and damaged bricks. Repairing the loose bricks and mortar joints is recommended to prevent further deterioration of the masonry chimney.
- **Improve:** The masonry chimney has a cracked cement wash, the coating on top the chimney. Repairs are recommended to prevent damage to the chimney masonry.

Gutters & Downspouts

- **Improve:** Loose gutter on the rear of the house should be properly secured to prevent further damage to the gutter or leakage.
- **Improve:** The gutter on the rear of the house has a gap where it meets the siding. This gutter should have been terminated far enough from the house to install siding behind the gutter. Properly repairing the gutter and installing vinyl siding behind the gutter is recommended. At the very least this area should be properly sealed to prevent leakage behind the siding.
- **Improve:** The gutters require cleaning.
- **Improve:** The downspouts should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.

It is recommended that roofing materials be removed prior to re-roofing.

When re-roofing, it is recommended that all flashing details be replaced at that time.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- The interior of the chimney is not visible and beyond the scope of this inspection.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Vinyl Siding
Soffit, Eaves and Fascia:	•Vinyl •Aluminum
Window/Door Frames and Trim:	•Wood •Vinyl •Metal
Driveways:	•Asphalt
Walkways and Patios:	•Concrete
Porches, Decks, and Steps:	•Concrete •Brick •Treated Wood
Overhead Garage Door:	•Vinyl/ Plastic
Lot Grading:	•Level Grade
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. The garage of the home is completely finished. The entry doors appear to be in good condition and work properly.

General Comments

Generally speaking, the exterior of the home is in good condition. The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Improve:** The loose siding on the left side of the house should be re-secured. Loose siding can allow water enter and set the stage for possible rot and mold growth. Hidden damage may exist.
- **Improve:** Algae or mold growth was observed on the siding in several places. Cleaning the siding is recommended.
- **Improve:** Vegetation and vines growing on or within 6 inches of exterior house and garage walls in various locations should be kept trimmed away from siding, window trims, and the eaves. Vegetation can grow up behind siding and cause damage. Carpenter ants can also use this vegetation as a pathway to enter the home.

Windows / Doors

- **Improve:** Caulking the windows and doors should be undertaken as needed.

Garage

- **Safety Issue:** The door between the garage and the interior of the house should be rated to resist fire. Hollow core doors do not meet this requirement.
- **Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.
- **Improve:** It is recommended that reversing sensors for the automatic door assemblies be added to the garage door for improved safety.
- **Improve:** Proper fire rated materials should be used on garage walls and ceilings. Several of the walls and ceiling are made of combustible materials. Contact the local building department on the necessary materials and procedures.
- **Monitor:** The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.

Lot Drainage

- **Improve:** The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.
- **Improve:** Basement steel window wells should be improved. Window wells protect basement windows from surface water and prevent contact with the soil.
- **Improve:** Covers should be provided for basement window wells to prevent storm water from accumulating within the well.

Porch

- **Improve:** The front porch has an unequal riser height. This unequal riser may present a trip hazard. These conditions may be costly to repair, in some cases the steps and or walkway at the steps need to be replaced. These repairs may not be practical. It is recommended that this condition be repaired for safety.

Patio

- **Improve:** The rear patio appears to be level or sloping toward the house. If the patio settles so water is directed toward the house, replacing the patio may become necessary. It is recommended that the opening between the patio and the house be sealed.
- **Improve:** The patio surface has cracks. Filling the cracks is recommended. Resurfacing may be necessary to correct this condition in the future.

Deck

- **Safety Issue:** The openings in the deck railings are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Improve:** The deck railing is too low. It is recommended that this condition be altered for improved safety. This is common in older homes.

Driveway

- **Improve:** The driveway has settled relative to the curb and presents a minor trip hazard. This condition should be altered for improved safety.
- **Improve:** The driveway surface has cracks. Filling the cracks is recommended. Resurfacing may be necessary to correct this condition in the future.

Walkway

- **Improve:** The front walkway has a large gap and may present a trip hazard. This condition should be altered for improved safety.

Discretionary Improvements

Cleaning of the siding may be worthwhile.

Re-surfacing of the driveway would be a logical improvement.

At some point, it may be desirable to re-surface the walkways.

It would be wise to install a smoke detector in the garage.

