

# HOME INSPECTION REPORT

**123 Main St  
Yourtown, NJ**

**Inspection Date:**  
05/08/2010

**Prepared For:**  
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# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

This is a well built 8 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.

### Floors

- **Improve:** A floor I-joist has been cut at the top web under the bathroom. This seriously weakens an I-joist. Re-supporting this cut I-joist should be undertaken.

### Gutters & Downspouts

- **Improve:** Loose gutter on the right rear corner of the house should be properly secured to prevent further damage to the gutter or leakage.

### Exterior Walls

- **Improve:** The exterior brickwork near the peak of the house should be re-pointed as needed (replacement of the mortar between the bricks).

### Windows / Doors

- **Major Concern:** The front door frame appears to have settled and is causing bowing of the siding at the brick veneer. No visible evidence of support failure was visible under this door in the basement area. This door frame should be further investigated and any needed repairs performed prior to closing.

### Deck

- **Safety Issue:** The rear deck railing is loose. It is recommended that this be repaired for improved safety.
- **Safety Issue:** The balusters are installed on the outside of the railing. It is recommended that these balusters be better secured or moved to the inside of the railing for added strength for added safety.

### Distribution Wiring

- **Safety Issue:** Extension cords should not be used as permanent wiring. It is recommended that these extension cord wires be removed and hard wired outlets be added where needed. Observed in the basement at the overhead lights.

**Outlets**

- **Safety Issue:** A ground fault circuit interrupter (GFCI) outlet in the garage is inoperative and would not reset. This outlet should be replaced.

**Gas Range**

- **Improve:** The range should be equipped with an anti-tip device. This device helps in preventing the range from tipping forward if a heavy load is placed on the door when it is opened.

**Refrigerator**

- **Improve:** The refrigerator through the door ice dispenser is inoperative. Repairs are recommended.

**Smoke Detector / Fire 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 64 degrees F.

**RECENT WEATHER CONDITIONS**

Occasional rain has been experienced in the days leading up to the inspection.

# STRUCTURAL / FOUNDATION

## DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

|                                    |                                          |
|------------------------------------|------------------------------------------|
| <b>Foundation:</b>                 | •Poured Concrete •Basement Configuration |
| <b>Columns:</b>                    | •Steel                                   |
| <b>Floor Structure:</b>            | •I-Joist•Plywood Subfloor                |
| <b>Wall Structure:</b>             | •Wood Frame, Brick Veneer                |
| <b>Ceiling Structure:</b>          | •Truss                                   |
| <b>Roof Structure:</b>             | •Trusses •Plywood Sheathing              |
| <b>Attic Method of Inspection:</b> | •Entered - Inaccessible Areas            |

## 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. No prior roof leaks were observed on the underside of the roof sheathing.

### 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.

#### Roof

- **Monitor:** No evidence of roof leakage was observed in the attic.

#### Floors

- **Improve:** A floor I-joist has been cut at the top web under the bathroom. This seriously weakens an I-joist. Re-supporting this cut I-joist should be undertaken.

#### 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 basement.
- Insulation obstructed the view of some structural components in the attic.

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

# ROOFING

## DESCRIPTION OF ROOFING

|                                |                                             |
|--------------------------------|---------------------------------------------|
| <b>Roof Covering:</b>          | •Asphalt Composite Shingle                  |
| <b>Chimneys:</b>               | •Metal                                      |
| <b>Gutters and Downspouts:</b> | •Aluminum •Downspouts discharge above grade |
| <b>Method of Inspection:</b>   | •Viewed with Binoculars from Ground         |

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings are considered to be in generally good condition. No prior roof leaks were observed on the underside of the roof sheathing.

Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not reveal any signs of significant deterioration.

### 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 & Hip Roofing

- **Improve:** The roofing is considered to be in good condition for its age. Typical maintenance should be expected.

#### Flashings

- **Monitor:** The rubber-plumbing vent flashing should be carefully monitored. The material of this flashing is extremely vulnerable to leakage.

