ALL IN HOME INSPECTIONS
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RESIDENTIAL INSPECTION

[redacted]

04/11/2025

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[redacted] [redacted]

1: INSPECTION INFORMATION

Information

Weather Conditions
Light Rain, 41°F

In Attendance
Client(s), Buyer's Agent

Present for Discussion at End of Inspection
Client, Buyers Agent

***Inspection Services**
Pre-purchase Home Inspection

***Type of Building**
Single Family

***Foundation Type**
Basement

***Occupancy**
Unoccupied

Construction Year (Pulled From Online Sources)
1940

Permits.

It is beyond the scope of the inspection to determine if any work on this property has been done without the proper permits and inspections. Recommend that the client check with the local municipality to determine if permits and inspections are in order. If modifications/renovations have been done without permits or inspections required by the municipality, these may include but are not limited to: electrical work, plumbing work, structural changes, etc. This may be an issue for the buyer down the road. In worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

Standards of Practice Followed

New Jersey Standards of Practice

Link to NJ Standards of Practice:

https://www.njconsumeraffairs.gov/regulations/Chapter-40-Subchapter-15-Home-Inspection-Advisory-Committee.pdf

Built Prior To Mid 1980's

If applicable:

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but in spite of these laws stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

Inspection Overview

The Inspector strives to perform all inspections in substantial compliance with the applicable Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at [redacted], for the Client; [redacted], as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is not technically exhaustive, invasive or quantitative.**

There may be comments made in this report that exceed the required reporting of the Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions that were visible to the inspector and were **existing at the time of inspection only.** The limit of liability of Sharples Home Inspections, LLC. and its employees, officers, etc. does not extend beyond the day the inspection was performed. This is due to the fact that time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the applicable standards of practice, such as the State of NJ Standards of Practice, http://www.njconsumeraffairs.gov/regulations/Chapter-40-Subchapter-15-Home-Inspection-Advisory-Committee.pdf, or the NACHI Standards Of Practice, and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Notice to Third Parties

Notice to Third Parties: This report is the property of The Inspection Company. This document is **non-transferrable, in whole or in part,** to any and all third-parties, including; subsequent buyers, sellers, and Realtors. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: There are items that are not inspected in a home inspection such as, but not limited to; satellite dishes, sprinkler systems, fences, gates, pools, pool filters/related pool items, spas, outbuildings or any other detached structure, refrigerators, washers, dryers, storm doors, storm windows, screens, window AC units, central vacuum systems, water softeners, fire suppression systems, alarm systems, intercom systems, and any item that is not a permanent attached component of the home. **Drop ceiling tiles are not removed, as they are often difficult to remove and replace and are easily damaged, and this is a non-invasive inspection.** Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. It is recommended that the client have further evaluation by qualified professionals for these systems.

Water and gas shut off valves are not operated under any circumstances. As well as any component or appliance that is unplugged, "shut off", or necessary services such as water gas or electric are turned off. I have no knowledge as to why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or may be dangerous to the home inspector or other persons (As determined by the inspector); Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, oil tanks (above ground or underground), wood destroying insects or organisms, cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Any pictures or references to these exclusions are for informational purpose only.

Older Home Information

LMT - Applicable if this home is older:

All components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the home alone. Older homes were not constructed to today's standards and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly a home inspection does not address code compliance, and today's codes have drastically changed in comparison with the codes that were in place when this home was constructed. ***To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician and other licensed professionals should be consulted and do further evaluations.***

As well older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect that may be present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

Furniture, Personal Belongings Present

LMT - If furniture, appliances and/or personal belongings were present in the home at the time of inspection. These items were not moved or altered in any way. These items can block visual accessibility of systems and components of systems throughout the home, including but not limited to: the foundation, flooring substructure, insulation, vapor barriers, plumbing, electrical, duct work, inside of cabinets, under sinks, under rugs, etc. This is a limitation on the inspection and all obscured areas are excluded from this report. Comments and descriptions in this section are based only on the areas that can be seen. **It is highly recommended that you evaluate areas where these items were present for defects during your final walk through or at some point after these belongings have been removed.** If any concerns are noticed during your final walk through, feel free to contact me.

Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed/qualified professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. We do not generally perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

LMT - An infrared camera is sometimes used for specific areas or general visual inspection of a given area or concern, but should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me to schedule this service for an additional fee.

Detached Structures

EXCL - If detached structures such as a shed or other structures were noted at the home. These are not part of the home inspection and are excluded from the inspection.

NOTE: Any comments, references or pictures are a courtesy only.

Other Notes - Important Information

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage are excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple, several, one or more," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed, and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the occupants of the home. **Any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the homes items and components.** Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

PHOTOGRAPHS: Photos are included in your inspection report as a courtesy and to assist in clarification, photos are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

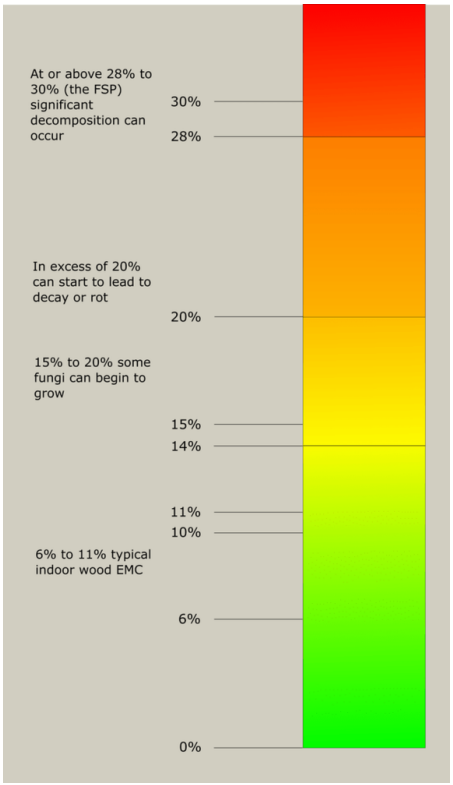
TYPOGRAPHICAL ERRORS: As with all documents typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Moisture Meter Information

FYI - A moisture meter may be used where and when necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.



Settlement Cracking Information & Limitations

IMPORTANT - PLEASE READ -

If some degree of interior and/or exterior wall crack(s) were found at this property, and they are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. **A Structural Engineer or qualified contractor can render a judgement on a cracks severity, cause, and repercussions and they should be consulted as desired.** If you would like cracks evaluated, quoted, or repaired, a foundation contractor or other qualified tradespeople should be consulted prior to the end of of your inspection contingency period.

Cracks can be present on brick veneer, foundation walls, drywall in the home, etc. I typically find some degree of cracking on the homes I inspect. Many conditions can lead to the formation of cracking including but not limited to:

- Typical cracking can occur in the first few years after a home is constructed as the soil is considered "disturbed earth". The weight of the structure will bear on this graded/disturbed soil, and the soil will compact allowing for "settlement" or movement of the home. After a few years the soil is once again considered "undisturbed earth", and the majority of the settlement has taken place. Some settlement can still occur after this five year period, but typically not to the degree that occurred in the first five years.
- Other conditions and deficiencies can also allow for settlement or movement, including but not limited to; excessive rain, drought conditions, improperly configured and maintained gutters, downspouts, extensions and grading around the structure, inadequate footer drains, the composition of the soil, the floor structure design, etc. Cracks or movement associated with these conditions typically will require some degree of repairs.

I look for several conditions in association with cracks on foundation walls or veneers, and if any of these conditions are observed, the crack will be described as being outside of normal tolerances, and further evaluation will be recommended; **(1.)** ***Multiple planes of movement*** - When you rub your hand over the crack is one side of the wall jutted out in comparison with the other side. **(2.)** ***The width of the crack's "gap"*** - Typically any crack over 1/4" in width should be evaluated. **(3.)** ***A tapering gap*** - A crack that starts out over 1/4" in width and tapers to a hairline crack may show differential settlement. **(4.)** ***The number of cracks*** - if there are several cracks that are all within normal tolerances, it's the culmination of all the cracks that is important. **(5.)** ***Multiple cracks on drywall/plaster*** - Multiple cracks over window and door opening or on ceilings may be associated with settlement, thermal expansion, expansion/contraction of differing building materials, etc. **(6.)** ***Visible settlement associated with the crack*** - When the mortar line is followed across a crack, if a "drop" is observed with brick or block, evaluation will be needed.

All cracks initially start as a small crack, which is another reason I can not render an opinion on a cracks severity. Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Further Evaluation Information

If further evaluation and repairs have been recommended. It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

Multiple Cosmetic Deficiencies Present

Cosmetic deficiencies are often observed during a home inspection. A home inspection does not cover cosmetic deficiencies, but rather reports on significant deficiencies of the major systems and components of the home. If the client wants further evaluation and quotes for repairs of these deficiencies, it is recommended that appropriate trades people do follow up evaluations. Any cosmetic or minor deficiencies mentioned in this report are a courtesy only and should not be considered an all-inclusive listing of these items.

Sloping Lot / Hillside Present

I am not a geological, civil, or structural engineer and cannot render an opinion regarding soil stability, and the potential for structural movement. These are not part of a home inspection. If desired, qualified specialists should be consulted on these matters.

Recently Remodeled Home (Flip) Information

If applicable:

If this home has been recently remodeled and at least partly painted. This type of work may conceal certain conditions such as settling and movement, water damage, wood destroying insect damage and infestation, mold, electrical issues, plumbing issues, signs of water entry, or other risks. Further investigation is recommended.

Remodeling/Additions Information

If applicable:
If the structure showed signs of major remodeling, renovations, and/or additions being added after original construction. This work may or may not have been performed by licensed contractor(s) with proper permits and code inspections, or in a workmanlike manner, etc. It is beyond the scope of the home inspection to determine if permits and inspections were obtained. I suggest verifying with the seller and local code authority to determine if this work was done properly and that it conforms to the building standards applicable at that time.
FYI - I also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, additions, renovations, change-outs, etc. which is not a part of my inspection process.

Comment Key - Definitions

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period.**

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include **FYI** items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment is more important than the categorization**. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible, and/or other reasons. Please read the corresponding comment for more information.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but was still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

2: ROOF

Information

Roof Pictures and Aerial Views

Inspection Method

From the Ground, Walked the lower roof only

Roof Style

Gable

Roof Surface Materials And Condition: Roof Surface Material(s)

Architectural Composition Shingles

Roof Surface Materials And Condition: Condition of Roof Surface Material:

Recommend Evaluation/repair/Replacement

Limitations

LMT -
The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components, snow cover etc. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, penetrations, etc. annually and maintain/repair as needed. Regarding the roof drainage system, unless the inspection was conducted during heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

*Roof Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the roof components, condition of and deficiencies of the roofing surface, roof drainage systems, flashings, skylights, chimneys and describe the methods used to inspect the roof.

The inspector is not required by the SOP to inspect: antennae, solar systems, lightning arresters, satellite dishes, exterior of chimney(s).

The inspector is **not** required to “walk the roof” or observe from a ladder at roof level, but may do so if it is reasonable, practicable and safe to do so; may visually inspect the roof from the ground utilizing binoculars or by drone. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

Annual Roof Inspection

Recommend having a qualified roofing contractor inspect the roof system annually. Any deficiencies found during these annual inspections should be corrected immediately. This type of maintenance helps to maximize the life of the roof by finding minor problems early and correcting them before they become larger more costly and more damaging problems.

Shingles: Architectural Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts

Due to the many variables which affect the lifespan of roof covering materials, remaining service life of any roof coverings are not estimated. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:

- *Roofing material quality*: Higher quality materials, will of course, last longer.
- *Number of layers*: Shingles installed over existing shingles will have a shorter lifespan.
- *Structure orientation*: Southern facing roofs will have shorter lifespans.
- *Pitch of the roof*: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- *Climate*: Wind, rain, and snow will impact the lifespan of the roof.
- *Color*: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- *Attic Ventilation*: Poorly vented attic spaces will decrease shingle life due to heat.
- *Vegetation Conditions*: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. An inspection of the roof will be conducted to the best of our ability, **but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible**, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Roof Protrusions: Roof Protrusions Information

The roof penetrations were inspected by looking at their clearance, the integrity of their boots or flashings, proper installation, any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Protrusions: Protrusion(s) Viewed From Ground Level, Ladder, or Drone

LMT - The roof protrusions were viewed from ground level, a ladder, or by a drone and no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Roof Flashings: Roof Flashing (Excluding Chimney) Information & Limitations

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

[redacted] [redacted]

Chimney: Chimney Exterior Material/Type

Stucco

Chimney: Chimney Information

The chimney(s) were inspected looking for a functioning chimney cap and crown. The overall condition of the exterior cladding. The condition of any flashings. The condition of visible portions of the flue and liners if applicable, etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

*Note, the inspector is not inspecting the interior of the chimneys.

Chimney: Chimney - Inspected from Ground Level, Ladder, or Drone

LMT - The chimney (if applicable) was viewed from ground level, a ladder, or by drone. This is a limited inspection of the chimney and the possibility exists that deficiencies may be present that were not visible. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Chimney: Chimney - Flashing Limitations

LMT - The chimney flashing were inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps. No deficiencies were found at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Gutters / Downspouts: Gutter, Downspout, Extension and Grading Maintenance

Maintaining the gutters, downspouts and extensions is a very important part of the ongoing maintenance of a house. Gutters should be clean and sloped properly and secured properly to the house. Downspouts should be clean, free flowing and secured properly. All downspouts should have extensions that discharge the water at least 6 feet from the foundation (some use underground leaders). The maintenance of the gutters, downspouts and extensions in conjunction with maintaining the grading around the house will greatly reduce and often eliminate water issues in basements and crawl spaces. The grading should have a continuous slope away from the house with at least 1 inch of drop for every foot of run for at least 6 feet from the foundation.

Gutters / Downspouts: *Gutter Guard Type System Installed

LMT - A gutter covering system was installed on some or all of the gutters. These covers help to prevent leaves and organic debris from entering the gutters and clogging downspouts. Over time leaves and debris will still enter the gutters and may cover this "guard". Cleaning off any debris that has accumulated on the covers and cleaning the gutters (as needed) are still a part of routine maintenance. This "guard" also prevented visual accessibility of the gutter channel and checking for the presence of drip edge flashing.

Observations

2.2.1 Shingles

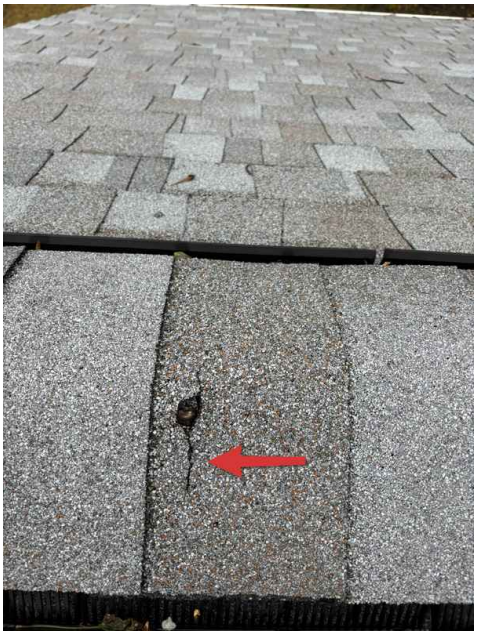
Recommendation

*DEFECTIVE/DAMAGED SHINGLES

There were shingle defects found in one or more areas. These conditions can be: cracked, broken, missing, loose, curling, cupping or damaged. Leaks can occur as a result. Recommend that a roofing contractor evaluate the roof and repair/replace as needed.

Recommendation

Contact a qualified roofing professional.




2.2.2 Shingles

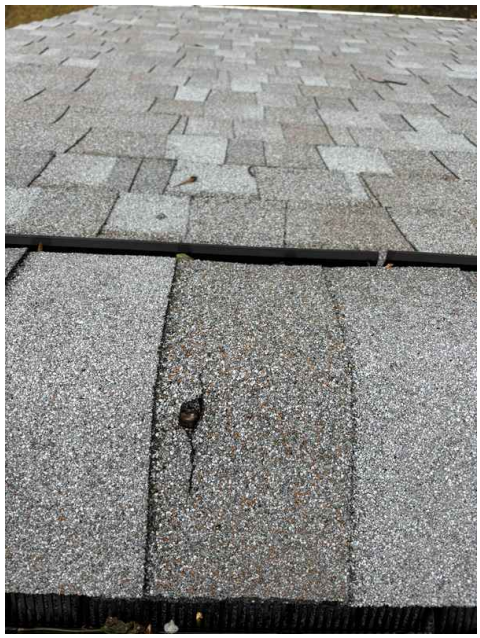
Recommendation

*NAIL POPS

One or more roofing nails were not seated flush with the shingle surface. This results in holes in shingles, loose shingles or lifting shingles. This weakens the overall bond of the shingles to the roof, the shingles may be more susceptible to wind damage and leaks can occur. Recommend having a roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



2.4.1 Roof Flashings

Recommendation

*ROOF FLASHINGS

One or more roof flashing were substandard. This includes but is not limited to: deterioration, loose, missing, corroded, etc. Substandard roof flashing can result in leaks and subsequent water and/or moisture damage. Water or moisture damage is conducive for proliferation of wood destroying insects and/or mold. Recommend having a qualified contractor repair or replace as needed.
NOTE: The was excessive use of roof sealant/mastic and no visible flashings

Recommendation

Contact a qualified professional.

2.6.1 Gutters / Downspouts

Maintenance Item

*EXTENSIONS

Extensions for one or more downspouts were missing, poorly sloped, misaligned, clogged, substandard, discharged too close to the foundation, or were damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified contractor install, replace or repair extensions as needed so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.

2.6.2 Gutters / Downspouts

Recommendation

*DOWNSPOUT DEFECTS

One or more down spout defects were noted these may include but are not limited to. Damaged, missing, not secured, disconnected, etc. Recommend having a qualified contractor evaluate the downspouts and repair/replace as needed.

Recommendation

Contact a qualified professional.

2.6.3 Gutters / Downspouts

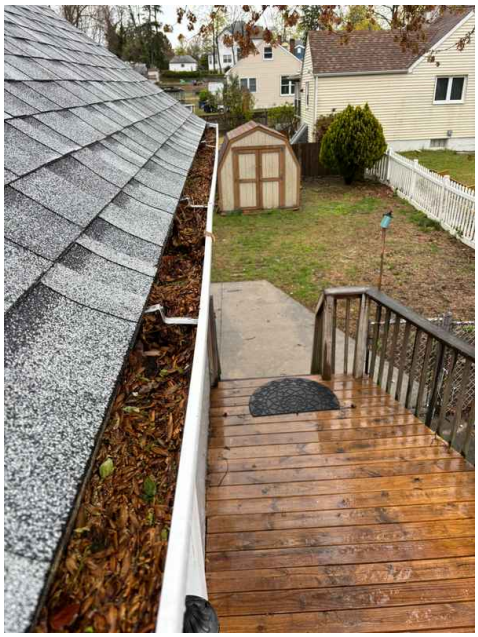
Recommendation

*GUTTER(S) - LEAVES/DEBRIS

The gutters contain debris such as organic material, leaves, etc. The debris can cause water (rain or melted snow) to overflow causing water contact with the exterior or accumulate at the foundation causing water permeation of the crawl space and/or basement. Recommend having a qualified contactor evaluate and clean the gutters and downspouts now and as needed in the future.