The application of a wood sealant once a year to the wood deck would offer protection from moisture and sunlight. This may prolong the life of the wood deck.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.
- Access below deck was not possible.
- The detached building was not inspected.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Entrance Wires:	•Overhead •Aluminum
Main Disconnect:	•Breaker – 200 Amp •Located: In Main Panel
Service Ground:	•Copper Ground Rod Connection & Water Pipe Connection
Main Distribution Panel:	•Breakers •Located: In the Rear of the Basement on Right Wall
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Copper •Nonmetallic Sheathed Cable •Flexible Metal Conduit
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found

ELECTRICAL SYSTEM OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Inspection of the electrical system revealed the need for several improvements. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Major Concern:** The service entrance cable is damaged. This has allowed water to enter the main panel. It is recommended that this incoming service cable be replaced.
- **Improve:** The service entrance cable should be properly secured to the exterior of the home. It is recommended that more clamps be installed on the service entrance cable.

Main Panel

- **Major Concern:** The main distribution panel shows evidence of rusting, suggesting the presence of moisture. An electrician should be consulted before closing to locate where the water is entering the panel and what repairs should be undertaken. This panel and its breakers should be replaced.
- **Safety Issue:** Oversized breakers within the main distribution panel should be replaced. All breakers should be appropriately sized according to wire gauge. (Marked with Blue Tape).
- **Improve:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. (Marked with Blue Tape)
- **Improve:** It is recommended that the aluminum main service wiring at the main breaker connections be coated with an anti-oxidant to protect the wiring from oxidation damage.

Distribution Wiring

- **Safety Issue:** Extension cords should not be used as permanent wiring or run through walls. It is recommended that these extension cord wires be removed and hard wired outlets be added where needed. Observed in the basement in several places.
- **Improve:** The water heater is not bonded. Bonding the water heater is recommended.
- **Improve:** The water meter is not bonded. Bonding the water meter is recommended.

Outlets

- **Safety Issue:** The installation of ground fault circuit interrupters (GFCI) are recommended in the kitchen on the counter top outlets, in the bathroom outlet, exterior outlets and the garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

- **Improve:** An outlet in the master bathroom has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary. (Marked with blue tape).
- **Improve:** The outlets that have been painted over should be replaced.

Lights

- **Improve:** Lights in closets should be fitted with bulbs suitable to this application or globe fixtures. Otherwise, there is a risk of overheating and/or fire. All lights in closets should have proper clearance from shelving and storage units.
- **Monitor:** Recessed light fixtures (sometimes referred to as “pot lights”) that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

During the course of any renovating, it is recommended that older wiring be replaced.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Rigid Ductwork
Operating Controls:	•Wall Thermostat
Chimneys/Flues/Vents:	•Plastic Vent Pipe
Other Components:	•Humidifier •Electronic Air Cleaner •Condensate Pump
System Manufacturer:	•American Standard
System Description Heating:	•Manufacturer Date: 09/2004 •Approximate Age (in years): 6 •Model # TUY060R9V3W 4 •Serial # 4291E257G72004
Carbon Monoxide Test:	•Passed

HEATING SYSTEM OBSERVATIONS

Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. This is a high efficiency heating system. Adequate heating capacity should be provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The heating system is equipped with an electronic air cleaner. The system does not require a pilot light, thereby increasing its seasonal efficiency. The air filters were observed to be clean and in good condition.

General Comments

A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** A licensed HVAC technician should be engaged to clean, service, and camera check the heat exchanger each year before the heating season. A service contract with the local gas company is recommended.
- **Improve:** The humidifier was disconnected and not operating at the time of inspection and may have lacked maintenance somewhat. Cleaning and repairs should be undertaken as needed.

LIMITATIONS OF HEATING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- The heat exchanger was inaccessible and is not part of this inspection.
- The humidifier was not inspected.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source:	•Electricity •240 Volt Power Supply
System Type:	•Air Cooled Central Air Conditioning
Other Components:	•Condensate Pump
Distribution Methods:	•Rigid Ductwork
System Manufacturer:	•Inner City Products
System Description:	•Manufacturer Date: 05/1994 •Approximate Age (in years): 16 •Model # AH036G1 •Serial # L942159809
Temperature Drop Recorded:	•18 Degrees F Dt=70-52=18

COOLING SYSTEM OBSERVATIONS

Positive Attributes

Adequate cooling capacity should be provided by the system. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls. The thermostat appears to be in good condition. The air filters were observed to be clean and in good condition.