#### Gutters & Downspouts

- **Improve:** Loose gutter on the right rear corner of the house should be properly secured to prevent further damage to the gutter or leakage.
- **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.

**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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Some sections of the roofing surface were concealed from view.
- A chimney was not entirely visible during the inspection of the roofing system.
- 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

|                                     |                            |
|-------------------------------------|----------------------------|
| <b>Wall Cladding:</b>               | •Vinyl Siding •Brick       |
| <b>Soffit, Eaves and Fascia:</b>    | •Vinyl •Aluminum           |
| <b>Window/Door Frames and Trim:</b> | •Wood •Vinyl •Metal        |
| <b>Driveways:</b>                   | •Asphalt                   |
| <b>Walkways and Patios:</b>         | •Concrete                  |
| <b>Porches, Decks, and Steps:</b>   | •Concrete •Treated Wood    |
| <b>Overhead Garage Door:</b>        | •Metal                     |
| <b>Lot Grading:</b>                 | •Level Grade               |
| <b>Retaining Walls:</b>             | •Interlocking Block Pavers |
| <b>Fencing:</b>                     | •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 auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage of the home is completely finished. Freeze resistant hose bibs (exterior faucets) have been installed. This is a nice convenience. 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 exterior brickwork near the peak of the house should be re-pointed as needed (replacement of the mortar between the bricks).
- **Improve:** Algae or mold growth was observed on the siding in several places. Cleaning the siding is recommended.
- **Improve:** The lintels (in effect, the metal beams supporting the brickwork above openings in a wall) should be painted.
- **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

- **Major Concern:** The front door frame appears to have settled and is causing bowing of the siding at the brick veneer. No visible evidence of support failure was visible under this door in the basement area. This door frame should be further investigated and any needed repairs performed prior to closing.

### Garage

- **Improve:** The reversing door sensor for the garage door opener should ideally be 4" from the floor. Lowering the sensors to this height is recommended for added safety.

### 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:** Covers should be provided for basement window wells to prevent storm water from accumulating within the well.

#### **Deck**

- **Safety Issue:** The rear deck railing is loose. It is recommended that this be repaired for improved safety.
- **Safety Issue:** The balusters are installed on the outside of the railing. It is recommended that these balusters be better secured or moved to the inside of the railing for added strength for added safety.
- **Improve:** It is recommended that beam to joist connectors be installed to the deck to prevent possible up lift.
- **Improve:** The support posts for the deck should be properly connected to the beams with beam to post connectors for added safety.

### **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.

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

|                                           |                                                                |
|-------------------------------------------|----------------------------------------------------------------|
| <b>Size of Electrical Service:</b>        | •120/240 Volt Main Service - Service Size: 150 Amp             |
| <b>Service Entrance Wires:</b>            | •Underground •Aluminum                                         |
| <b>Main Disconnect:</b>                   | •Located: In Main Panel                                        |
| <b>Service Ground:</b>                    | •Copper Ground Rod Connection & Aluminum Water Pipe Connection |
| <b>Main Distribution Panel:</b>           | •Located: In Basement on Right Wall                            |
| <b>Branch/Auxiliary Panel(s):</b>         | •None Visible                                                  |
| <b>Distribution Wiring:</b>               | •Copper •Nonmetallic Sheathed Cable                            |
| <b>Receptacles:</b>                       | •Grounded                                                      |
| <b>Ground Fault Circuit Interrupters:</b> | •Bathrooms •Exterior •Garage •Kitchen                          |

## ELECTRICAL SYSTEM OBSERVATIONS

### Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all breakers are properly sized. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. 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 minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the improvements recommended below.

### RECOMMENDATIONS / OBSERVATIONS

#### Distribution Wiring

- **Safety Issue:** Extension cords should not be used as permanent wiring. It is recommended that these extension cord wires be removed and hard wired outlets be added where needed. Observed in the basement at the overhead lights.

#### Outlets

- **Safety Issue:** A ground fault circuit interrupter (GFCI) outlet in the garage is inoperative and would not reset. This outlet should be replaced.