Recommendation

Contact a qualified professional.



2.6.4 Gutters / Downspouts

Recommendation

*GUTTERS LOOSE

Gutters in one or more areas were loose. Recommend having a qualified contractor secure all loose gutters.

Recommendation

Contact a qualified professional.

2.6.5 Gutters / Downspouts

Recommendation

*GUTTERS - DAMAGED/DETERIORATED

One or more sections of gutter were damaged and/or deteriorated. These areas may be more susceptible to leaking, water may not flow properly, and if they do leak they can cause damage to the fascia boards. Recommend having a qualified contractor evaluate and replace as needed.

Recommendation

Contact a qualified professional.

3: GROUNDS

Information

Driveway and Walkway Condition: Driveway Material
Concrete

Driveway and Walkway Condition: Walkway Material
Concrete

Driveway and Walkway Condition: Driveway/Walkway Cracks/Defects Found?
Yes. Trip Hazards, Yes and age appropriate deterioration.

Grading/Lot Drainage: Grading/Drainage Conditions
Low Areas Present

Decks: Materials
Wood Substructure, Wood Surface

General Information : *Grounds Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the structure, components, condition and deficiencies of the walkways, driveways, decks, balconies, stoops, steps, railing, porches, patios, vegetation, grading, drainage, retaining walls with report to their immediate detrimental effect on the condition of the residential building.

The inspector is **not** required by the SOP to inspect fences, geological and/or soil conditions, sea walls, break walls, bulkheads, docks, erosion control, earth stabilization.

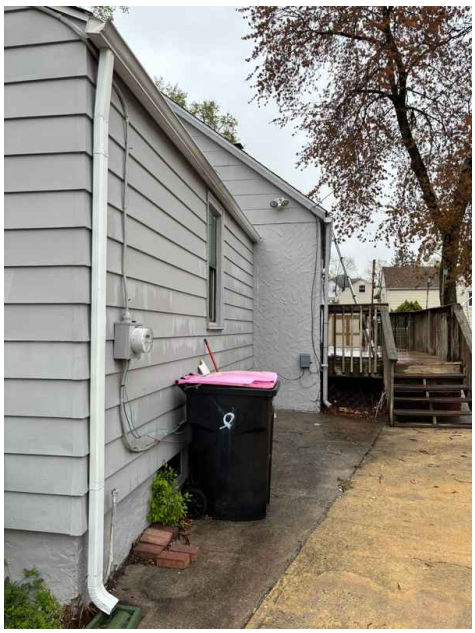
The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Information : Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in front of the dwelling looking at it.

General Information : Elevation Photos (Including The Front, Rear And Side Of The Home If Accessible)





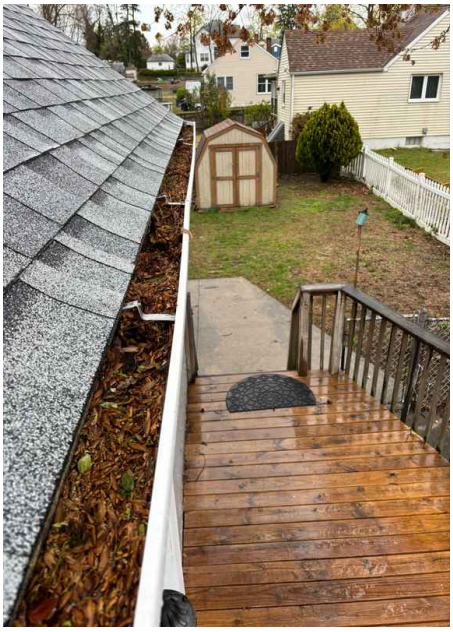

General Information : Personal Belongings

LMT - IF personal belongings were present on the exterior of the home. Items such as but not limited to: patio furniture, rugs / mats, potted plants, etc. these items may obscure the view of areas or components, if so these areas/components are excluded from the inspection. Home inspectors do not move such items.

General Information : Detached Structure(s)

Shed

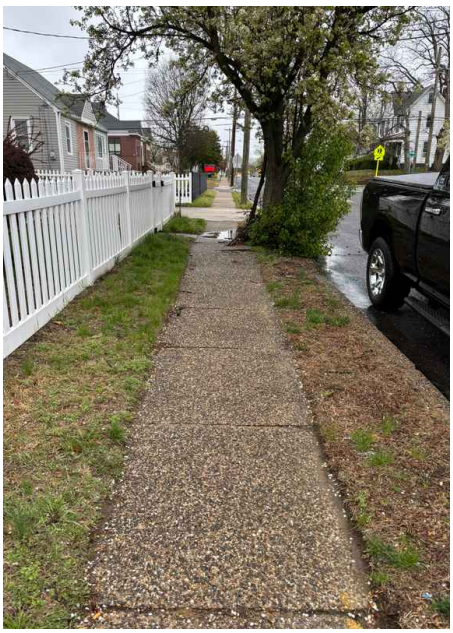
EXCL - If detached structures such as a shed or other structures were noted at the home. These are not part of the home inspection and are excluded from the inspection. Any comments, references or pictures are a courtesy only and should not be construed as a full inspection.

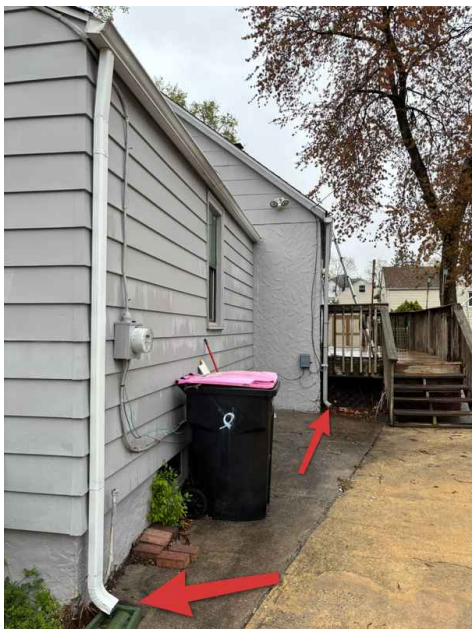


General Information : Detached Structures

EXCL - If detached structures such as a shed or other structures were noted at the home. These are not part of the home inspection and are excluded from the inspection. Any comments, references or pictures are a courtesy only

Driveway and Walkway Condition: Driveway/Walkway Pictures






Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. Any visible deficiencies that may be present will also be reported on such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to adequately drain away from the structure. The soil should be sloped away from the foundation, with a minimum of a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

[redacted] [redacted]

Grading/Lot Drainage: Grading Limitations

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Stairs, Steps, Handrails, Guardrails: Railing Information

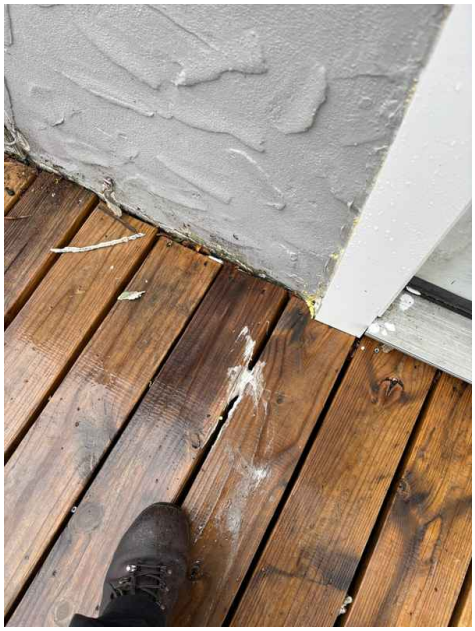
The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were found at the time of inspection unless otherwise noted in this report.

Stairs, Steps, Handrails, Guardrails: Stairs/Steps Information

The stairs/steps were inspected by evaluating their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

Decks: Deck pictures





Decks: Deck Information

If decks were present they were inspected looking for water related damage, construction related deficiencies, and safety hazards. It is very common for multiple deficiencies to be found in relation to deck construction and there are a few reasons for this:

- Primarily, decks are often built by laborers or home owners and while they may have built a "functional" deck, important details are often missed due to the lack of knowledge and experience.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Decks: *Little or no access to inspect the substructure of the deck

EXCL - There was little or no access for the inspector to evaluate the substructure of the deck. If pictures are included they were taken through gaps and are not a full representation of the substructure. This is a limitation on the inspection. All inaccessible/obscured areas and components are excluded from the inspection.

Exterior Spigots: Spigot(s) Information

If applicable, weather permitting and water on: The spigots were inspected by testing their operation looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Fence: Fences Not Inspected

EXCL - Fences and gates are beyond the scope of the inspection, the fence condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

Observations

3.2.1 Driveway and Walkway Condition

***TRIP HAZARD(S) PRESENT**

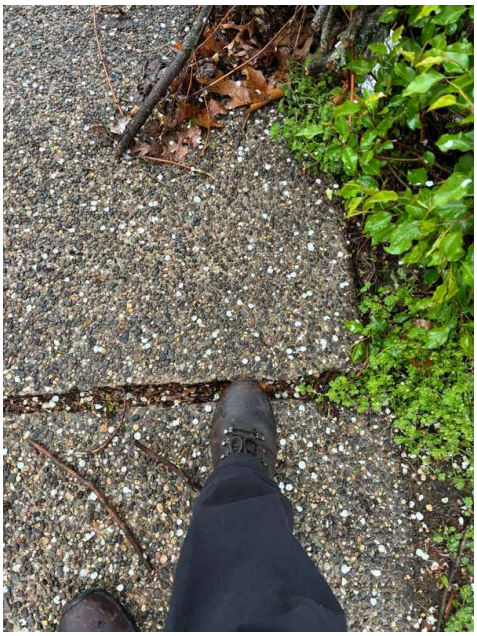
Safety Concern

[redacted] [redacted]

SFTY - Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were found. Recommend having a qualified contractor evaluate the walkways and repair/replace as needed.

Recommendation

Contact a qualified professional.



3.2.2 Driveway and Walkway Condition

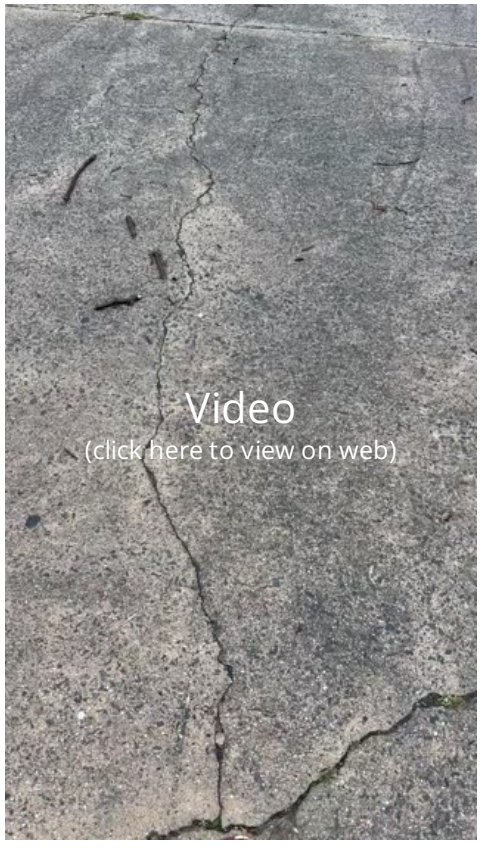
Recommendation

*AGE APPROPRIATE DETERIORATION DRIVEWAY/WALKWAYS/PATIOS

Normal, age appropriate deterioration (e.g. cracks, holes, minor settlement, minor heaving) was found in sidewalks, driveways or patios, (as applicable) but no trip hazards or significant defects were found unless otherwise noted in this report. Recommend having a qualified contractor evaluate and seal cracks, as needed to prevent water permeation and accelerated damage due to freeze thaw cycles.
*Note: Asphalt should be recoated every 3-5 years and this asphalt is due for recoating.

Recommendation

Contact a qualified professional.



[redacted] [redacted]

3.2.3 Driveway and Walkway Condition

Recommendation

*HARDSCAPE - PITCHED TOWARDS STRUCTURE

Hardscape, including but not limited to: driveway(s), walkway(s), paved area(s), was pitched towards the structure. Hardscapes should pitch away from the structure at 1/4 inch per foot (2% grade) to allow for the runoff of rainwater. Recommend evaluation and repair by a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.

3.2.4 Driveway and Walkway Condition

Recommendation

*GAPS - BETWEEN WALKWAY/DRIVEWAY/PORCH AND STRUCTURE

There were gaps between concrete surfaces and the structure. Gaps can allow water penetration which can damage the foundation during freeze cycles. Recommend having a qualified contractor repair and/or seal as needed.

3.3.1 Grading/Lot Drainage

Recommendation

*SOIL/GRADING REPAIR

The soil, grading, and/or hard surfaces sloped back towards building perimeters or low areas were noted in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can create conducive condition for wood-destroying organisms. Recommend having qualified contractors evaluate these areas and grade soil and adjust hard surfaces so they slope down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Recommendation

Contact a qualified professional.

3.3.2 Grading/Lot Drainage

Recommendation

STANDING WATER/PONDING

There was standing water on the property. Standing water can be cause by several or more conditions which are beyond the scope of this home inspection. Recommend having a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.

3.4.1 Vegetation Observations

Recommendation

*VEGETATION - AGAINST/NEAR THE HOME OR OTHER STRUCTURES.

There was vegetation overgrowth including but not limited to: vines, trees, branches and/or shrubs that were in contact with or overhanging the house or other structures. These conditions create a pathway for insects and vermin, can retain moisture against the house and can damage the cladding. Recommend having an arborist, landscaping contractor or qualified contractor cut back or remove vegetation as needed.

Recommendation

Contact a qualified landscaping contractor

3.4.2 Vegetation Observations

Recommendation

*TREE - CLOSE TO FOUNDATION

One or more trees and/or their roots were in close proximity to the foundation of the home. Tree roots can compromise the foundation depending on the size and species of the tree. Recommend consulting an arborist for additional information. In some cases a structural engineer may be needed to be consulted as well.

3.5.1 Stairs, Steps, Handrails, Guardrails

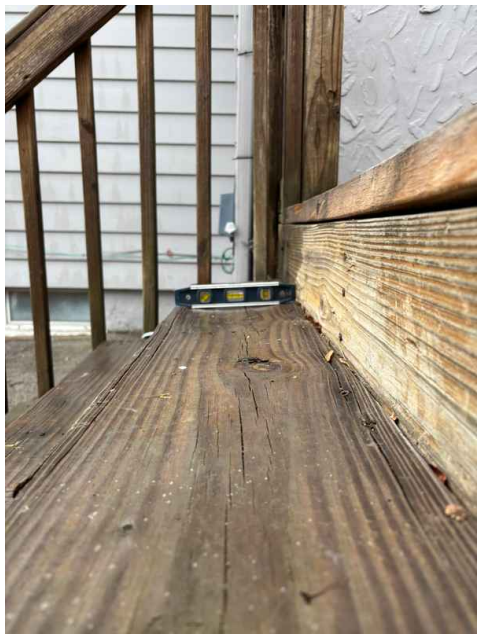
Safety Concern

*TREADS - NOT LEVEL

There were stair treads that were not level. This is a potential trip hazard. Recommend having a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



3.6.1 Decks

Safety Concern

*DECK(S) - NOT CONSTRUCTED TO DCA-6 STANDARDS

SFTY - There were deck construction practices present that did not follow the standards and or recommendations of the DCA-6, which is the prescriptive deck construction guide. The DCA-6 exists as a document that will provide safety for people using the deck area(s) and for the longevity of the building materials.

The listing of deficiencies found in this report in relation to the deck should not be considered as an all-inclusive listing of deficiencies, as the design is technically excluded from a home inspection, and a home inspection is not exhaustive. Recommend having a qualified contractor do a full evaluation of the deck(s) and repair/replace as needed.

Recommendation

Contact a qualified deck contractor.

3.7.1 Exterior Spigots

Recommendation

*SPIGOT - LOOSE

One or more of the spigots were not properly secured to the wall or plumbing connection allowing movement of the supply pipe. Movement of the water supply pipe can cause damage and leaks. Recommend a licensed plumber evaluate and repair as needed.

3.7.2 Exterior Spigots

Recommendation

*ANTI-SIPHON

One or more hose bibs (spigots) were not frost free style and did not have the anti-siphon features. This type of spigots can freeze resulting in burst pipes. Modern hose bibs also have a anti-siphon feature that prevents non potable water sources from siphoning back into the public water supply if a significant drop in pressure occurs. Recommend having a licensed plumber replace the hose bibs that do not have these features.

3.8.1 Fence

Safety Concern

*FENCES LOOSE/DAMAGED/MISSING/SUBSTANDARD

Although the inspector is not inspecting fences any obvious defects and/or potentially dangerous conditions are disclosed, any comments made or pictures are a courtesy only and should not be construed as a complete inspection of these components. There were loose/damaged/missing or substandard sections of fence. This results in exposed fasteners such as nails and screws that may pose a safety concern. Recommend having a qualified fence company repair/replace the fences as needed.

Recommendation

Contact a qualified fencing contractor

4: FUEL SYSTEMS

Information

General: Fuel Storage Systems
None Visible

Fuel Source and Shut off Information: Fuel Source and Location
Gas Meter located, Front of house

Fuel Source and Shut off Information: Condition Of Fuel System
Appeared serviceable

Fuel Source and Shut off Information: Location Of Main Fuel Shut Off
At the gas meter

General: *Fuel System Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the fuel distribution system, components, condition and deficiencies of the fuel storage tanks

The inspector is **not** required by the SOP to inspect propane and underground storage tanks. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

Fuel Source and Shut off Information: *Gas Meter Information

The gas meter was inspected looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home. No deficiencies were found at the time of inspection unless otherwise noted in this report.

Gas Meter/Supply Line Defects: Limitations

The inspector does not determine if fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

5: EXTERIOR

Information

Walls/Cladding: Wall Construction Type

Wood Framed

Walls/Cladding: Obscured Wall(s) Visibility?

Partial, Deck

Walls/Cladding: Wall Crack(s) Present?

Minor. Appeared to be normal age appropriate deterioration not a structural concern. Recommend having a qualified contractor seal all cracks., *NOTE: The inspector is not a structural engineer and further evaluation if needed should be done by a structural engineer.

General Info: *Exterior Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the exterior components, condition and deficiencies of the exterior surfaces and doors.

The inspector is **not** required by the SOP to inspect: storm windows, safety glazing, shutters, screens, awnings or other similar seasonal accessories, but may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info: *Unknown Pipe

FYI - There was a pipe exiting the structure at the referenced area(s), and their purpose could not be determined. I recommend consulting with the sellers as to the purpose of the pipe, and if they have no information, recommending having a qualified contractor perform an evaluation, as needed.