General Comments

As the system is older, it will inevitably require improvements in the future.

A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Central Air Conditioning

- **Improve:** The missing insulation on suction line near the condenser should be replaced for added efficiency.
- **Improve:** Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back 18-24 inches or removed.
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for replacement is recommended.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The evaporator coil was not accessible at the time of inspection.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•4-5 Inches of Vermiculite Insulation in Attic
Roof Cavity Insulation:	•None
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•Not Visible
Floor Cavity Insulation:	•None
Air / Vapor Barrier(s):	•None Visible
Roof Ventilation:	•Gable Vents •Power Ventilator
Exhaust Fans / Vent Locations:	•Bathrooms •Dryer •Kitchen

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction. The exhaust fans that were operated within the home functioned properly.

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Most older homes have relatively low levels of insulation. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements. During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Rooms that extend over unheated areas tend to be cooler than other areas of the home during winter months.

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Attic / Roof

- **Improve:** The exhaust fans for the bathrooms are vented into the attic. This can cause extra moisture in the attic and set the stage for possible mold growth. It is recommended that the exhaust from the bathroom be vented to the exterior of the house.
- **Improve:** The exhaust for the kitchen should be vented to the building exterior.
- **Improve:** Insulation improvements may be cost effective, depending on the anticipated term of ownership. It is generally recommended that 10-12 inches of R-30 or better insulation with an air vapor barrier be installed. This should help to reduce heating costs and help keep the home cooler during warm weather.
- **Improve:** There appears to be no vapor barrier installed in the attic under the insulation. If the installation of new insulation is planned the old insulation should be removed and a vapor barrier should be installed first. Failure to install a vapor barrier may trap moisture in the insulation.
- **Improve:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- **Monitor:** Vermiculite insulation was observed in the attic. Vermiculite insulation has been reported to sometimes contain asbestos. This can only be verified by laboratory analysis. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report. Testing this insulation is recommended.

Basement

- **Improve:** It would be wise to insulate the "rim joist" cavities around the perimeter of the basement.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.
- No access was gained to the roof cavity of the flat roof.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Valve Location:	•Right Wall of Basement Rear Area
Gas Valve Location:	•At Meter •Front Wall of Basement
Gas Piping:	•Black Pipe
Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Cast Iron •Plastic •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Approximate Age (in years): 7 •Manufacturer Date: 11/2003 •Manufacturer: •G.E. •Model # SG4012A VF00 •Serial # GELN1103A 11534
Other Components:	•Sump Pump

PLUMBING SYSTEM OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The plumbing fixtures appear to have been well maintained. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing system is in good condition and no leaks were observed in the supply and/ or drainage systems. A typical drop in functional flow was experienced when two fixtures were operated simultaneously. All of the faucets and fixtures are in good condition and appear to have been well maintained.

General Comments

The plumbing system requires some typical minor improvements. The plumbing system is showing signs of age. Updating the system will be required over time. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this. A licensed plumbing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Major Concern:** A potential "cross connection" was observed at the connection between the public and well water in the basement near the meter. A cross connection exists whenever there is potential for public potable water to contact a source of contamination (well water). It is recommended that the well water line be totally disconnected from the public water system for the safety of the public water system.
- **Improve:** The clothes washer rubber supply lines have been run through the floor. These lines were not designed and are not rated for this purpose. It is recommended that these rubber hoses be removed and proper supply lines with shut off valves be installed behind the washing machine.
- **Improve:** A "cross connection" was observed at the hallway bathtub due to the hand held shower device. A cross connection exists whenever there is potential for potable water to contact a source of contamination. It is recommended that this hand held shower device be removed or fitted with a proper vacuum break device.