## 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

|                                    |                                                                                                                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Primary Energy Source:</b>      | •Gas                                                                                                           |
| <b>Heating System Type:</b>        | •Forced Air                                                                                                    |
| <b>Heat Distribution Methods:</b>  | •Rigid Ductwork •Flexible Ductwork                                                                             |
| <b>Operating Controls:</b>         | •Wall Thermostat                                                                                               |
| <b>Chimneys/Flues/Vents:</b>       | •B-Vent                                                                                                        |
| <b>Other Components:</b>           | •Humidifier •Electronic Air Cleaner                                                                            |
| <b>System Manufacturer:</b>        | •Rheem                                                                                                         |
| <b>System Description Heating:</b> | •Manufacturer Date: 10/2007 •Approximate Age (in years): 3<br>•Model # RGPN-10EAMER •Serial # F45D302F40072637 |
| <b>Carbon Monoxide Test:</b>       | •Passed                                                                                                        |

## HEATING SYSTEM OBSERVATIONS

### Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heating a home with this type of heating system should be relatively economical. 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 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

Minor improvements to the heating system are necessary.

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.
- **Improve:** The electronic air cleaner requires cleaning.

## 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 humidifier was not inspected.
- The heat exchanger was inaccessible and is not part of this inspection.

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

|                                   |                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Energy Source:</b>             | •Electricity •240 Volt Power Supply                                                                         |
| <b>System Type:</b>               | •Air Cooled Central Air Conditioning                                                                        |
| <b>Other Components:</b>          | •Condensate Pump                                                                                            |
| <b>Distribution Methods:</b>      | •Rigid Ductwork •Flexible Ductwork                                                                          |
| <b>System Manufacturer:</b>       | •Rheem                                                                                                      |
| <b>System Description:</b>        | •Manufacturer Date: 04/2002 •Approximate Age (in years): 8<br>•Model # RAKA-037JAZ •Serial 5429 M1502 06393 |
| <b>Temperature Drop Recorded:</b> | •17 Degrees F Dt=74-57=17                                                                                   |

## 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 is not uncommon in homes of this age and location, the system is showing some signs of age and may require a slightly higher level of maintenance.

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 outdoor unit of the air conditioning system is out of level. An out of level condensing unit can lead to premature failure of the compressor.
- **Improve:** The siding should be sealed where the line sets exit the house near the condensing unit.
- **Improve:** It is recommended that the cooling system should be checked and serviced by a licensed HVAC technician each year before the start of the cooling season.

## 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

|                                       |                                         |
|---------------------------------------|-----------------------------------------|
| <b>Attic Insulation:</b>              | •R30 Fiberglass in Main Attic           |
| <b>Roof Cavity Insulation:</b>        | •None                                   |
| <b>Exterior Wall Insulation:</b>      | •None Visible                           |
| <b>Basement Wall Insulation:</b>      | •Not Visible                            |
| <b>Floor Cavity Insulation:</b>       | •None                                   |
| <b>Air / Vapor Barrier(s):</b>        | •Kraft Paper                            |
| <b>Roof Ventilation:</b>              | •Ridge Vents •Gable Vents •Soffit Vents |
| <b>Exhaust Fans / Vent Locations:</b> | •Bathroom •Dryer                        |

## INSULATION / VENTILATION OBSERVATIONS

### Positive Attributes

This is a well insulated home. The exhaust fans that were operated within the home functioned properly.

### General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

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

### RECOMMENDATIONS / OBSERVATIONS

#### Attic / Roof

- **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.

#### Basement

- **Improve:** During any basement refinishing or renovation plans, it would be wise to add wall insulation. It is also recommended that a moisture barrier be provided between the finished walls and the foundation walls, and that an air/vapour barrier be installed on the warm air side of the insulation.