General Info: Bracket

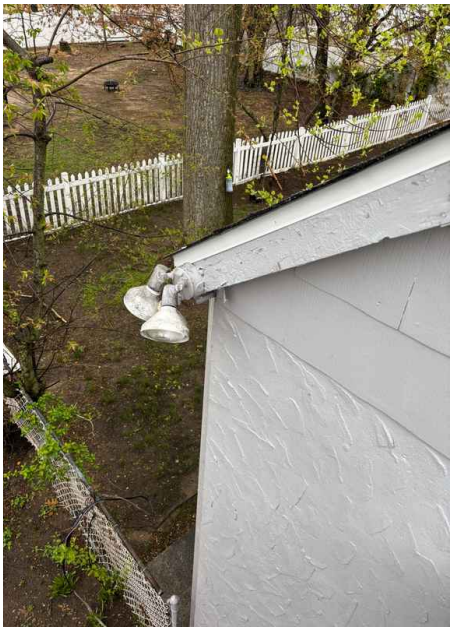
FYI - There appears to be one or more abandoned awning brackets. Although not a defect, the client may wish to have the bracket(s) removed for aesthetic reasons.

[redacted] [redacted]

Walls/Cladding: Wall Covering

Cement fiber, Parged/Stucco, Aluminum



Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Hardcoat Surfaces: Hardcoat Limitations

LMT - This home had a "hardcoat finish" such as: EIFS (Exterior Insulation Finishing System), DEFS (direct-applied exterior finishing system), and/or stucco. A certified EIFS/DEFS/Stucco inspection is beyond the scope of a home inspection, as it requires invasive or destructive means to confirm proper installation and the lack of moisture intrusion. **Therefore the proper installation of the cladding and/or presence of moisture infiltration in either the cladding itself, or walls clad with these materials are excluded from this inspection.** Any cracking, damage, or apparent visible installation issues will be reported on.

An invasive evaluation of the cladding, including scanning the walls for moisture content at areas of concern, and conducting deep wall moisture readings in any areas were moisture is found, is recommended. This inspection should be done by a qualified hardcoat inspector.

Hardcoat Surfaces: Stucco Information

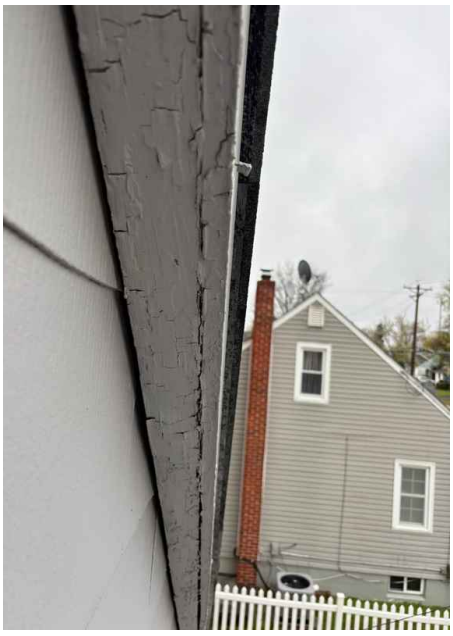
This building has a Hardcoat stucco siding system. When installed over a wood building, stucco should be installed with two layers of underlayment below the plaster and a weep screed system which allows air to dry any accumulated water behind the plaster. Stucco is one of the nicest and lowest maintenance siding systems but it is installation sensitive. Poor installation can lead to expensive repairs. The most critical element to a stucco siding system, the weather barrier, is not visible to inspection, which limits the inspectors' ability to see how the system is performing. During the inspection, we look for clues that may indicate defects in the stucco and to assist the inspector in making an educated guess about the future reliability of this system. More detailed information can be gained through destructive testing. This involves drilling holes in the stucco and using a moisture probe to determine if any sections of the building have failed moisture control. Destructive testing like this is beyond the scope of this inspection.

Wall Flashings: Wall Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Eaves/Overhangs/Fascia: Soffit Material

Wood, partially vented soffit

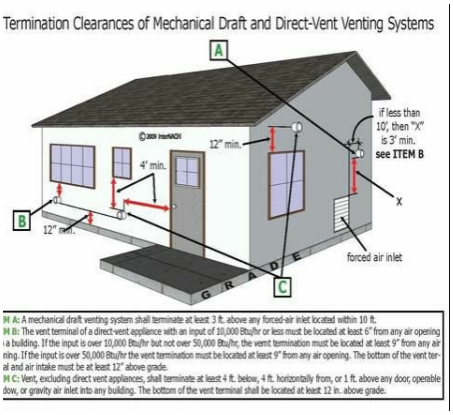


Eaves/Overhangs/Fascia: Soffit Information.

The soffit and fascia were inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.

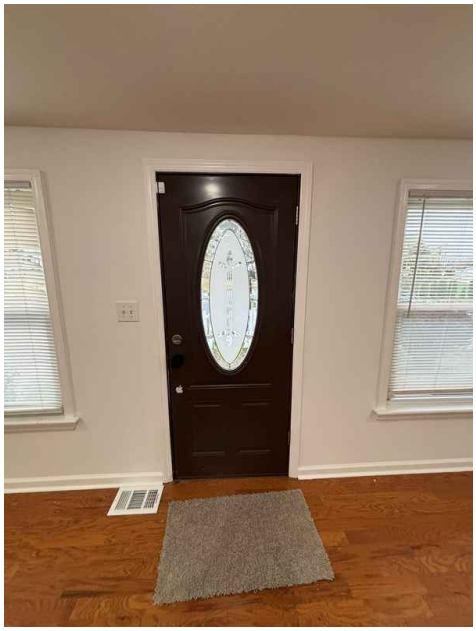


Exterior Doors: *Doors Information

All exterior doors were inspected by looking for damage, substandard/damaged/missing flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Exterior Door Material

Metal with Windows



Exterior Doors: Handleset Information

Handlesets (deadbolts & door knobs) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and door knobs is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and door knobs will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Exterior Doors: Changing Locks

FYI- It is recommended that the locks be rekeyed (if the locks are in good condition) or replaced immediately after taking ownership of the house. It is common for people to give keys to family, friends and/or neighbors. This simple step will help to assure that strangers don't have keys to the property.

Observations

5.2.1 Walls/Cladding

Recommendation

*CEMENT FIBER BOARD - ASBESTOS WARNING

Due to the age of the structure and the characteristics of the siding, the siding may contain asbestos, laboratory analysis of the siding will confirm or deny the presence of asbestos. If the siding does contain asbestos, the EPA recommends leaving such siding in place and undisturbed, and maintaining a paint coat for encapsulation. The client should be aware that this siding may contain asbestos when considering repairing or replacing it. Modern cement-based siding with no asbestos content, often with a similar appearance, is available for repairs when needed. If planning to modify or remove the siding and the client has concerns regarding the siding, recommend at that time or before , consulting with a qualified abatement specialist and/or testing lab.

Recommendation

Contact a qualified professional.

[redacted] [redacted]

5.2.2 Walls/Cladding

Recommendation

*SIDING/TRIM DEFECTS

Defects in siding, cladding and/or trim were noted. This may include discoloration, holes, gaps, deterioration, rot, loose, missing, warped, damaged, substandard, water permeation, etc. Gaps can cause damage to the substructure, such as, but not limited to: allowing pests to nest behind siding, water permeation to cause rot, mold or fungal growth. Recommend having a qualified contractor evaluate the exterior finishes and repair/replace/seal as needed.
NOTE: There was deteriorated wood, damaged siding, moss/algae growth on exterior wall(s).





5.3.1 Hardcoat Surfaces

Recommendation

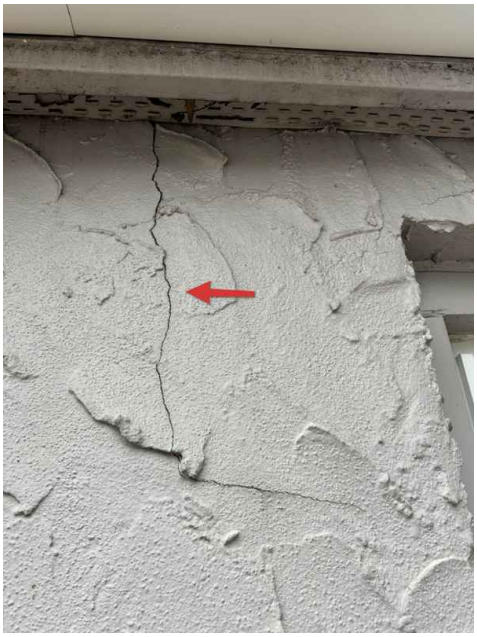
*HARDCOAT - DAMAGE/STAINING

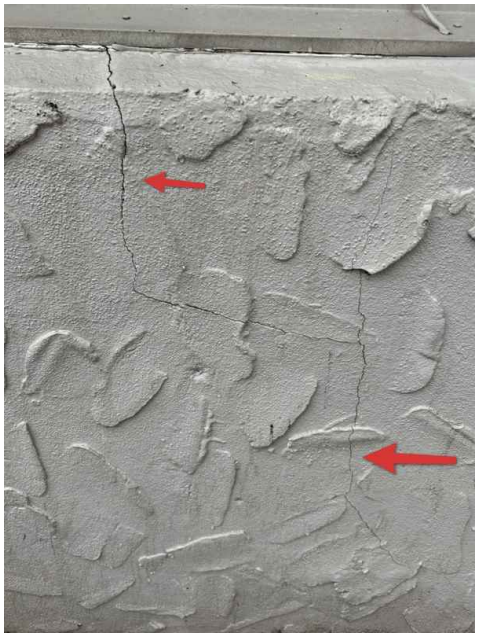
Damage/staining was noted in one or more areas of the hardcoat finish. Any damage to the surface can create a pathway for moisture which can lead to structural damage, mold etc. Staining on the surface below drip edges may also indicate that water has been permeating into the surface. Recommend having a qualified hardcoat inspector further evaluate and repair as needed.

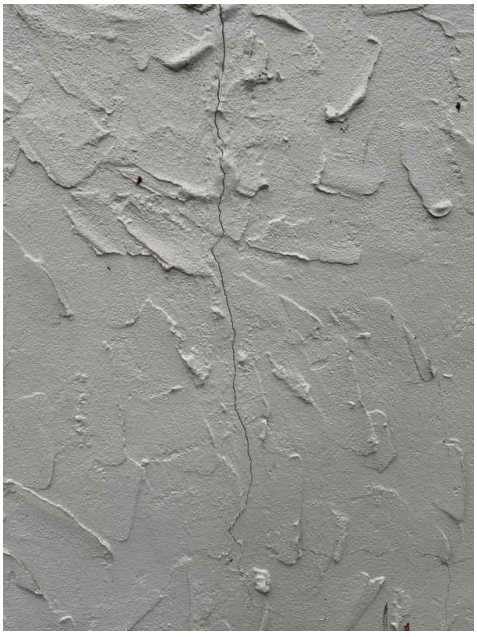
[redacted] [redacted]

Recommendation

Contact a qualified siding specialist.







5.4.1 Wall Flashings

Recommendation

*MISSING FLASHING

There were areas that were missing flashings. These areas can allow for water infiltration behind the cladding, causing hidden damage to the substructure, moisture can lead to mold growth. Recommend having a qualified contractor evaluate and repair as needed.

5.5.1 Eaves/Overhangs/Fascia

Recommendation

*SOFFIT - LOOSE/DAMAGED/MISSING/SUBSTANDARD

There were one or more areas of soffit that were loose, damaged, missing, and/or substandard. This can allow insects and vermin easy access into the soffit areas. Recommend having a qualified contractor repair or replace as needed.

5.5.2 Eaves/Overhangs/Fascia

Recommendation

*WOOD - DAMAGE

Some degree of damage, water damage, including but not limited to rotted wood was noted on the overhangs, soffits and/or fascia in areas. Damaged, displaced eaves, fascia, leaves access for wildlife etc. to enter the walls, attic. Recommend having a qualified contractor evaluate and repair or replace as needed.





5.7.1 Sealant/Paint

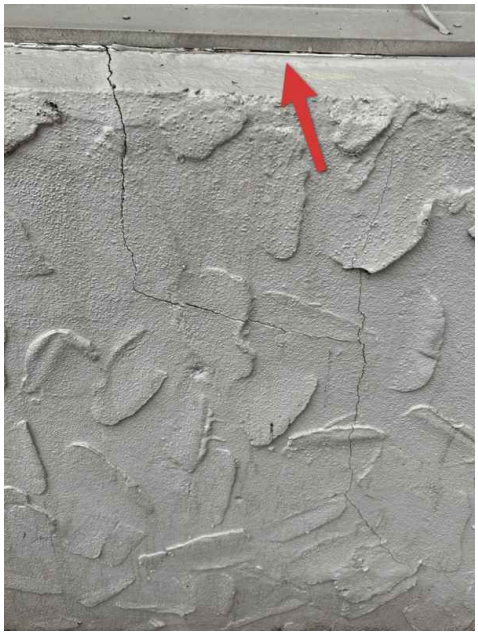
Recommendation

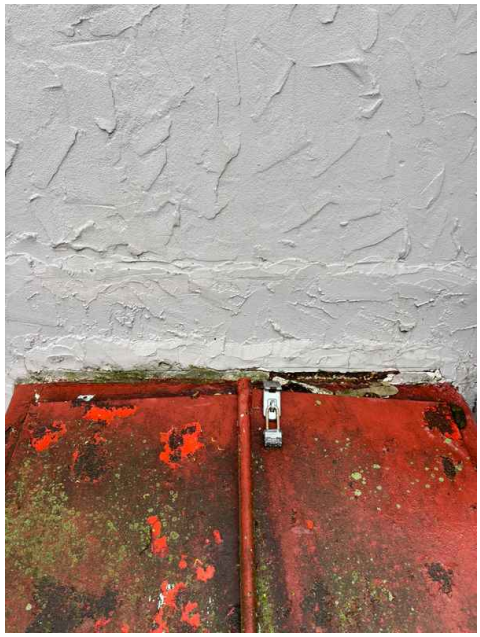
*SEALANT - SUBSTANDARD

Caulk/sealant was missing, deteriorated, substandard in more than one area. These areas may include but are not limited to: around windows and doors, at siding butt joints, at siding-trim junctions, at wall penetrations etc. Defective caulk/sealant can allow water to permeate into the wall structure resulting in damage. It is beyond the scope of the home inspection to determine if damage exists inside of the walls. Recommend that a qualified contractor re-caulk as needed. If gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation

Contact a qualified professional.





5.7.2 Sealant/Paint

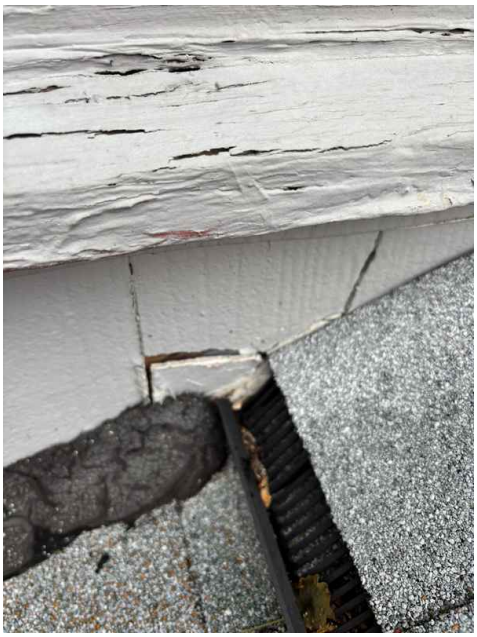
Recommendation

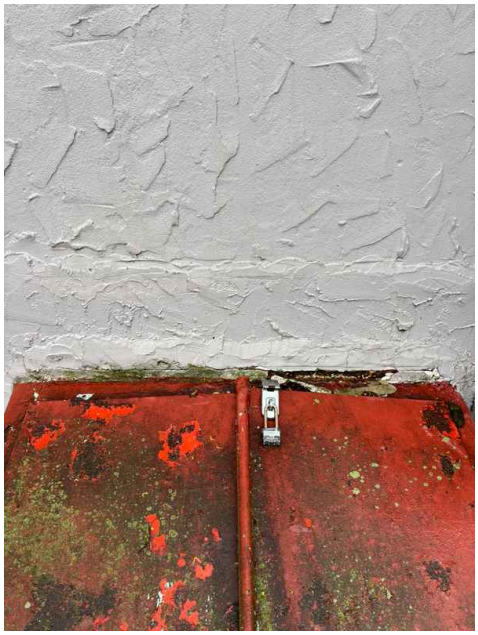
*PAINTED/STAINED SURFACES DETERIORATED

There was substandard exterior surfaces, including but not limited to siding, shutters, and/or trim that are peeling, faded, missing painted or stained areas. These substandard areas are prone to continued damage by ultraviolet light, wind and rain/moisture. Recommend having a qualified contractor evaluate, repair any damaged areas, prep, paint stain as needed.

Recommendation

Contact a qualified painting contractor.



5.8.1 Exterior Doors

Recommendation

ELECTRONIC LOCK - COVER

EXCL - There was an electronic lock that was missing the cover. The lock could not be tested and is excluded from the home inspection. If the client intends to use this lock recommend having a qualified professional evaluate, repair or replace as needed.

Recommendation

Contact a qualified professional.

6: INTERIOR AREAS

Information

Windows: ***Window Types**
Single Hung

Walls/Ceilings: **Wall Condition And Materials**
Serviceable, Drywall or Plaster

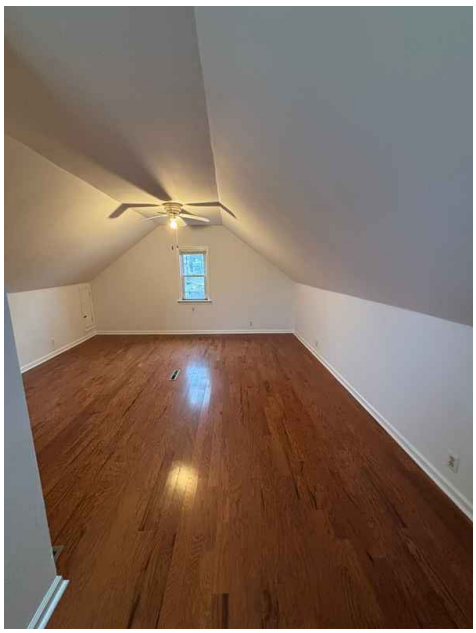
Walls/Ceilings: **Ceiling Condition And Materials**
Servicable, Drywall or Plaster

Floor Condition: **Flooring**
Grouted Vinyl Tile, Wood/Wood Products

Closets: ***Closet Interiors Visually Obstructed**
No

[redacted] [redacted]

General Info: *Interior Pictures





General Info: *Interior Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the interior components, condition and deficiencies of the walls, ceilings, floors, steps, stairways, railings, at least one interior passage door, windows and operate one window per room.