Waste / Vent

- **Improve:** An improper vent pipe and fitting was observed in the garage. Properly venting this drain piping is recommended.
- **Monitor:** For the most part, the steel & cast iron waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Fixtures

- **Improve:** The toilet in the hallway bathroom is loose. Loose toilets can leak and cause floor damage, rot and sometimes aid mold growth. Hidden damage may exist. It is recommended that this loose toilet and any other damage uncovered be repaired.
- **Improve:** The bar sink in the basement discharges into the sump pump pit. It is recommended that a proper drain connected to the public waste system be installed or this sink or water supply be removed.
- **Improve:** The sink in the hallway bathroom was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The tub drain stopper in the hallway is inoperative. Repairs are recommended.
- **Improve:** The hose bibs for the outside water is not frost free and / or does not have an anti-siphon device. This can cause it to freeze in cold weather and damage the piping and / or cause a leak. These older hose bib valves should be shut off from inside the house and manually drained before the cold weather season. It is recommended that these older hose bibs be replaced with frost free anti siphon fixtures.

Sump Pump

- **Improve:** The sump pit should be fitted with a proper cover for improved safety.
- **Improve:** It is recommended that a 2nd sump pump with a battery back up be installed in case of a power outage or pump failure.

Discretionary Improvements

During the process of plumbing fixture renovation, it would be wise to replace older piping that is exposed.

Ideally, the kitchen exhaust fan should be vented to the building exterior.

LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- The discharge location of the sump pump was not verified.
- Hose bibs that were shut off were not tested.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Dry wall/Plaster •Paneling •Tile
Floor Surfaces:	•Tile •Vinyl/Resilient •Wood •Composite Flooring
Interior Windows Style / Glazing:	•Casement •Double Hung •Double-Pane Insulated
Interior Doors:	•Wood •Metal
Fireplaces:	•Masonry Firebox with Gas log Appliance Insert

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.
A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Improve:** It is recommended that a dehumidifier be installed and operated continuously to maintain a relative humidity of 50% in the finished and unfinished basement areas. Moisture or high humidity can aid mold growth.
- **Monitor:** Water staining was noted in the garage near the chimney. This area was dry at the time of inspection when tested with a perimeter. This area should be further monitored.
- **Monitor:** Evidence of what appears to be mold growth was observed on the base of the foundation walls in the basement. An evaluation of the presence or an identification of the types of mold is beyond the scope of this inspection. Additional areas of mold may exist in this home. It should be noted that molds can cause allergies or other breathing difficulties, and certain molds can present serious health concerns, particularly in people with weakened immune systems. Other molds can aggressively cause structural damage to the building. If concerned, testing of the mold should be undertaken in accordance to the NY City testing protocol, the most stringent testing protocol currently available. Contact your A-Pro representative regarding testing availability in your area. Then, the recommendations of an industrial hygienist should be followed.

Doors

- **Safety Issue:** The front, rear and garage exterior doors have key operated dead bolts on the inside of the doors. This could delay an emergency exit from the house if an emergency should arise. Replacing these key locked dead bolts with a thumb turn style on the inside of the door is recommended for safety.
- **Improve:** All doors should be trimmed or adjusted as necessary to work properly.

Stairways

- **Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that a graspable railing with properly spaced balusters be added to both sides of the basement stairs for improved safety.

Fireplaces

- **Safety Issue:** No gas shut off valve for the gas fireplace appliance was found in the same room as the appliance. Installation of an accessible gas shut off valve in the same room as the gas fireplace is recommended.
- **Improve:** The fireplace damper requires a clamp or weigh installed so the damper can not be closed completely. These gas fireplace units need to draft outside of the house. The clamp prevents the damper from closing completely.

- **Improve:** Gaps, cracks, exposed bricks and or missing mortar was observed in the masonry of the fireplace and chimney. Repairs are necessary. The fireplace chimney should be inspected and cleaned prior to operation. A level 2 chimney inspection is recommended. Once cleaned, viewing chimney for cracks or damage with a camera is recommended. Repairs by a qualified chimney / fireplace mason are recommended before using this as a wood burning fireplace.
- **Improve:** The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the wood burning fireplace. This situation should be altered for improved safety.
- **Improve:** It is recommended that the form boards under the fireplace and hearth in the basement be removed. These boards may present a possible fire safety issue.

Basement Leakage

- **Improve:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is considered above average for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **Monitor:** Depending on the location of the house, ground water tables can sometimes influence basement leakage. Ground water levels tend to fluctuate seasonally and during heavy rainfall. It is impossible to predict what influence ground water may have, during a one-time inspection of a home. If ground water levels extend above the height of the basement floor, the performance of the perimeter foundation drainage tile is very important. If ground water fluctuation causes basement leakage, the installation of effective drainage tiles (and sump pumps, in some cases) becomes necessary.