## 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.

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

|                                     |                                                                                                                                                                               |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water Supply Source:</b>         | •Public Water Supply                                                                                                                                                          |
| <b>Service Pipe to House:</b>       | •Plastic •Front Wall of Basement                                                                                                                                              |
| <b>Gas Valve Location:</b>          | •At Meter •Exterior Right Wall                                                                                                                                                |
| <b>Gas Piping:</b>                  | •Black Pipe                                                                                                                                                                   |
| <b>Supply Piping:</b>               | •Copper                                                                                                                                                                       |
| <b>Waste System:</b>                | •Public Sewer System                                                                                                                                                          |
| <b>Drain / Waste / Vent Piping:</b> | •Plastic                                                                                                                                                                      |
| <b>Water Heater:</b>                | •Gas •Approximate Capacity (in gallons): 50<br>•Approximate Age (in years): 8 •Manufacturer Date: 05/2002<br>•Manufacturer •Rheem<br>•Model # 41V50 •Serial # RHNG 0502H06382 |
| <b>Other Components:</b>            | •Backflow Preventers on Hose Bibs                                                                                                                                             |

## 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. 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 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.

#### Fixtures

- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.

#### Sump Pump Pit

- **Improve:** It is recommended that a sump pump be installed in the sump pit. Discharge piping will also need to be installed and directed out of the basement to the 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.

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

# INTERIOR

## DESCRIPTION OF INTERIOR

|                                          |                               |
|------------------------------------------|-------------------------------|
| <b>Wall and Ceiling Finishes:</b>        | •Dry wall/Plaster •Tile       |
| <b>Floor Surfaces:</b>                   | •Carpet •Tile •Wood           |
| <b>Interior Windows Style / Glazing:</b> | •Double Hung                  |
| <b>Interior Doors:</b>                   | •Wood •Metal •Sliding Glass   |
| <b>Fireplaces:</b>                       | •Zero Clearance Gas Appliance |

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes

There were no signs of previous water damage and/ or water penetration into the house. The floors of the home are relatively level and the floor coverings are in good condition. 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:** Typical minor drywall or plaster flaws were observed throughout the house. This is a common condition and improvements are discretionary.

### Doors

- **Improve:** All doors should be trimmed or adjusted as necessary to work properly.
- **Improve:** The screen for the sliding glass door is damaged. Repairs are recommended.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* 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.

### Discretionary Improvements

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



**Environmental Issues**

- **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.

|                                           |
|-------------------------------------------|
| <b>LIMITATIONS OF INTERIOR INSPECTION</b> |
|-------------------------------------------|

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.
- Portions of the foundation walls were concealed from view.
- 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.

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 •Microwave Oven •Dishwasher •Refrigerator •Clothes Washer
- Clothes Dryer

### Laundry Facility:

- Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

### Other Components Tested:

- Cooktop Exhaust Vent/Fan •Smoke Detectors

## APPLIANCES OBSERVATIONS

### Positive Attributes

Most appliances that were tested responded satisfactorily. The laundry appliances that have been installed are good 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

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain. A qualified technician should be consulted to undertake the improvements recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Gas Range

- **Improve:** The range should be equipped with an anti-tip device. This device helps in preventing the range from tipping forward if a heavy load is placed on the door when it is opened.

### Refrigerator

- **Improve:** The refrigerator through the door ice dispenser is inoperative. Repairs are recommended.
- **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.

### Clothes Washer

- **Improve:** The hoses for the clothes washer are rubber replacing with steel jacketed or anti burst hoses is recommended.

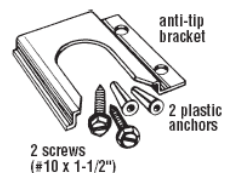
### Microwave

- **Monitor:** The microwave was noisy at the time of inspection and should be monitored.
- **Monitor:** The microwave is an older unit. While replacement is not needed right away, it would be wise to budget for a new microwave. In the interim, a higher level of maintenance can be expected.

### Smoke Detector / Fire 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.

### Parts supplied for installation:



**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



I-Joist Cut at Plumbing Fitting



Loose Gutter Rear Right Corner of the House



Missing Mortar Joint



Front Door & Frame Has Settled & Siding is Bulging



Railing Loose & Balusters on Outside of Railing

# 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!