The inspector is **not** required by the SOP to inspect or comment on: paint, wallpaper, other finish treatments, window treatments, carpet, non-permanent floor coverings, storm windows, safety glazing, but may exceed the SOP, provide pictures or comments that are included for informational purposes as a courtesy to my client.

Windows: *Window Materials

Vinyl-Multi Pane, Vinyl multi-pane in basement

Windows: *Windows Information

The windows were visually inspected from the exterior and interior. The inspector will attempt to operate a representative number of windows. Operation was tested and inspected for damaged trim, flashings, ground clearance, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

If furniture or personal belongings block accessibility, recommend confirming proper operation when personal belongings have been removed or prior to closing.

Windows: *Glass Seal Failure Limitations

LMT - Reporting on double pane glass seal failure is not required by the Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: *Wood Molding Not Visible

EXCL - If the wood moldings or trim around the windows are capped they are not visible and can't be inspected. The condition of the wood behind the capping is excluded from this inspection. All obscured inaccessible areas and components are excluded from the inspection.

Walls/Ceilings: Surfaces Information

Visible portions of the interior walls and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Drop ceiling tiles are not removed, as they are often difficult to remove and replace and are easily damaged, as per the standards of practice this is a non-invasive, non-destructive inspection.

Walls/Ceilings: *Normal Wear and Tear Present

Unless otherwise stated, the interior wall, floor, and ceiling surfaces appeared to be in satisfactory condition at visible portions, taking into consideration normal wear and tear and age appropriate deterioration which may include: scuffs, small holes, nail pops, minor cracking in walls and ceilings. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern unless otherwise stated in the report, but the client may wish to have these repaired for aesthetic reasons. Minor stains on carpets or hardwood floors, gaps present at mouldings, areas in need of painting, and other imperfections. These wear and tear items are not reported on, and if a concern, should be evaluated and quoted for repairs or refinishing as desired by qualified tradespeople.

Walls/Ceilings: Indications of Cracks/Movement/Settlement Limitations

LMT - If cracks or other signs of settlement are observed:

Interior indications of cracks, movement and/or settlement are limited to their visible condition at the time of inspection only. A professional opinion as to any settlement's severity, cause, current activity, or if further movement may occur, is beyond the scope of this inspection.

This observation only applies to the settlement visible at the time of inspection. Cracks or settlement may have been in the same condition for years with no activity, or may be still active. **Only a structural engineer can offer an opinion on the cause and true severity of cracks or settlement and they should be consulted to acquire more information.**

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor Condition: *Obscured Floor Areas

If any areas of the flooring are obscured by stored items, furniture, area rugs, appliances etc. These areas could not be inspected and are excluded from the inspection. Home inspectors do not move furniture, stored items, appliances, rugs, area rugs, etc.

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Closets: Closets Information

Closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Stairs, Steps, Handrails, Guardrails: Stairs, Steps, Handrails, Guardrails Information

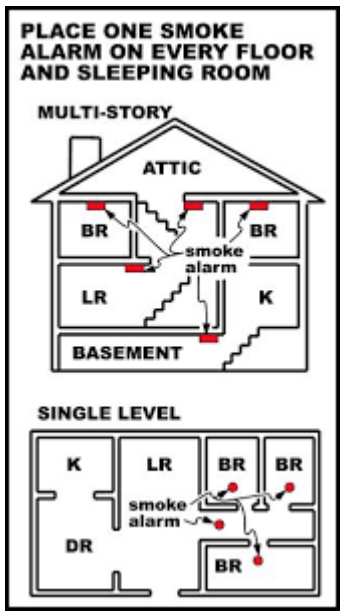
The stairs, steps, handrails and guardrails were inspected by evaluating their construction, attachment, risers and treads, applicable railings, etc. No deficiencies were observed at the visible portions at the time of inspection unless otherwise noted in this report.

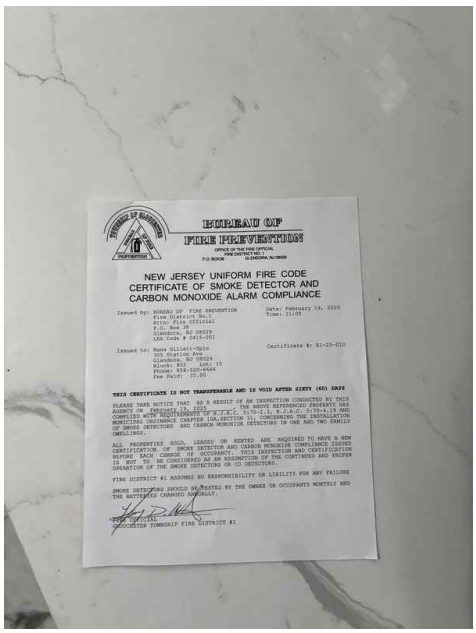
[redacted] [redacted]

Smoke Alarms/Detectors: ***Smoke Alarms Information.**

The location, number and type of smoke and CO alarms that will be required is spelled out in the NJ Uniform Fire Code, but can vary from one municipality to the next often having more stringent requirements. In the state of NJ in order to inspect and certify the smoke alarms and CO detectors the inspector must be certified for those inspections. Therefore, the functionality of, locations, power source (hardwired vs. battery) and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Generally, smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. Recommend consulting with the local fire inspectors or the local fire department for assistance with placement of smoke and carbon monoxide detectors. These units have a limited lifespan, smoke detectors should be replaced every 10 years and CO detectors every 6 years. Many areas are requiring sealed 10 year life detectors. If the alarms utilize replaceable batteries these should be changed when taking occupancy and every 6 months thereafter. It is the responsibility of the occupants of the home to confirm that smoke detectors and CO detectors are installed, functioning and are maintained as per the manufacture's recommendations. It is recommended that smoke and CO detectors be installed and tested in accordance with local regulations before spending your first night in the home.
Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:
http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms

*Any comments made are a courtesy only and do not superseded state or local regulations.




BUREAU OF FIRE PREVENTION

NEW JERSEY UNIFORM FIRE CODE
CERTIFICATE OF SMOKE DETECTOR AND CARBON MONOXIDE ALARM COMPLIANCE

Observations

6.2.1 Windows

Recommendation

*MISSING/DAMAGED SCREENS

One or more screens in windows/doors were damaged, improperly fitted or missing. These windows and doors may not provide ventilation during months when insects are active. Recommend having a qualified contractor replacing window screens as needed.

Recommendation

Contact a qualified professional.

6.6.1 Closets

Recommendation

*ADJUSTMENTS REQUIRED

One or more closet doors were misaligned and/or had damaged hardware. Recommend having a qualified contractor evaluate and repair as needed.

6.7.1 Stairs, Steps, Handrails, Guardrails

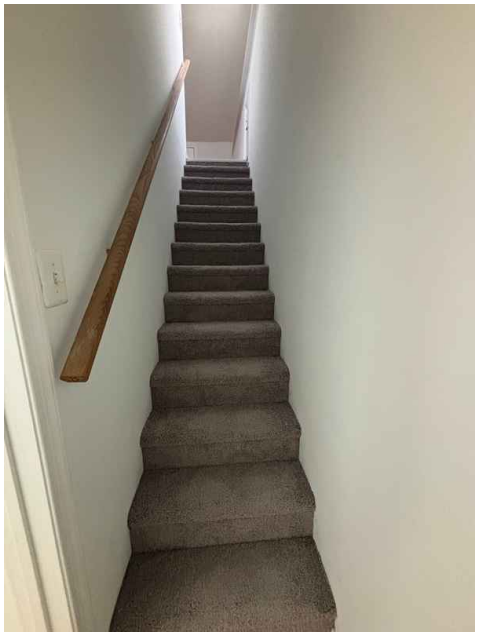
Safety Concern

*HANDRAIL - NO RETURNS

SFTY - The handrails did not have "returns". Current safety standards recommend for the handrails to "return" to the wall, so that clothing, etc. won't be snagged by a handrails end. Recommend having a qualified contractor evaluate and repair or replace to meet current building standards.

Recommendation

Contact a qualified professional.



6.7.2 Stairs, Steps, Handrails, Guardrails

Safety Concern

*TREADS - LOOSE

SFTY - There were loose and/or damaged steps. This is a fall hazard. Recommend having a qualified contractor evaluate, repair or replace, as needed.

7: KITCHEN

Information

General Info: Kitchen Pictures

Under Sink Plumbing : Undersink Obscured?

Partially

Oven/Range: Energy Source

Gas

Oven/Range: Range Anti-tip Bracket

No

[redacted] [redacted]

General Info: *Kitchen Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the installed kitchen wall cabinets to determine if secure, range/oven to determine operation of burners or heating elements, dishwasher water supply and drainage, garbage disposal.

The inspector is **not** required by the SOP to inspect microwave ovens, operation of self-cleaning cycles, appliance timers and thermostats. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

Oven/Range: Oven Information

If possible: The oven was operated by placing into "Bake" mode, and checking that heat was produced. Temperature calibration, "clean" options, and other functions are not tested. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

***LMT -** If there were personal belongings in the oven, the oven was turned on but not allowed to heat up to operational temps due to the risk of damaging those items.

Oven/Range: Gas Burners Information

All gas burners were ignited and were functional at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Exhaust Fan: Fan Type

Microwave Recirculating

FYI - A paper towel was used to determine if adequate air flow was produced by the fan.

Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

*Tested with a paper towel to show adequate air flow.

Microwave: Microwave Information

The microwave was tested by inserting a half full, bottle of water or a microwave safe cup and a magnetron tester into the microwave and powering up the unit on high for approximately 30 seconds. The inspector observes the magnetron tester during the test and checks the water bottle at the end of the test to confirm that an appropriate temperature change occurred. This establishes only that the basic function of the microwave was operational at the time of the inspection. This is a limited evaluation and does not test the many other functions of the microwave. No reportable conditions were present unless otherwise noted in this report.

Refrigerator: Refrigerators Not Inspected

EXCL - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional prior to closing.
*As a courtesy (if possible) the refrigerator and freezer may have been checked to assure that their operating temperatures were appropriate and if applicable ice and water dispensers were operational.
*Any comments, observations or pictures are a courtesy only.

Dishwasher : Dishwasher Information

The dishwasher, if possible, was operated by running a wash or rinse cycle, and was functional at the time of inspection. No leaks were found. The inspector does not test for cleaning efficiency. No deficiencies were observed with the unit unless otherwise noted in this report.

[redacted] [redacted]

Cabinets, Countertops: Countertop/Cabinets Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sink(s): *Kitchen Sink Information

The kitchen sink was inspected by operating the faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Sink(s): *Sprayer Information

The spray wand, whether stand alone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Under Sink Plumbing : Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Under Sink Plumbing : Under Sink Cabinet Storage

LMT - Items were stored in the under sink cabinet(s). This may obscure visual accessibility of some areas; including the supply lines, drain lines and cabinet floor. The inspection of this area is limited to visual portions only.

Observations

7.2.1 Oven/Range

Safety Concern

*ANTI-TIP BRACKET

SFTY - The range tipped forward when tested. If an anti-tip bracket was not installed or did not properly engage the leg of the range during testing, this is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a child climbs on it or if heavy objects are placed on it. Federal law has required anti-tip brackets to be included with all free standing ranges sold in the United States since 1985. These brackets are available on line and at DIY stores for $10 - $20. Recommend having a qualified contractor install a bracket.

[redacted] [redacted]

7.6.1 Dishwasher

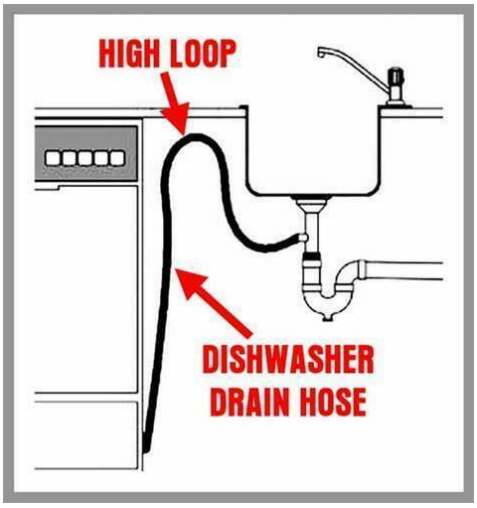
Recommendation

*HIGH LOOP MISSING

Dishwasher manufacturers generally require a high loop to prevent contaminated water from the sink from potentially draining into the dishwasher, in the case of a waste line backup to prevent sewage from filling the dishwasher. Recommend having a qualified contractor reconfigure the discharge line.

Recommendation

Contact a qualified professional.



7.9.1 Under Sink Plumbing

Recommendation

*S TRAP

The kitchen drain contained one or more "S" traps. "S" traps are not allowed by current standards due to the potential of this design to siphon the water "seal" out of the trap, allowing sewer gases to enter the home. Recommend having a licensed plumber repair as needed.

8: BATHROOM(S)

Information

Bathroom Flooring: Flooring Material
Vinyl/Wood Composite/Synthetic Composite Snap Together Flooring. These materials can be difficult to delineate looking at the surface.

Undersink Plumbing : Undersink Plumbing Visibly Obstructed?
No

Ventilation: Ventilation Sources
Ventilation Fan(s)

General Info: Bathroom #1
1st Floor Hall Full Bath






[redacted] [redacted]

General Info: Shower Pan Limitations

LMT - Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

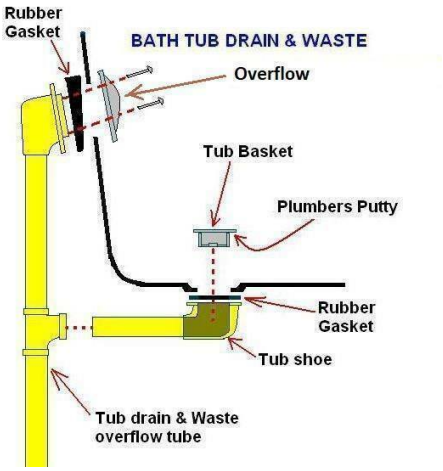
General Info: Tub and Shower Drain Information

FYI - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains, were then inspected with thermal imaging looking for indications of leaks, if applicable. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated is the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Toilet(s): Toilet(s) Information

If possible: The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

If possible: The sink(s) were inspected by operating the faucets and checking for proper flow and drainage, looking for loose and leaking fixtures, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing : Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe/trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucets, checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathtub/Shower Walls: Bathtub Walls Information

The bath and shower surrounds and doors if applicable were inspected by running water for a few minutes and looking for visible signs of leaks. Visually inspecting for damage/deterioration of the walls. Lived in conditions can not be replicated during an inspection. If leaks or other defects become apparent over time these should be evaluated and repaired by a qualified contractor. No reportable conditions were present unless otherwise noted in this report.

Mirror(s): Mirror Information

The bathroom mirrors, if applicable, were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observations

8.6.1 Undersink Plumbing

Recommendation

*S TRAP

"S" trap(s) were found in one or more bathroom sinks. "S" traps are not allowed by current standards due to the potential of the trap design to allow water to be siphoned out of the trap. This would allow sewer gases to enter the home. Sewer gases are toxic and combustible. Recommend having a licensed plumber reconfigure the drain lines.

8.9.1 Ventilation

Recommendation

*VENTILATION FAN - INSUFFICIENT AIRFLOW

The bathroom ventilation fan did not appear to be moving enough air. This may be due to an aging motor, dirt build up, obstructed vent etc. Moisture can accumulate and result in mold, bacteria or fungal growth. If the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend repair or replacement by a licensed contractor as needed.

Recommendation

Contact a qualified professional.

9: LAUNDRY

Information

General Info: Laundry Area Pictures

General Info: Dryer Energy Source

Gas And Electric hook Ups were found.

Dryer Vent: Dryer Vent Termination Point

Exterior

General Info: Washer/Dryer

EXCL - If present, washers and dryers are not tested for functionality during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinets or walls, etc. around them. The water line and power receptacle may not visible and excluded from this inspection. Only visible components of the plumbing and dryer power source are commented on. If the washer and/or dryer is of concern, it is recommended to have an evaluation performed by an appliance repair company or other qualified professional prior to closing.

*Any comments, observations or pictures are a courtesy only.

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

Dryer Vent: Dryer Vent Maintenance

According to the National Fire Protection Agency or better known as NFPA, an estimated average of 15,970 home structure fires involved clothes dryers or washing machines. During the period of 2010 to 2014, 27% of the clothes dryer fires were caused by dust and lint which could have been avoided if properly cleaned by a dryer vent cleaning specialist.

The dryer, its exhaust duct and its discharge point all require regular maintenance. Dryer lint is combustible and poses a fire hazard when it accumulates. The dryer and its associated vent system should be cleaned once a year, or more if the dryer is used heavily.

Observations

9.2.1 Visible Plumbing

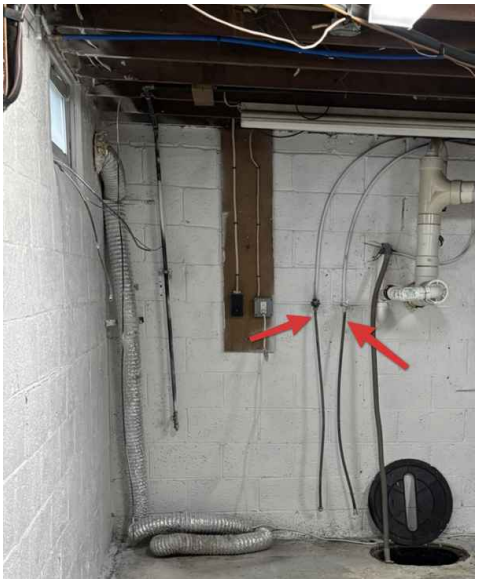
Maintenance Item

RUBBER WASHER HOSES

There were rubber washer hoses found on the washing machine. Although these are common and cheaper than the better quality hoses they are not recommended. Rubber hoses have a higher failure rating than braided stainless steel hoses. It is recommended that the washer hoses be replaced with the higher quality braided stainless steel hoses.

Recommendation

Contact a qualified professional.



9.3.1 Dryer Vent

Maintenance Item

*COVER - MISSING/DAMAGED

The cover was missing or damaged on the exterior vent. This can allow insects or wildlife intrusion into the duct. Recommend having a qualified contractor replace the louvers and/or exterior cover.

Recommendation

Contact a qualified professional.

9.3.2 Dryer Vent

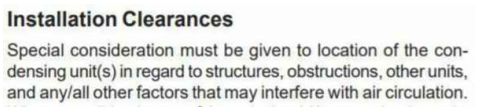
Recommendation

*DRYER VENT - WITHIN 5 FEET OF EXTERIOR HVAC UNIT

The dryer vent was located within five feet of the exterior HVAC unit. This can allow lint to clog the cooling fins of the unit, and affect the efficiency of the unit due to the warm air exiting from the vent. At least five feet of clearance is recommended here. Recommend modification of the vent discharge by a qualified contractor to meet current building practices.