Discretionary Improvements

It may be desirable to install new exterior lock sets upon taking possession of the home.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the floor tiles may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the floor tiles are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Recent renovations and/or interior painting concealed historical evidence.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- Gas fireplace inserts are not inspected.
- Potentially hazardous substances (such as asbestos, lead paint, mold, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of a home inspection.
- The interior of the chimney is not visible and beyond the scope of this inspection.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Built-in Electric Oven •Microwave Oven •Dishwasher
•Refrigerator •Clothes Washer •Clothes Dryer

Laundry Facility:

• Electric for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer

Other Components Tested:

•Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily. The kitchen cabinetry is above average quality. The kitchen cabinetry is in good condition and the cabinets have been well maintained. The kitchen countertops appear to be in good condition and have been well maintained.

General Comments

A qualified technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS
Dishwasher

- **Monitor:** The dishwasher is an older unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher. In the interim, a higher level of maintenance can be expected.

Refrigerator

- **Monitor:** The refrigerator is an older unit. While replacement is not needed right away, it would be wise to budget for a new refrigerator. In the interim, a higher level of maintenance can be expected.

Clothes Dryer

- **Monitor:** The dryer vent and piping should be checked cleaned on a regular basis. If it becomes clogged it may cause a possible fire hazard.
- **Monitor:** The clothes dryer is older and may be more prone to break downs and repairs. One can not predict the when this unit will need replacement.

Clothes Washer

- **Improve:** The hoses for the clothes washer are rubber replacing with steel jacketed or anti burst hoses is recommended.
- **Monitor:** The clothes washer is older and may be more prone to break downs and repairs. One can not predict the when this unit will need replacement.

Smoke Detector / Fire Safety

- **Safety Issue:** A fire extinguisher with a minimum rating of 2A10BC rating should be installed in / or near the kitchen for safety.
- **Improve:** The installation of a carbon monoxide detector is recommended on each floor with a bedroom or a fuel burning appliance for enhanced safety.

LIMITATIONS OF APPLIANCES INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Refrigerator icemakers are not tested and beyond the scope of this inspection.
- Not all smoke and / or carbon monoxide detectors were tested.

Please refer to the New Jersey Home Inspection Standards for a full explanation of the scope of the inspection.