Recommendation

Contact a qualified professional.



Installation Clearances

Special consideration must be given to location of the condensing unit(s) in regard to structures, obstructions, other units, and any/all other factors that may interfere with air circulation.

[redacted] [redacted]

9.3.3 Dryer Vent

Safety Concern

*DUCT - IMPROPER MATERIAL

The dryer duct was constructed of materials that do not meet current requirements. Flexible ducts should only be used for transitions and can not pass through floors or walls. Exhaust ducts should have a smooth interior finish and be constructed of metal a minimum 0.016 inch (0.4 mm) thick. The use of improper materials can create a fire hazard. PVC and flexible mylar/foil are not acceptable materials for dryer vents. PVC typically has a maximum temperature rating of 140 degrees. Dryer exhaust output can range from 130 to 165 degrees. PVC can buildup a static charge that can ignite lint buildup and cause a fire. The flexible mylar/foil type are rated only for air handling such as exhaust fans, air handlers etc. and are not rated for dryer use. Rigid metal vent piping is best for venting a dryer.

Recommendation

Contact a qualified professional.

10: HEATING, COOLING

Information

Exterior Unit(s) - Split System : Exterior Unit Location
Rear of home

1.

Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type
Electric AC Unit

Exterior Unit(s) - Split System : Exterior Unit Manufacturer
Rheem

Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage
30amps

Exterior Unit(s) - Split System : Exterior Unit Overcurrent Protection Amperage
30 amps

Interior Unit(s) - Split System : Interior Unit(s) Location
Basement

Interior Unit(s) - Split System : Interior Unit(s) Energy Source
Gas Forced Air

Interior Unit(s) - Split System : Interior Unit Manufacturer
Rheem

Interior Unit(s) - Split System : Heater Input BTU's
75,000 BTU's

Venting: Vent Material
Single wall galvanized

Venting: Vent Termination Point
Chimney

Heat Distribution : HVAC Distribution
Ducts and registers

Condensate Drain Pipe: Condensate Drain Termination Point
Laundry Standpipe

Auxiliary Drain Pan: Auxiliary Drain Pan Present
No

Air Filter/Return Plenum: Filter Location(s)
At base of air handler

Thermostat(s): Thermostat Location(s)
1st Floor, Hallway

[redacted] [redacted]

General Info: *Heating/Cooling Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the heating/cooling components, condition, deficiencies and fuel source of the installed heating equipment and energy sources, combustion vent systems and chimneys, visible and accessible portions of the heat exchanger; central cooling system, permanently installed hard-wired through-wall individual cooling systems and energy sources.

The inspector is **not** required by the SOP to inspect or operate: humidifiers, electronic air filters, solar heating systems, interiors of flues and chimneys, electronic air filters, heating/cooling supply adequacy or distribution balance, without operating central cooling equipment when weather conditions or other circumstance may cause damage to the cooling equipment. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info: *Heating/Cooling Ventilation Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the ventilation components, condition and deficiencies of the mechanical ventilation system, report inadequate ventilation.

The inspector is **not** required by the SOP to inspect any area(s) that are unsafe to access or enter. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat(s)) in both heating and cooling modes (if applicable and weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner. Generally not requiring tools. If a more thorough inspection is desired, an HVAC contractor should be consulted.

General Info: *Window AC Units Not Tested

EXCL - If there were window-style AC unit(s) as a cooling source. Window-style AC units are not tested during a home inspection due to them being considered an unattached, temporary component of the home, and their functionality is excluded from the inspection. Any windows containing AC units are not able to be tested for functionality as the AC unit would have to be removed.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler, Gas/Oil Furnace, or Gas/Oil Fired Boiler)
- A Thermostat (Or multiple Thermostats)
- And Interior ductwork to distribute conditioned air throughout the home

General Info: AC Unit Not Tested - Temperature

LMT - The AC units, (wall mounted, mini-split systems or exterior units) were visually inspected with no indications of deficiencies observed at the time of inspection unless otherwise noted in this report. The AC function of the unit(s) was not tested due to low ambient temperatures. The outdoor air temperature should be above 65 degrees Fahrenheit for the 24 hour period preceding the inspection. Air conditioning systems can be damaged if operated when the coolant/oil mixture temperatures in the compressor are to low. The oil that lubricates the compressor is a heavier weight designed for use in summer weather, and this oil thickens in colder temperatures, and can't provide the proper protection for the compressor in cooler temperatures. Therefore the cooling function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past cooling performance, obtaining maintenance records, or checking the system, if temperatures permit during the pre-settlement walk through. If a concern that it wasn't able to be tested, have an HVAC contractor evaluate the system.

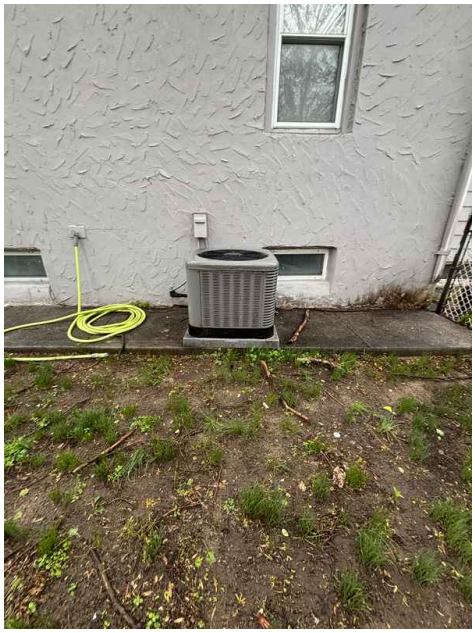
General Info: Balanced/Adequate HVAC

It is beyond the scope of this inspection to determine if the HVAC system is adequately sized or properly balanced. If the heating/cooling is not balanced through out the house, recommend having a qualified HVAC technician evaluate and balance the system. This often requires dampers to be set in different positions for summer and winter, and for radiant systems valves to be adjusted (after bleeding air from the system).

General Info: *Gas/Oil Fired Forced Air Furnace Information

EXCL - This house contains one or more natural gas, propane and/or oil fired forced air furnace(s). The key to all combustion equipment is the heat exchanger. This is a welded clam-shell piece of metal inside of the furnace that contains the products of combustion, so that moisture, carbon monoxide and other products of combustion do not mix with interior air, and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment; are not visible; and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is the possibility of forming a crack in the heat exchanger, and never be aware of it. We recommend that you have operable carbon monoxide alarms inside the house; have HVAC servicing performed annually; and anticipate replacing forced air furnaces on a roughly 15-20 year schedule.

Exterior Unit(s) - Split System : Exterior HVAC Pictures



Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

2018

The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Annual Service Recommendation

The National Fire Prevention Association (NFPA) and the manufactures of heating systems recommend having an annual inspection of the heating system by a qualified HVAC contractor. This inspection helps to insure that the system is running efficiently and safely. Any defects found during these annual inspections should be repaired immediately.

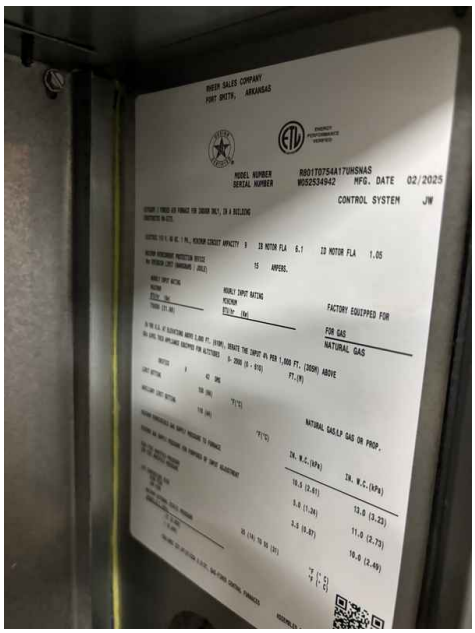
Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Exterior Unit(s) - Split System : AC Unit Not Tested - Temperature

LMT - The AC unit(s) were visually inspected with no indications of deficiencies observed at the time of inspection unless otherwise noted in this report. The AC function of the unit(s) was not tested due to low ambient temperatures. The outdoor air temperature should be above 65 degrees Fahrenheit for the 24 hour period preceding the inspection. Air conditioning systems can be damaged if operated when the coolant/oil mixture temperatures in the compressor are to low. The oil that lubricates the compressor is a heavier weight designed for use in summer weather, and this oil thickens in colder temperatures, and can't provide the proper protection for the compressor in cooler temperatures. Therefore the cooling function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past cooling performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system.

Interior Unit(s) - Split System : Interior HVAC Pictures



Interior Unit(s) - Split System : Interior Units Manufacture Year

2025

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Interior Unit(s) - Split System : Interior Unit(s) Information

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : *Combustion Air/Make-up Air Source

Room Air

All heating systems that use combustible fuels such as gas, propane, oil, wood, pellets, etc. require air for combustion and make up air. The air required for combustion is the air that mixes with the fuel during the combustion process to create an efficient combustion ratio. The make up air is the additional volume of air that is needed after combustion to create an adequate volume of gases for efficient flow out of the flue. If it can be discerned, the air intake source is described in this section.

Interior Unit(s) - Split System : Forced Air Furnace Information

EXCL - This house contains a forced air furnace(s). The key to all forced air combustion equipment is the heat exchanger. This is a welded clam-shell piece of metal inside of the furnace that contains the products of combustion, so that moisture, carbon monoxide and other products of combustion do not mix with interior air, and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment; are not visible; and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is the possibility of forming a crack in the heat exchanger, and never be aware of it. We recommend that you have operable carbon monoxide alarms inside the house; have HVAC servicing performed annually; and anticipate replacing forced air furnaces on a roughly 15-20 year schedule.

Venting: Vent Information

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Condensate Drain Pipe: Condensate Pump Information

A condensate pump was being used to carry condensate from the interior unit's location to it's discharge point. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle. These units are inspected by looking for water or staining around the pump, which would indicate a failure of the unit. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off; or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

Air Filter/Return Plenum: Disposable / Re-usable Air Filters

In order for the HVAC system to function properly, the system needs to have filters for the air it is conditioning and moving, these HVAC filter(s) require periodic maintenance. Filter maintenance depends on the quality and type of filter and how the system is configured, for example if the fan is always "on" vs. "Auto" where it runs intermittently, and on environmental factors such as the number of pets, smoking, number of occupants and the season. Some HVAC filters are permanent and need to be cleaned, but the majority of HVAC systems use a disposible filter. Recommend cleaning or replacing the the HVAC filter(s) upon taking occupancy, if the filter has not recently been replaced and checking filters monthly and cleaning or replacing the filter(s) as needed.

[redacted] [redacted]

Thermostat(s): ***Thermostat Information**

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Refrigerant Lines: **Refrigerant Line Information**

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

HVAC Supply Registers: **HVAC Supply Information**

Air supply was found at the supply register(s) as seen with thermal imaging or an infrared thermometer. Air flow rate and it's adequacy is not determined. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: **Ductwork Information**

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Observations

10.1.1 General Info

Safety Concern

HVAC SERVICING DOCUMENTATION NOT PRESENT

The last servicing date for the HVAC system was not determined. Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy, efficiency and safety of the systems. Recommend asking the seller(s) for the service records, if the records can not be produced or servicing has not been done in the last year, then the system should be serviced by a qualified HVAC technician prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

10.3.1 Interior Unit(s) - Split System

Recommendation

ABANDONED HEATING EQUIPMENT

An abandoned furnace was present in the basement. All unused/abandoned will deteriorate and is a potential hazard. All unused/abandoned equipment should be removed. Recommend a qualified contractor remove and dispose of the unused equipment.

11: WATER HEATER: GAS, LP, OIL

Information

Gas, LP, Oil Fired Water Heater Condition: *Type Of Water Heater
Tank

Gas, LP, Oil Fired Water Heater Condition: *Water Temperature Degrees F
°F
118°F

Gas, LP, Oil Fired Water Heater Condition: *Water Heater Location
Basement

Gas, LP, Oil Fired Water Heater Condition: *Water Heater Manufacturer
AO Smith

Gas, LP, Oil Fired Water Heater Condition: *Year Of Manufacture
2017

The typical life expectancy of a water heater is 13-15 years.

Gas, LP, Oil Fired Water Heater Condition: *Energy Source
Gas

Gas, LP, Oil Fired Water Heater Condition: *Capacity
40 Gallons

Venting: Venting Type
Natural Convection Vent

Venting: Vent Material
Single wall galvanized

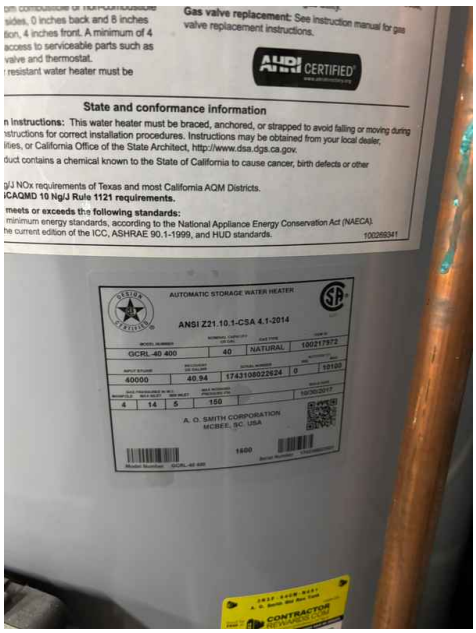
Venting: Vent Termination Point
Chimney

TPR Valve and Discharge Pipe: TPRV Discharge Tube Material
Copper

TPR Valve and Discharge Pipe: TPR Discharge Location
Floor

Water Pipes: Water Pipe Material
PEX

Gas, LP, Oil Fired Water Heater Condition: *Water Heater Pictures



Gas, LP, Oil Fired Water Heater Condition: *Water Heater Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the water heater components and condition and deficiencies of the water heating equipment and energy sources.

The inspector is **not** required by the SOP to inspect any area(s) that are unsafe to access or enter.

Gas, LP, Oil Fired Water Heater Condition: *Water Heater Ventilation Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the ventilation components, condition and deficiencies of the mechanical ventilation system, report inadequate ventilation.

The inspector is **not** required by the SOP to inspect any area(s) that are unsafe to access or enter.

Gas, LP, Oil Fired Water Heater Condition: *Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced hot water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

Gas, LP, Oil Fired Water Heater Condition: *Water Temp Information

FYI - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Combustion Chamber: Combustion Chamber Information

If possible, the combustion chamber was inspected for significant deficiencies. Proper flame propagation, ie. uniform with good color, shape and size. No deficiencies were observed at visible portions unless otherwise noted in this report.

Venting: Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

Gas Pipe: Gas Pipe/Sediment Trap Information

A gas shut-off valve and sediment trap were present. No deficiencies were observed unless otherwise noted in this report.

TPR Valve and Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

TPR Valve and Discharge Pipe: TPR Valve Information

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Observations

11.6.1 Water Pipes

Safety Concern

*DIRECT CONNECTION - PLASTIC PIPE

Water supply lines for gas fired water heaters are required to have adequate clearance from the hood and flue, typically 6 inches. This requires a minimum of 18 inches of copper pipe (often more) connected to the water heater then transitioning to plastic pipe. This is a fire hazard and should be corrected. Recommend having a licensed plumber replumb the water heater.

Recommendation

Contact a qualified professional.

12: PLUMBING

Information

General Info: Water Source
Public

General Info: Type Of Waste System
Public

Main Water Shutoff Valve : Water Main Shut Off Location
Not Determined

Water Supply Pipes: Main Service Pipe Material (Visible Portions)
Not Determined

Water Supply Pipes: Water Distribution Pipe Material (Visible Portions)
PEX

Drain, Waste and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
Cast Iron

Drain, Waste and Vent Pipes (DWV): DWV Material Type (Visible Portions)
Cast Iron, PVC

Drain, Waste and Vent Pipes (DWV): Vent Stack Material
No Vent Stacks Were Observed

Drain, Waste and Vent Pipes (DWV): Curb Trap
FYI - There was a curb trap noted on the property.

Main Cleanout: Cleanout Location
Basement

Sump/Ejector Pump: *Sump or Ejector Pump
Sump Pit Found. No Pump Installed

Functional Flow: Functional Flow
Yes

Functional Drainage: Functional Drainage
Yes

General Info: *Plumbing Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the plumbing components and condition and deficiencies of the interior water supply and distribution systems including functional water flow and functional drainage, all interior fixtures and faucets, drain, waste and vent systems, domestic water heating systems, combustion vent systems, dumps, sump pumps and related piping, predominant interior water supply and distribution piping materials, including the presence of lead water service and/or supply piping, predominant drain, waste and vent piping materials

The inspector is **not** required by the SOP to inspect wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality, water conditioning systems, lawn irrigation systems, solar water heating systems, interior of flues and chimneys; shall not operate shut off valves or safety valves or automatic safety controls. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info: Limitations

LMT: The following are limitations of this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any pictures or comments regarding these items are as a courtesy only. NOTE: the inspector DOES NOT operate water supply or shut off valves due to the risk of the valves breaking and/or leaking when operated. The inspector DOES NOT test for lead i the water supply, the water pipes or solder and does not determine if plumbing and fuel lines are adequately sized and does not determine the existence or condition of underground or above ground fuel tanks.

General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur on older valves once operated.

General Info: *Cast / Galvanized

The age and the materials of the plumbing system should be taken into consideration. If galvanized water supply lines and/or cast Iron drain and waste lines are part of the plumbing system these materials typically have a 50 - 60 year life. Internal corrosion in the lines can and will affect the pressure and draining capabilities of the plumbing system at some point in their life. Major repairs and / or replacement should be anticipated, the remaining life can not be determined or estimated.

Main Water Shutoff Valve : Main Shutoff Information

The main water shutoff valve was inspected by reporting on its location as well as looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.
The valve(s) is not operated to test its functionality.

Main Water Shutoff Valve : Not Found

FYI - The main water shut off valve was not found. I recommend consulting with the sellers as to its location.

Water Supply Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Water Supply Pipes: Pre - Mid 1980's Lead Solder Warning

If copper water supply pipes are in service and were installed prior to the late 1980's they may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:
* Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
* Install appropriate filters at points of use
* Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
* Use bottled or distilled water
* Treat well water to make it less corrosive
* Have a qualified plumber replace supply pipes and/or plumbing components as necessary

Drain, Waste and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility that damage, blockages, sagging or other defects may exist.

Main Cleanout: Cleanout Information

A sewer/septic lateral cleanout was found. Cleanouts are reported on with regards to their location and materials only and unless the inspector is conducting a sewer scope they are not opened.

Functional Flow: Flow Information

Water was run from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and we have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

Observations

12.4.1 Drain, Waste and Vent Pipes (DWV)

Recommendation

*INCORRECT "FERNCO"

"Fernco fittings" Fernco is a brand name of a type of fitting commonly called a no hub band. If this type of fitting is used to connect DWV (Drain, Waste, Vent) pipes a reinforced band is required to prevent settling and lateral movement. One or more Fernco style fittings were found that were not reinforced. This can lead to failures and subsequent leaks. Recommend having a licensed plumber replace all substandard fittings.

12.4.2 Drain, Waste and Vent Pipes (DWV)

Recommendation

IMPROPER VENTING

There were no vent stacks observed and no "Studor"© vents found for individual plumbing fixtures. Vents are required to ensure proper functioning of the drains. Recommend having a licensed plumber evaluate and repair as needed.

12.4.3 Drain, Waste and Vent Pipes (DWV)

Recommendation

DETERIORATED/DEFECTIVE WASTE LINES

There were one or more active leaks observed from the drain/waste lines. The connection from the PVC to the cast iron at the foundation wall was in poor condition. The cast iron was deteriorated. These conditions will likely result in additional leaks. Recommend having a licensed plumber repair/replace as needed.

13: ELECTRICAL

Information

Service Entrance: Service Entrance Type
Overhead Service Drop

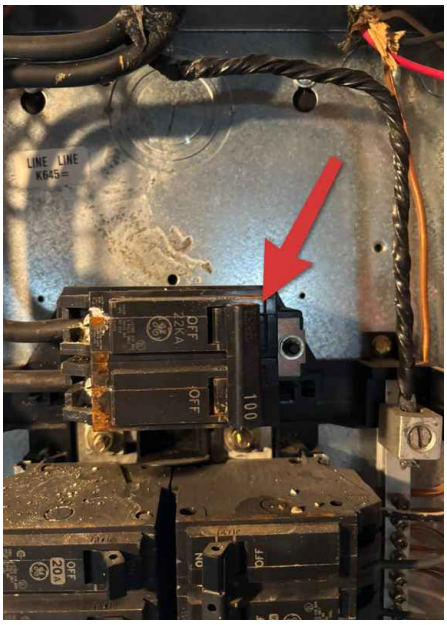
Service Entrance: Service Entrance Conductor Material
Stranded aluminum

Service Entrance: Number of Service Conductors
3

Service Disconnect: Service Disconnect Location
Breaker at top of main service panel

Service Amperage: Service Amperage
Service Amperage
100amps 120/240VAC

Service Equipment/Electrical Panel: Main Service Panel
Basement



Service Equipment/Electrical Panel: Electrical Panel Manufacturer
GE/General Electric

Breakers: AFCI Breakers Present
No

Breakers: Breakers in Off Position
0

Sub Panel: Sub-Panel(s) Location
Basement

Sub Panel: Manufacturer
Wadsworth

Service Grounding/Bonding: Grounding Electrode Conductor
Yes, Ground source not identified

Service Grounding/Bonding: Grounding Electrode Type
Not Determined

Service Grounding/Bonding: Water Pipe Bonding Present
Not Required (PEX)

Service Grounding/Bonding: Gas Pipe Bonding Present
Not Determined, Many gas pipes were concealed.

Branch Wiring : Visible Branch Wiring Type
NM Sheathed Cable, Braided Cloth NM, BX Cable (Armor Cable)

Branch Wiring : 15 & 20amp Branch Wiring Metal Type
Copper

General Info: Limitations

The following items are excluded from this inspection to ensure transparency and accuracy: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities and systems, low-voltage lighting or lighting on timers or sensors. Please note that any comments made regarding these items are provided as a courtesy only. It is important to understand that the inspector does not assess the adequacy of grounding or bonding, the capacity of the system for the client's specific or anticipated needs, or the presence of reserve capacity for additions or expansions. Additionally, the inspector does not operate circuit breakers or perform tasks such as installing or changing light bulbs. While the inspector does not evaluate every wall switch or receptacle, a representative number of them are tested according to various standards of practice. It is important to note that when furnishings, stored items, or child-protective caps are present, some receptacles may be inaccessible and therefore not tested. These inaccessible receptacles are excluded from the inspection. Receptacles that are not of standard 110-volt configuration, including 240-volt dryer receptacles, are also not tested and are excluded. The functionality, power source, and placement of smoke and carbon monoxide alarms are not determined as part of this inspection. It is recommended that upon taking occupancy, the proper operation and placement of smoke and carbon monoxide alarms be verified, and batteries should be changed. It is important to note that these devices have a limited lifespan and should be replaced every 10 years. While the inspector attempts to locate and evaluate all main and sub-panels, it is possible for panels to be concealed. If panels are found after the inspection, it is recommended to have a qualified electrician evaluate and repair them if necessary. The inspector also attempts to determine the overall electrical service size, but please be aware that such estimates are not guaranteed due to the potential presence of lesser-rated components in the system that may diminish the overall capacity. Any repairs recommended should be carried out by a licensed electrician to ensure safety.

Open AI (n.d.). ChatGPT. Google. Retrieved October 25, 2023, from https://docs.google.com/document

General Info: *Electric Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the electrical components and condition and deficiencies of the service entrance system, main disconnects, main panel and sub panels, interior components of main panel and sub panels, service grounding, wiring, over-current protection devices and the compatibility of their ampacity with that of the connected wiring, at least one of each interior installed lighting fixture, switch and receptacle per room and at least one exterior installed lighting fixture, switch and receptacle per side of the house, ground fault circuit interrupters (GFCI), amperage and voltage rating of the service, location of the main disconnect, main panels and sub-panels, over-current protection devices, predominate type of wiring, presence of knob and tube branch circuit wiring, presence of solid conductor aluminum branch circuit wiring.

The inspector is **not** required by the SOP to: determine wire amperage, voltage or impedance; inspect any wiring not a part of the primary electrical power distribution system including but not limited to: central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems low voltage wiring systems. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

General Info: Pre-1987 Wiring, newer fixtures warning

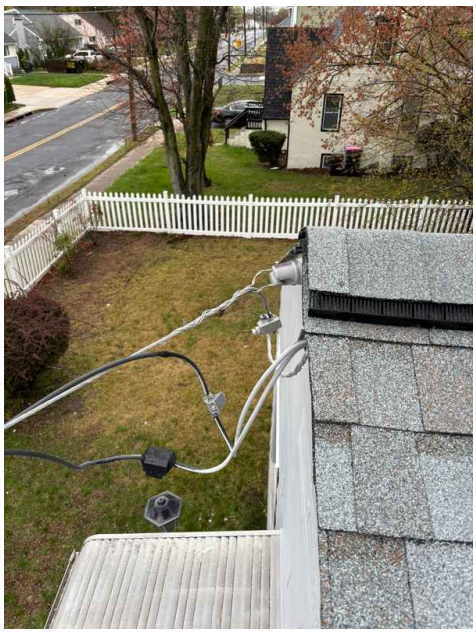
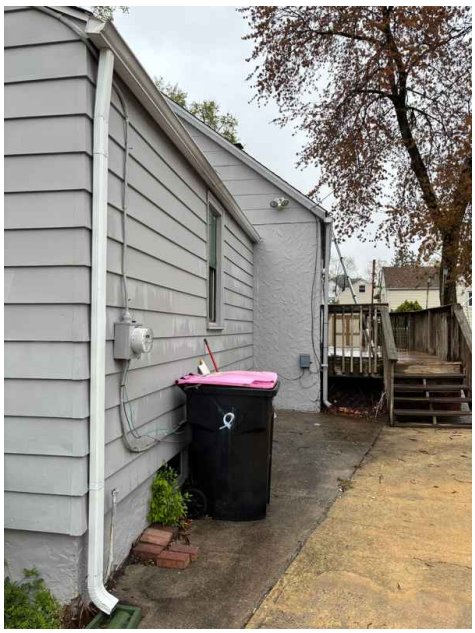
If applicable: The wiring used in buildings constructed before the mid-1980s, such as non-metallic sheathed (Romex) wiring, BX, AC metal-clad flexible wiring, and knob and tube wiring (common in homes built before 1950), is typically rated for a maximum temperature of only 60 degrees Celsius. However, newer electric fixtures, including lighting and fans, require wiring rated for 90 degrees Celsius. Connecting these newer fixtures to the older 60-degree-rated wiring can pose a fire hazard. To address this issue, repairs may involve replacing the last few feet of wiring leading to the newer fixtures with new 90-degree-rated wire and installing a junction box to connect the old and new wiring. Please note that this inspection does not cover the identification or extent of incompatible components installed. Given the age of the building, it is important for the client to be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Recommend having licensed electrician evaluate any defect(s) identified within this report, as needed.

Open AI (n.d.). ChatGPT. Google. Retrieved October 25, 2023, from https://docs.google.com/document

General Info: *Obscured Areas

LMT - If furniture, appliances and/or personal belongings were present in the home at the time of inspection. These items were not moved or altered in any way. These items can block visual accessibility of systems and components of systems throughout the home, including *electrical outlets*, etc.(See Inspection Information/General Information/Obscured Areas). This is a limitation on the inspection and all obscured areas are excluded from this report. Comments and descriptions in this section are based only on the areas that can be seen. It is highly recommended that you evaluate areas where these items were present for defects during your final walk through or at some point after these belongings have been removed. If any concerns are noticed during your final walk through, feel free to contact me.

Service Entrance: SEC And Electric Meter Pictures

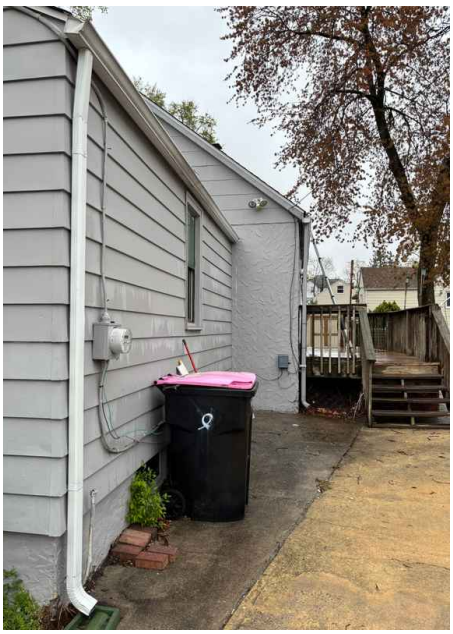




Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. The meter and service entrance cable appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Entrance: *SEC ��� Painted

LMT - The service entrance cable and or components were painted. This is a limitation on the inspection. Damage or defects may exist that were not readily visible at the time of the inspection.



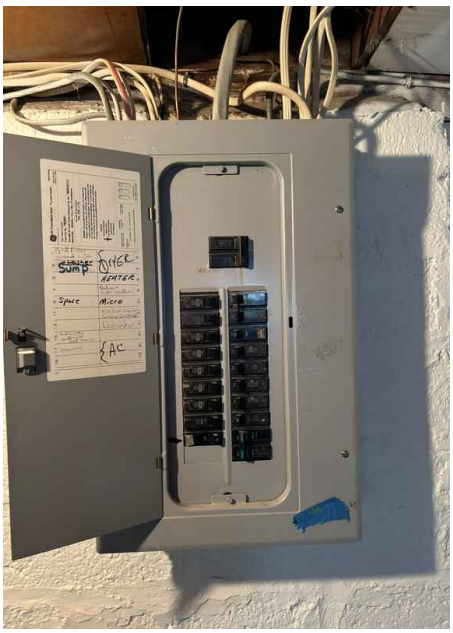

Service Disconnect: Service Disconnect Information

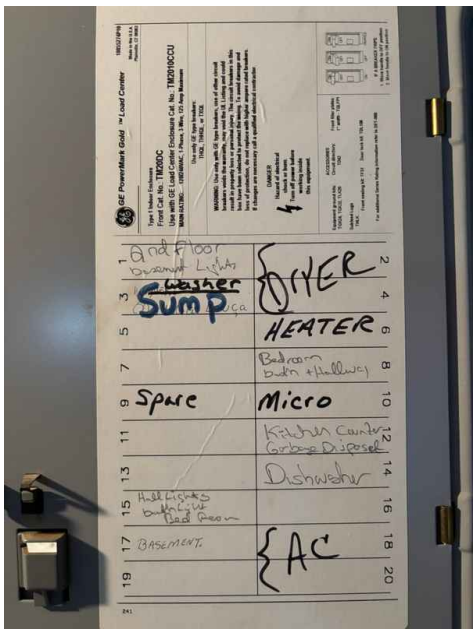
The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

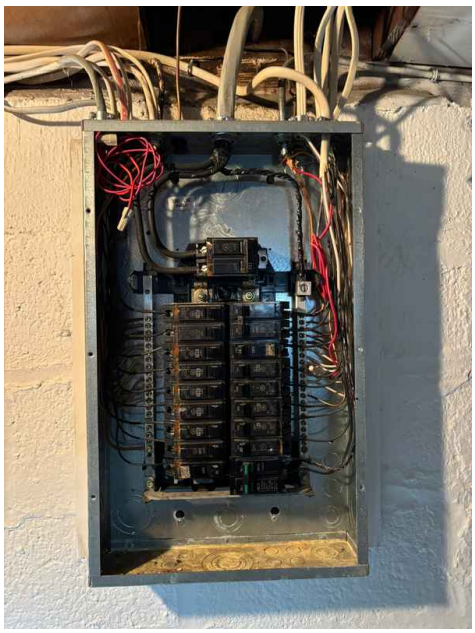
Service Amperage: Service Amperage

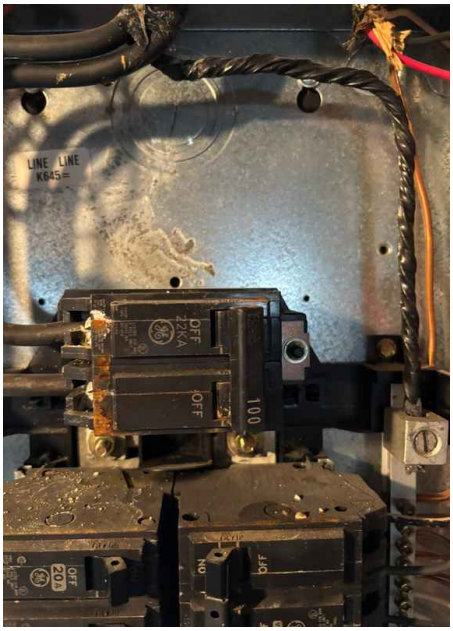
The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/240VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked.

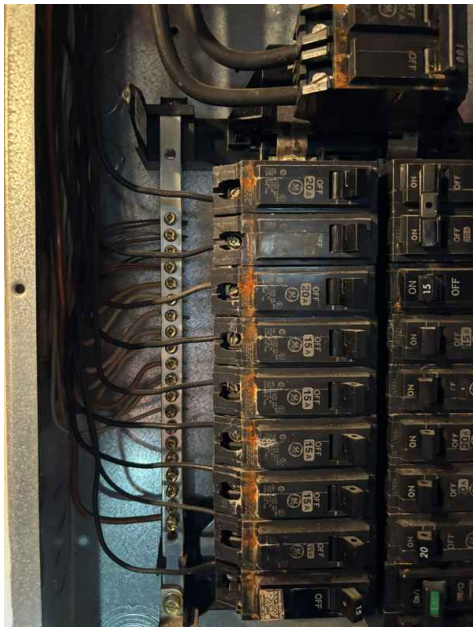
Service Equipment/Electrical Panel: Electric Panel Pictures

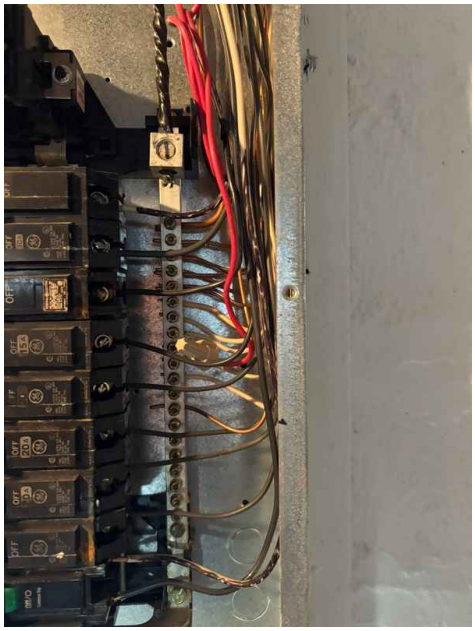


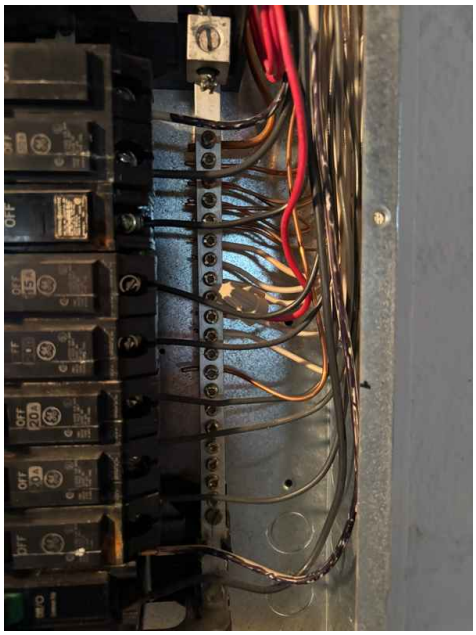


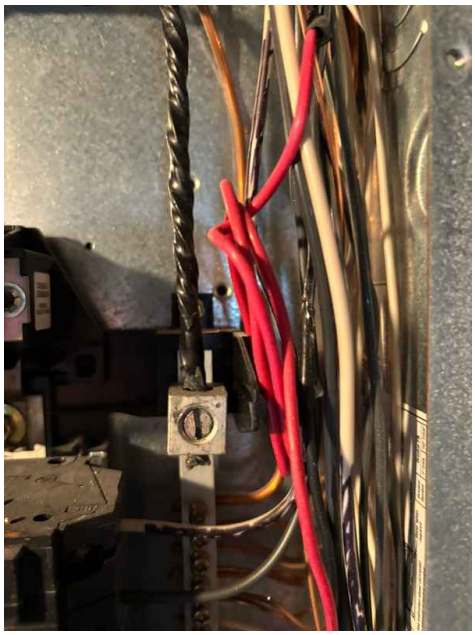


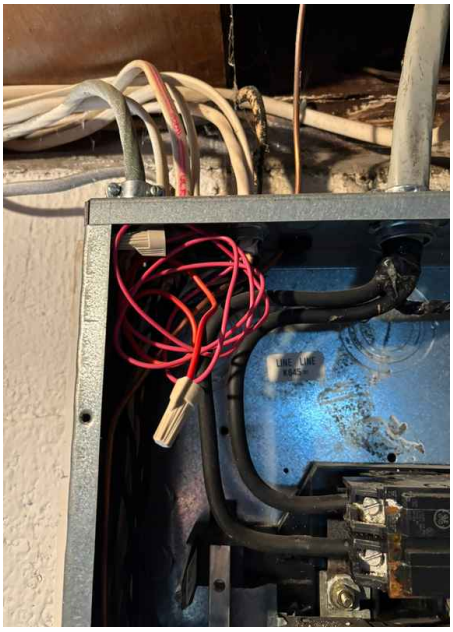
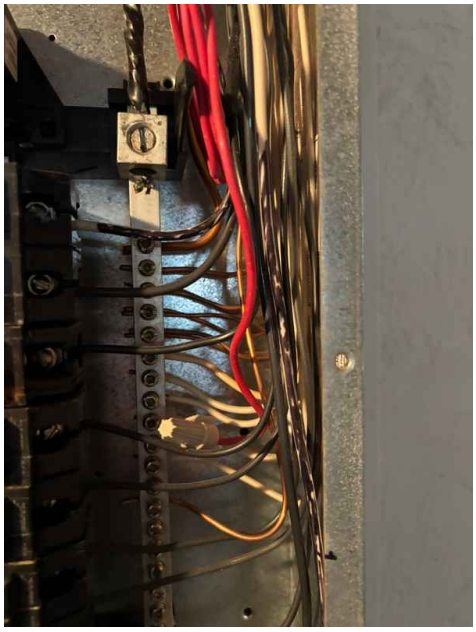
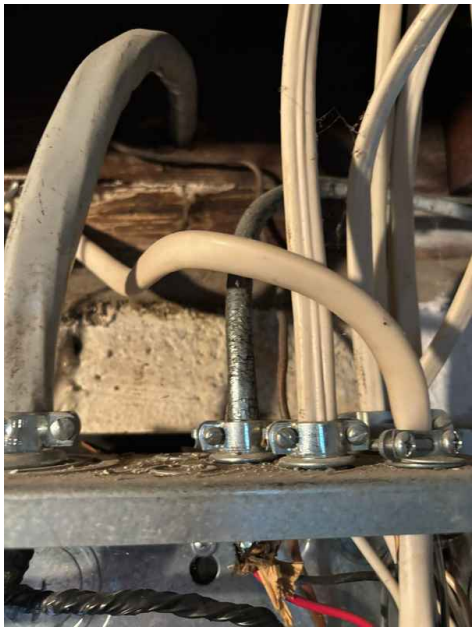