PHOTO SUMMARY



Horizontal Cracking Rear Foundation Wall of Garage



Gap at Vent Pipe Flashing



Cracked & Damaged Chimney Wash



Damaged Mortar Joints && Loose Bricks



Loose Gutter Rea of House



Gap at Siding at Gutter Rear of House

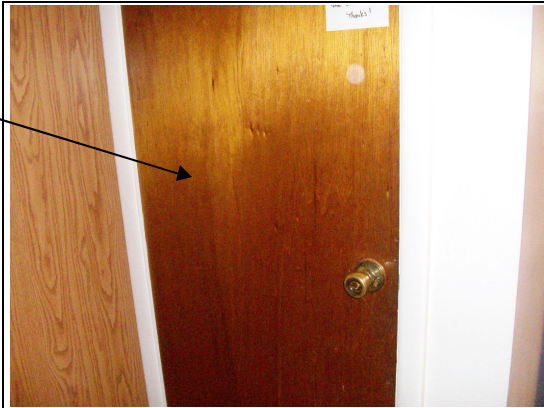
PHOTO SUMMARY



Loose Siding Left Side of House



Unequal Riser Front Porch



Garage To House Door Not Fire Rated



Deck Railing Low & Openings Too Wide



Driveway Cracks

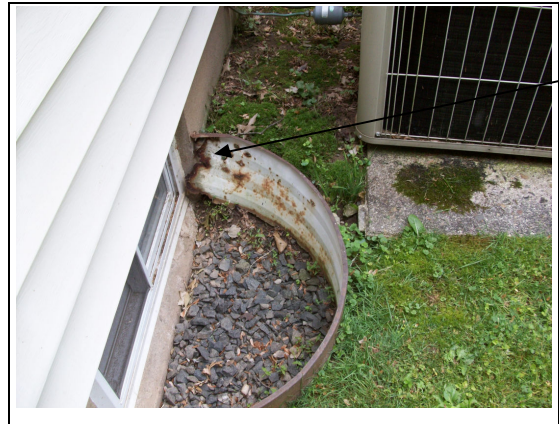


Driveway Settled at Curb ing

PHOTO SUMMARY



Large Gap in Front Walkway



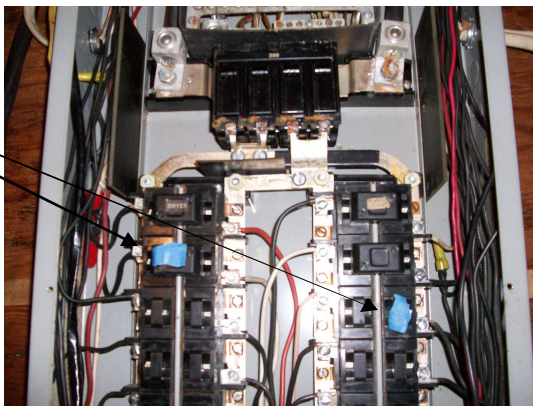
Window Wells Deteriorated



Clamps Needed on Main Cable



Main Cable Damaged



Over Sized Breaker & Double Tap

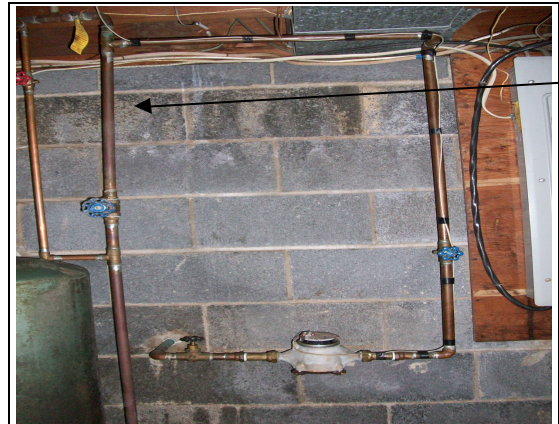


Major Rust in Main Electrical Panel

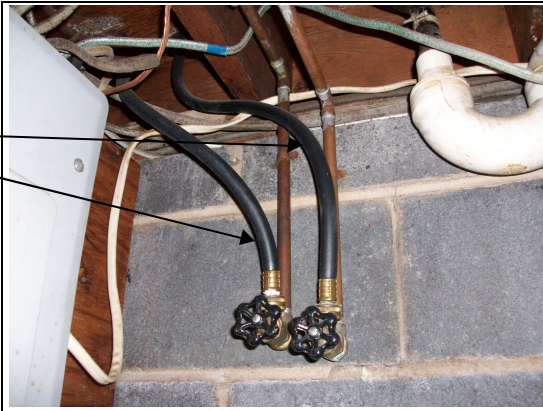
PHOTO SUMMARY



Extension Cord Wiring in Basement



Well & Public Water Connection



Washer Feed Hose Run Through Floor



Bar Sink Fed by Garden Hose & Drains into Sump Pit



Bar Drain in Sump Pit



Improper Vent for Washer in Garage

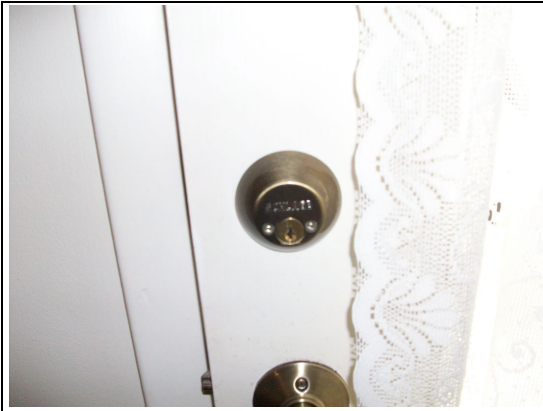
PHOTO SUMMARY



Prior Water Damage in Garage at Chimney



Possible Mold in Basement on Walls



Key Locked Dead Bolts on Interior of Exit Doors



Basement Rail Openings Too Wide

MAINTENANCE ADVICE

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all drive ways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!