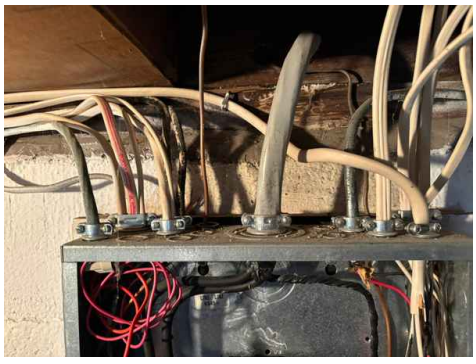




OFF
100
OFF
ON

LINE LINE
645=


K045=


Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel was inspected by removing the front cover and looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Sub Panel: Sub-Panel Information

The sub-panel(s) were inspected to ensure all rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the neutral conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Branch Wiring : Pre Mid 1980's Wire

If applicable:

Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

The presence of GFCI protection is confirmed using a receptacle tester with a built in GFCI test function. The inspector uses this test method due to some GFCI outlets indicating that they are operational and functioning as designed when tested with the built in "test and reset" buttons. But when tested with an independent test device they do not function properly and fail to trip. This is not applicable to ungrounded circuits in older homes that have a GFCI outlet installed.

Testing with a tester can trip a hidden GFCI leaving the circuit inoperable. The inspector makes every effort to assure that circuits are reset after testing. If a GFCI protected circuit is tripped and the reset location can not be found the inspector will inform the Realtor so the sellers can be advised.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a plug in outlet tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans (if applicable) were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Observations

13.2.1 Service Entrance

Recommendation

*SEAL-DETERIORATED

The seal around the service entrance cable was missing or deteriorated. This can allow water to enter the structure and the service equipment panels. Recommend having a licensed electrician reseal these areas.

13.2.2 Service Entrance

Safety Concern

*SEC - MISSING, DAMAGED, SUBSTANDARD INSULATION

The insulation on the service entrance cable was deteriorated. This can expose the conductors to the elements and pose a shock hazard. Recommend having a licensed electrician replace the service entrance cable.

13.4.1 Service Amperage

Maintenance Item

***100AMP SERVICE**

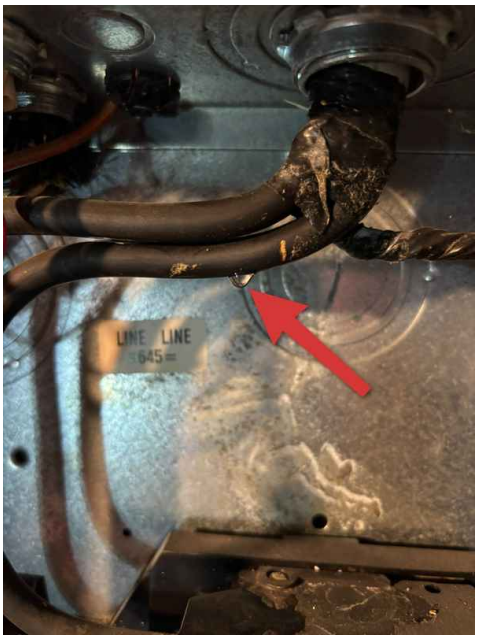
FYI - The electrical service for this property was limited to 100amps. While common in older homes and smaller homes, it may be insufficient for a home in today's age with all of the electrical devices in use. An evaluation of the service amperage's adequacy should be evaluated by a licensed electrician.

13.5.1 Service Equipment/Electrical Panel

Safety Concern

***CORROSION**

Heavy corrosion was found inside and/or on the exterior of one or more service panels. Corrosion is generally caused by elevated moisture levels. Corrosion on the terminals and connection points on components can cause poor connections resulting in heat build up and fire hazards. Recommend having a licensed electrician evaluate and repair/replace as needed.
*Water was actively leaking into the service panel.



13.5.2 Service Equipment/Electrical Panel

Safety Concern

***KNOCKOUTS MISSING**

One or more knockouts were missing from the electrical meter. Missing knockouts can allow mice and insects to enter the panel and nest., It can create a shock hazard for people inadvertently sticking fingers into the panel. Filler plugs in conjunction with the cover being properly installed also help to contain fire in the case of an overload or other malfunction. Recommend having a licensed electrician install caps as needed.

13.5.3 Service Equipment/Electrical Panel

Safety Concern

*LEGEND - INCOMPLETE, INCORRECT, OR MISSING

The legend was missing, incomplete, or substandard. This is dangerous in the case of an emergency when power needs to be shut down. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a licensed electrician may be necessary.

13.7.1 Sub Panel

Recommendation

SUBPANEL - MULTIPLE DEFECTS

The subpanel was an old Wadsworth panel which is outdated. The subpanel utilized glass screw base fuses, these are also an outdated technology and can be dangerous because oversized fuses may be installed. The inspector did not have full visual access and could not determine if grounding and bonding were correct. Recommend having a licensed electrician evaluate and repair/replace as needed.

13.8.1 Service Grounding/Bonding

Safety Concern

GEC - CUT GROUNDING ELECTRODE CONDUCTOR

A solid copper wire was found in the basement that was cut. This appears to be a ground wire for the electrical service that is no longer connected. It is beyond the scope of this inspection to determine if the grounding for the system is adequate and serviceable. Recommend having a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified professional.

13.9.1 Branch Wiring

Safety Concern

*ELECTRICAL BOXES - MISSING CONNECTORS/BUSHINGS

There were one or more junction boxes missing approved connectors, bushings or caps. If wires are run through these openings it leaves the wire exposed to the sharp metal edges of the box, without wires it leaves an opening that someone could put a finger in and get shocked. These are potentially dangerous conditions. Recommend a licensed electrician repair as needed.

13.10.1 GFCI Protection

Safety Concern

*GFCI - MISSING, NOT OPERATIONAL

INCLUDING BUT NOT LIMITED TO: KITCHEN

SFTY - GFCI protection was missing, inoperable, defective or damaged in one or more locations. This is a shock hazard. Recommend having a licensed electrician evaluate the system and install/replace GFCI protection as needed.
Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors.
General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

The GFCI protection is tested using a receptacle tester with a built in GFCI test function. The inspector uses this test method due to some GFCI outlets indicating that they are operational and functioning as designed when tested with the built in "test and reset" buttons. But when tested with an independent test device they do not function properly and fail to trip. This is not applicable to ungrounded circuits in older homes that have a GFCI outlet installed.
Testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. The inspector makes every effort to assure that circuits are reset after testing. If a GFCI protected circuit is tripped and the reset location can not be found the inspector will inform the Realtor so the sellers can be advised.

13.10.2 GFCI Protection

Safety Concern

*GFCI - WOULD NOT RESET

One or more GFCI receptacles were tripped testing for proper operation or were tripped prior to the inspector testing them and would not reset, leaving it inoperable. This is indicative of a defective GFCI outlet or that a ground fault exists on that circuit. Recommend having a licensed electrician evaluate and repair/replace as needed.

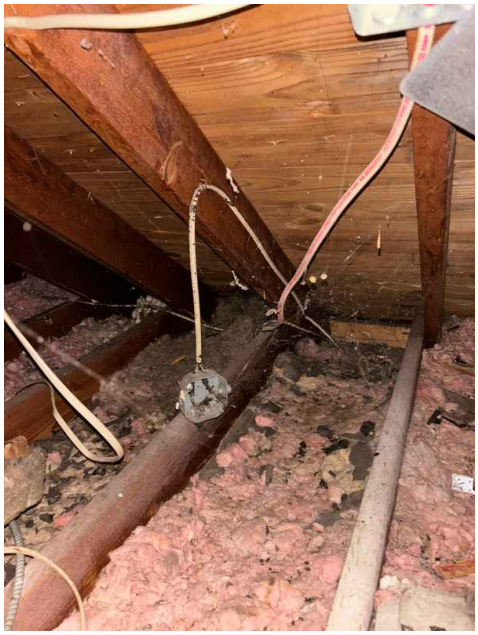
13.11.1 Receptacles

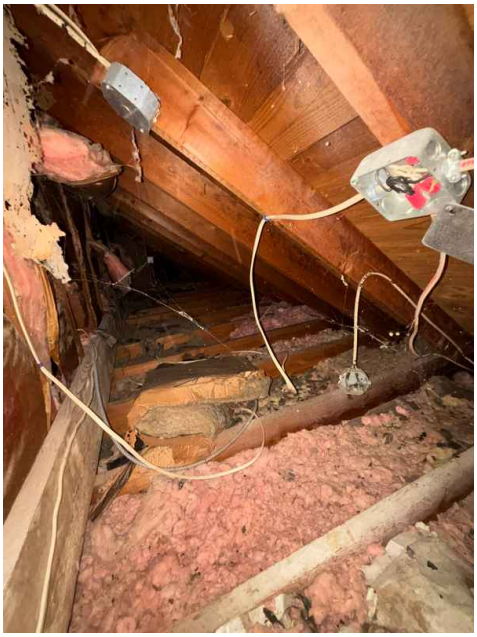
Safety Concern

*COVERS

INCLUDING BUT NOT LIMITED TO: ATTIC

There were one or more cover plates for switches, receptacles, lights or junction boxes that were loose, missing, broken, missing screws, wrong cover for the application or substandard. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires and terminals, and to seal out the weather when applicable. Recommend having a licensed electrician install cover plates where necessary.



13.12.1 Ceiling Fans

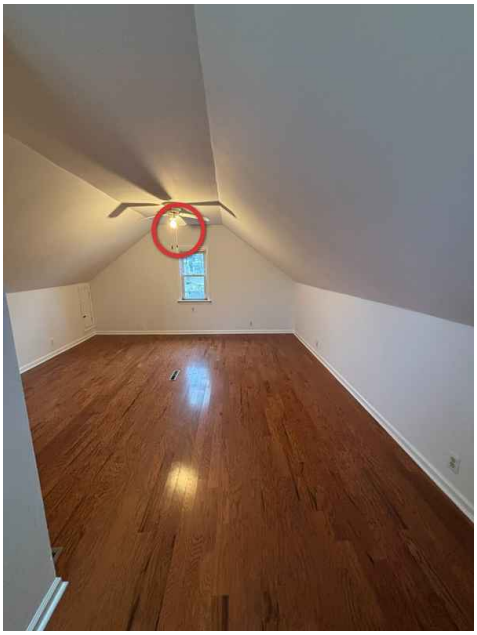
Recommendation

FAN LIGHT - GLOBE(S) MISSING

The globe or globes were missing on the ceiling fan. Recommend having a qualified person install a globe.

Recommendation

Contact a qualified professional.



14: BASEMENT FOUNDATION AREA

Information

Basement Access: Lower Level Access
Bilco Door, Interior Stairs

Foundation Walls: Foundation Wall Material
Painted Concrete Block

Subfloor: Subfloor Material
1X Wood Planks

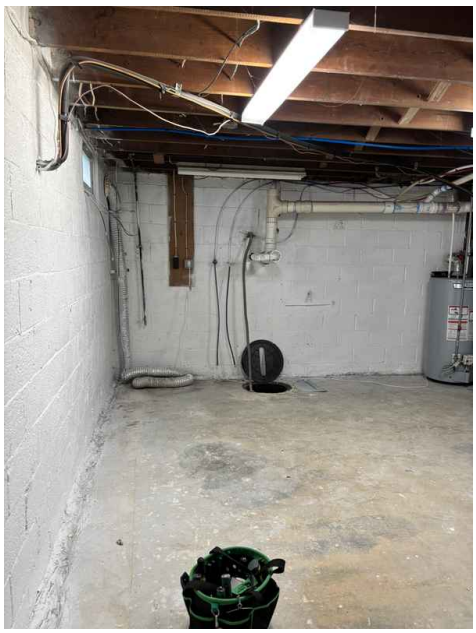
Moisture Presence: *Indications of Moisture at Visible Portions
Yes

Framing/Floor Structure: Floor Structure Materials
Wood Floor Joists, Built-Up Beam(s)

Foundation Walls: Foundation Type
Unfinished basement

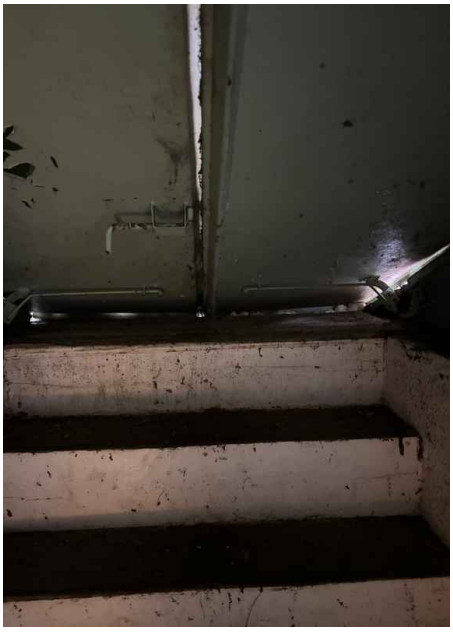
Floor Structure Support: Floor Structure Support
Foundation Wall, Steel Columns

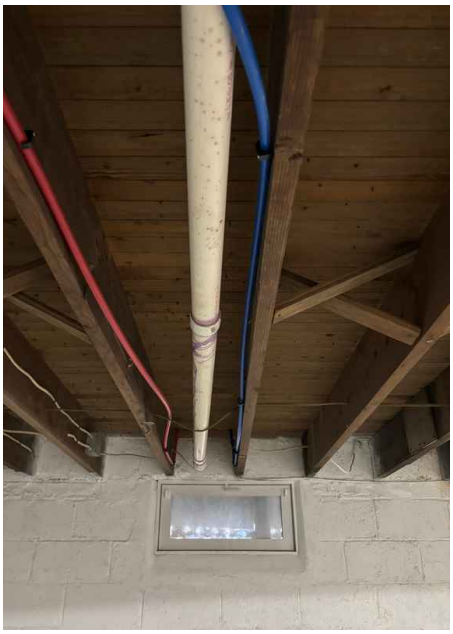
General Info: *Basement Pictures

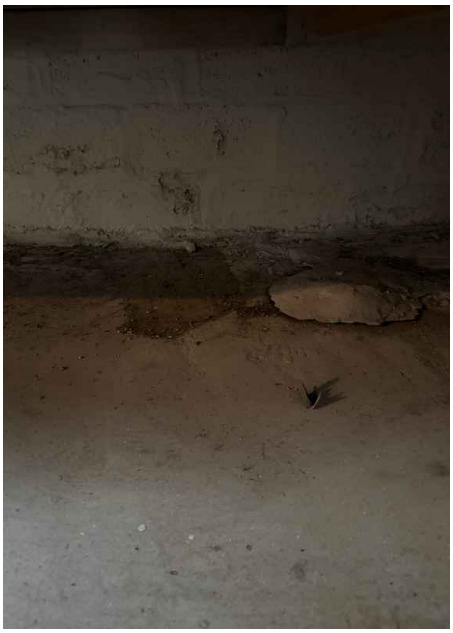









[redacted] [redacted]

General Info: *Limitations

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. Drop ceiling tiles are not removed, as they are often difficult to remove and replace and are easily damaged, and this is a non-invasive inspection.
Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

General Info: *Moisture Meter Information

FYI - If a moisture meter was used to confirm or rule out the presence of moisture:

Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.

General Info: Drop Ceiling Tiles

If appplicable: Drop ceiling tiles are not removed, as they are often difficult to remove and replace and are easily damaged, and this is a non-invasive inspection.

Stairs, Steps, Handrails, Guardrails: Stairs/Steps Information

The stairs/steps were inspected by evaluating their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

Stairs, Steps, Handrails, Guardrails: Stairs, Steps, Handrails and Guardrails Information

The stairs, steps, handrails and guardrails were inspected by evaluating their construction, attachment, risers and treads, applicable railings, etc. No deficiencies were observed at the visible portions at the time of inspection unless otherwise noted in this report.

Moisture Presence: *Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions cannot be given. **We have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

Moisture Presence: *Masonry Moisture Reading Limitations

FYI - If any moisture readings taken on masonry should be seen as qualitative readings only. Several measurements are taken on various areas of the masonry above grade to determine a baseline, then the area of presumed moisture is taken, looking for elevated readings above the baseline number.

[redacted] [redacted]

Foundation Walls: Foundation Wall Crack(s)

Most areas obscured by recent paint coating. , Minor cracks no evidence of water permeation from the cracks and no visible displacement of the foundation.

Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls: Information/Limitations on Wall Cracks

LMT - If wall cracks are found. They are reported on by their presence and visual condition as of the time of inspection only. Determining the acceptability or severity of wall cracks is beyond the scope of a home inspection as determining a crack's cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Another limiting factor is the recent activity of the crack, it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement, or if it is still active. And honestly no one can truly tell you that a crack is not active other than time itself. Most structural engineers we have seen that evaluate cracks will recommend monitoring the crack for further movement over a period of time.

It is recommended both consulting with the seller(s) in regards to any cracks activity, and if a concern, evaluation by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity, if you want any cracks repaired and/or to ensure no further movement occurs, you are advised to obtain quotes from a foundation contractor prior to the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Framing/Floor Structure: Floor Structure Information

Visible portions of the framing and floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Framing/Floor Structure: *Floor Structure - Some Or All Areas Not Visible

LMT - Some or all of the framing was not visible due to insulation, duct work, stored items, painting of the structures, finished areas, etc. This is a limitation on the inspection and all obscured areas are excluded. The possibility of reportable deficiencies exists in areas that were not visible/accessible.

Floor Structure Support: Floor Structure Support Information

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Subfloor: *Subfloor Information

Visible portions of the subfloor were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor/Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Floor/Slab Condition: Floor Drain(s) Present

Floor drain(s) were present in the basement. Floor drains are present for one reason only, and that is to drain water. The presence of these drains may be an indication that water is or has infiltrated into this area. I recommend consulting with the seller as to water infiltration and monitoring the area during rainfall events with the understanding that future repairs may be needed. The functionality of the drain(s) was not tested for and is excluded from this inspection.

Bedroom Egress: Basement Bedroom Information

FYI - If any portion of the basement is to be used as a bedroom, egress is important in the event of a fire or other emergency to allow escape or to allow access by emergency personnel.
Common building practice requires that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

- Minimum width of opening: 20 inches; Minimum height of opening: 24 inches
- Minimum net clear opening at a grade floor egress windows: 5 square feet
- Minimum net clear opening of other egress windows: 5.7 square feet
- Maximum height of base of opening above grade or landing of grade floor egress windows: 44 inches
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools.

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position.

Recommend having a qualified contractor evaluate and make modifications per standard building practices.

Observations

[redacted] [redacted]

14.2.1 Basement Access

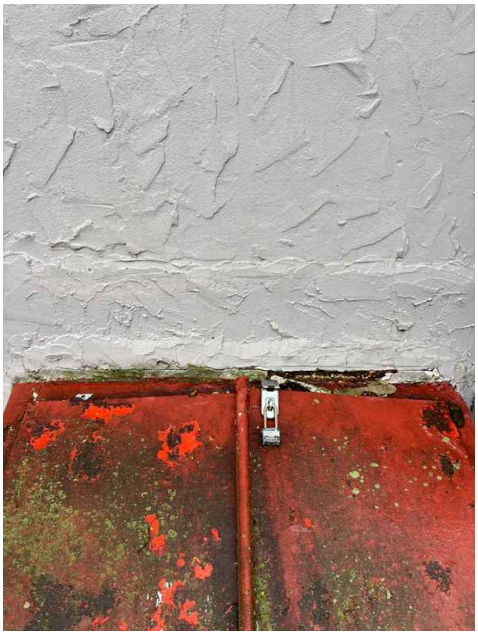
Recommendation

*BILCO DOOR - RUST

The Bilco door was rusted. Recommend having a qualified contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.

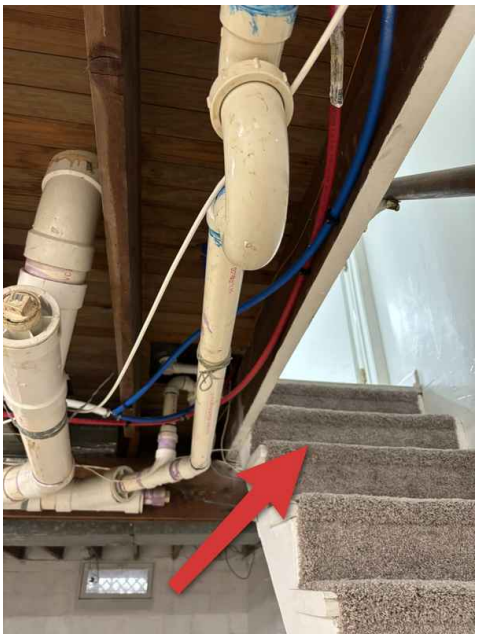


14.3.1 Stairs, Steps, Handrails, Guardrails

Safety Concern

*HANDRAIL - OPEN

SFTY - Balusters or other appropriate guards were missing from the handrail system that would prevent a person from falling through the railing. Recommend having a qualified contractor modify or replace the railing to meet these safety standards.

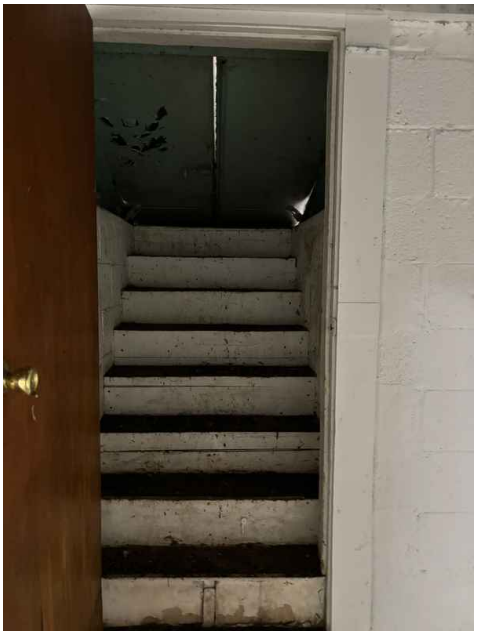


14.3.2 Stairs, Steps, Handrails, Guardrails

Safety Concern

*HANDRAIL - MISSING >3 STEPS

SFTY - Handrails and balusters at one or more flights of stairs were missing. This is a potential fall hazard. Handrails are required to be installed on all steps/stairs that have over three risers, Handrails must be 34 to 38 inches above the nose of the tread. Recommend having a qualified contractor install handrails where missing and per standard building practices.



14.4.1 Moisture Presence

Safety Concern

*MOISTURE - INDICATIONS OF PAST/PRESENT MOISTURE

There was evidence of past and/or present moisture infiltration into areas below grade. This moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies. I recommend consulting with the sellers in regards to prior moisture infiltration into this area. This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration was observed, or labeled in **Orange** (moderate concern) when indications of past moisture infiltration was observed. **Blue** if minor.
A full evaluation should be conducted by a qualified waterproofing company to determine the source or sources of the moisture. Whatever remediation is required, the work should be done by a qualified contractor.
*Evidence of active water infiltration, efflorescence painted over.

Recommendation

Contact a foundation contractor.

14.5.1 Foundation Walls

Recommendation

*FOUNDATION WALL(S) - GAPS/OPENINGS

There were gaps and/or openings in the foundation wall. These gaps are a pathway for bugs and vermin and can allow water permeation into the foundation wall. Recommend having a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.

14.5.2 Foundation Walls

Maintenance Item

*FOUNDATION WALL(S) - RECENTLY PAINTED

FYI - The foundation walls have been recently painted. This may obscured visibility of any moisture infiltration into or through the foundation walls. I recommend asking the sellers for disclosure regarding past water intrusion.

Recommendation

Contact a qualified professional.

15: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Attic Access: Access Type(s)
Hatches/Doors In Knee Walls

Attic Access: Attic Access Location
Bedroom

Inspection Method: Inspection Method
Viewed From Opening

Roof Structure/Sheathing: *Roof Structure / Sheathing
Rafters / Ceiling Joists, 1X Boards Sheathing

Roof Structure/Sheathing: *Evidence Of Leaks
Yes, Staining. Evidence of past leaks., Active Leak

Insulation: Insulation Type
Fiberglass Batts

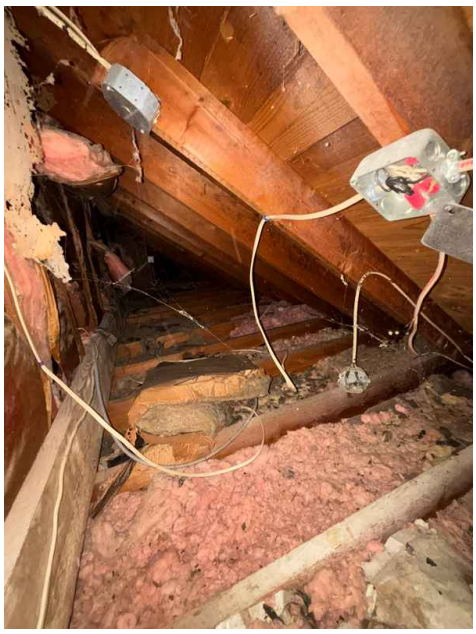
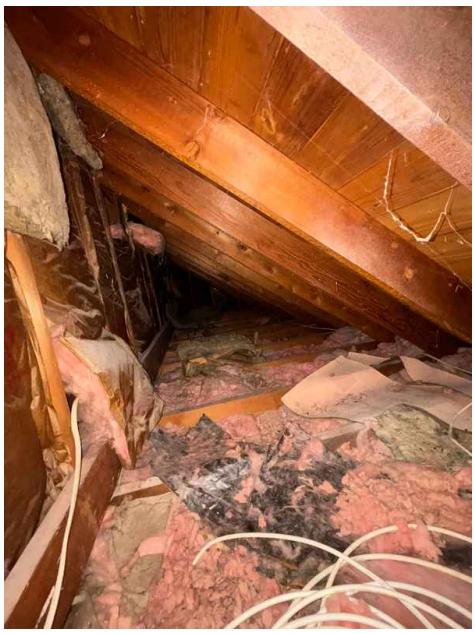
Insulation: Insulation Amount (Average)
Not Determined, Varied

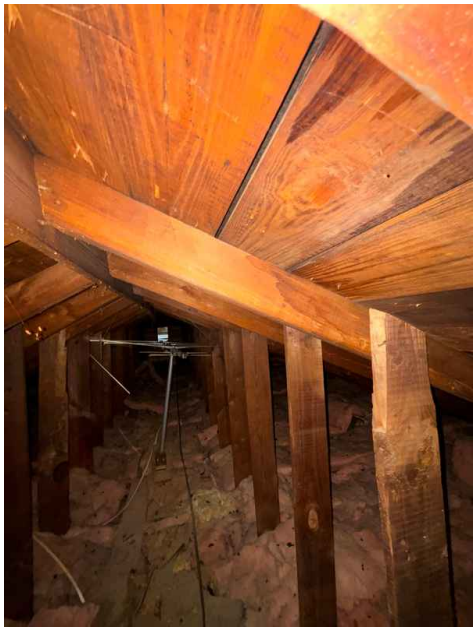
Ventilation: Ventilation Types
Ridge Vent, Gable Vents, Soffit Vents

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)
Through Roof

[redacted] [redacted]

General Info/Limitations: *Attic Pictures



General Info/Limitations: *Insulation Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the insulation, condition and deficiencies of insulation in unfinished spaces adjacent to heated areas.

The inspector is **not** required by the SOP to: move or disturb insulation. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info/Limitations: *Ventilation Component Information

Per the NJ Standards of Practice (SOP) 13:40-15.16, this section describes the ventilation components, condition and deficiencies of the attic ventilation, mechanical ventilation system, report inadequate crawlspace ventilation.

The inspector is **not** required by the SOP to inspect any area(s) that are unsafe to access or enter. The inspector may provide pictures or comments that are included for informational purposes as a courtesy to my client.

General Info/Limitations: Accessibility Limitations

FYI - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Inspection Method: From Opening - Insulation/No Flooring

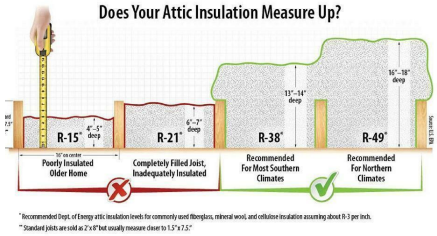
LMT - The attic area was inspected from the access opening due to insulation obscuring the bottom chord of the trusses or ceiling joists and the area lacking flooring. Traversing an attic with these conditions is dangerous, as footing can be lost. Also compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation coverage also may obscure wiring, HVAC ductwork, and/or plumbing vent pipes, and these items can be damaged by stepping on them. **The inspection of the attic area is limited to visible portions from the opening only, and hidden damage may exist in areas that were not visible from the opening.**

Roof Structure/Sheathing: *Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Recommended Specifications by Insulation Type

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2–3.8	2.2–2.7	3.0–3.3
Inches (cm) needed for R-38	10–12 (25–30)	14–17 (35–43)	11.5–13 (29–33)
Density in lb/ft³ (kg/m³)	1.5–2.0 (24–36)	0.5–1.0 (10–14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25–2.0 (6–10)	0.5–1.2 (3–6)	1.6–1.8 (8–9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

For more information, please see: https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs

Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.
*No vent stacks found, see plumbing section for details.

Observations

15.1.1 General Info/Limitations

Recommendation

ATTIC DEBRIS

FYI - There was debris in the attic. This includes but not limited to personal items, construction items, trash.

Recommendation

Contact a qualified professional.

15.2.1 Attic Access

Recommendation

*LITTLE OR NO ACCESSIBLE ATTIC SPACE

Little or no accessible attic space exists or was found due to the upper level of the house being finished. The inspector attempts to locate attic access points and evaluate attic spaces where possible. This is a limitation on the inspection and prevents the inspector from inspecting the roof structure, insulation, vapor barrier, roof penetrations, ventilation, etc. All inaccessible and obscured areas are excluded from the inspection.

*Any comments made are a courtesy only and reflect only the limited areas that were observed.

Recommendation

Contact a qualified professional.

15.4.1 Roof Structure/Sheathing

Recommendation

*LEAKING - INDICATIONS OF PAST/PRESENT LEAKS

There were indications of leak(s) in the roof structure in the attic. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. I recommend inquiring with the sellers as they would have the best knowledge pertaining to if the leak(s) are active, and/or if repairs were made to the roof to address this issue. If they can not produce information or invoices for repair, an evaluation and repairs are recommended by a qualified roofing contractor.

Recommendation

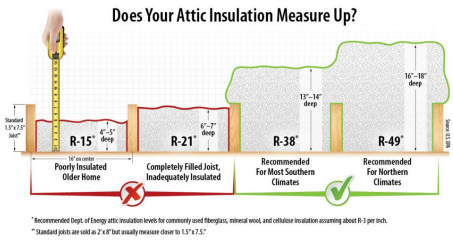
Contact a qualified roofing professional.

15.5.1 Insulation

Recommendation

INSULATION - TYPICAL FOR AGE (MORE RECOMMENDED)

The insulation level was typical for when the home was built, but current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. The installation of additional insulation as an upgrade is recommended for comfort and energy efficiency. Recommend contacting an insulation contractor.



Recommendation

Contact a qualified insulation contractor.

15.6.1 Ventilation

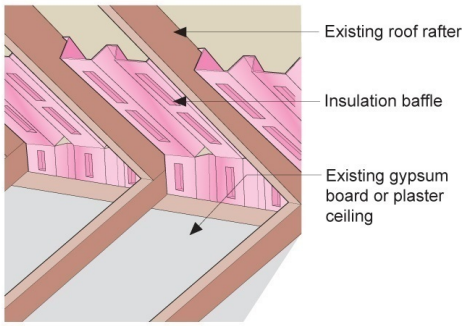
Recommendation

SOFFIT VENTS - BLOCKED BY INSULATION

Insulation was blocking the soffit vents in areas. This affects the ventilation of the attic area, and may lead to additional problems. The installation of "baffles" or repairs as needed to achieve proper ventilation is recommended by an insulation contractor or other qualified person.

Recommendation

Contact a qualified insulation contractor.



15.7.1 Exhaust Fan(s)

Recommendation

*EXHAUST DUCTS NOT INSULATED

There were uninsulated exhaust ducts in the attic (ie: bathroom fan(s), clothes dryer, etc.). Uninsulated ducts can "sweat" or condensate, depending on ambiant temperature in the attic. The condensation can result in moisture formation which is conducive for mold growth. Recommend having a qualified contractor evaluate and repair as per stand building practices.

Recommendation

Contact a qualified professional.

15.7.2 Exhaust Fan(s)

Recommendation

EXHAUST DUCT - SUBSTANDARD

The exhaust duct transitioned from a metal exhaust pipe to flexible duct that appears to be held in place with damaged electrical tape. This is a substandard configuration. Recommend a qualified contractor replace as needed.
NOTE: There is a reduction in size of the duct which will restrict airflow.

Recommendation

Contact a qualified professional.

16: ENVIRONMENTAL CONCERNS

Information

Odors Present: Odor(s) Present in the Home

No Discernible Odors

Microbial Growth: Microbial Growth

Not In Visible Areas

Asbestos: Asbestos Information

The possibility exists that homes built prior to the early 1980's may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. Laws were passed in 1978 prohibiting the use of building materials containing lead and asbestos but it is known that stocks of these materials were still being distributed for a period of time after the law was enacted. In accordance with the Standards of practice these items are not reported on during a home inspection. **If we see obvious signs of a material that we may believe to contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list**. Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to the early 1980's may contain paint that was lead based. In accordance with the Standards of practice lead based paint is ***not*** reported on, or tested for during a home inspection.

For information regarding lead based paint, please call, text, email me or click on this link: Lead Based Paint information

(https://www.epa.gov/lead/learn-about-lead)

Microbial Growth: Microbial Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from a home inspection. **If there are signs of microbial growth, it is recommended to have further evaluation and testing, but these individual references should not be construed as an all-inclusive listing of areas of microbial growth**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal microbial growth that was not visible at the time of inspection. **If microbial growth is a concern, you are advised to have a mold inspection and indoor air quality testing by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

EXCL - Inspecting for, and reporting on the presence of WDI activity (wood destroying insect) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. Any comments made, observations shared or pictures taken are a courtesy only and should not be construed as being an inspection for WDI's. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

Oil Tank(s): UST Statement

Many regulations exist pertaining to underground fuel storage tanks and these regulations may vary in different areas. Residential underground tanks were installed in many homes that had oil fired appliances such as heaters and water heaters up till the mid 70's and in some areas into the 80's. All homes built during or prior to the 80's and particularly those homes that are older, that have, or ever did have oil fired appliances may have had an underground fuel storage tank. It is beyond the scope of the home inspection to determine if such tanks were ever present or are still present. Underground oil storage tanks must be removed or in some cases may be abandoned. Removal or abandonment of these tanks is regulated by the EPA and the DEP and must be done in accordance with all applicable regulations. It is recommended that the client get disclosure from the sellers regarding the oil tank history. Having a qualified environmental company do a ground sweep is the only way to determine if such a tank or tanks exist.

*Note: if an underground storage tank has leaked and contaminated the soil, the cost of removal and clean up will be significantly more expensive.

Observations

16.2.1 Asbestos

Safety Concern

POSSIBLE ASBESTOS CONTAINING SIDING

FYI - The wall cladding or portions of the wall cladding on this home was comprised of a masonry siding that may contain asbestos. The asbestos fibers were used to strengthen the masonry material during the manufacturing process. This siding is typically not a health concern unless the siding is deteriorating or friable, releasing the embedded fibers. Removal costs are very expensive and most homeowners will typically cover over this style of siding with vinyl siding. If this siding is a concern, an environmental company should be consulted.

Recommendation

Contact a qualified environmental contractor

STANDARDS OF PRACTICE