

# A Full House Inspection Co. LLC

**"An Educational Experience for Every Home Buyer"**

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**John and Jane Smith**

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### INSPECTION ADDRESS

123 Main Street, Anytown, NJ 07777

### INSPECTION DATE

7/8/2008 2:00 pm to 5:00 pm



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## GENERAL INFORMATION

**Inspection Address:** 123 Main Street, Anytown, NJ 07777  
**Inspection Date:** 7/8/2008 Time: 2:00 pm to 5:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 60-70 Degrees

**Inspected by:** Peter W. Bennett

**Client Information:** John and Jane Smith  
1 Apartment Circle, Red Bank, NJ 07701  
Phone: 732-555-1212  
EMail: smith@mywork.com

**Structure Type:** Combination Wood and Masonry  
**Furnished:** Partial  
**Number of Stories:** 2

**Structure Style:** Colonial

**Estimated Year Built:** Circa 1970  
**People on Site At Time of Inspection:** Buyer(s)

### PLEASE NOTE:

This report is the exclusive property of A Full House Inspection Co. LLC, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of A Full House Inspection Co. LLC. We inspect all of the systems, components, and conditions described in accordance with the standards of The State of New Jersey, The American Society of Home Inspectors, and the National Association of Certified Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed contractors, and/or certified, experienced and established specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 123 Main Street Anytown Smith IVR4-2028 HP

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being satisfactory or unsatisfactory at the time of the inspection, which does not mean that they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person, or to someone without any construction experience, but some minor defects could be included in our report. As a part of our home inspection we make observations regarding wood destroying insect evidence. We do not attempt to determine if there is current activity or what insect(s) may be present. If you have ordered that additional service, our inspector(s) may elect to perform it for you and evidence of this will be a part of your pre-inspection agreement and the report will be provided on Wood Destroying Insect Infestation Inspection Report, NPMA-33. Regardless, you should schedule any such specialized inspection, including but not limited to lead paint, biological pollutants (mold, mildew, fungus, WDO), radon, asbestos, oil tank and soil contamination with the appropriate specialist before the close of escrow. Health and safety, and environmental hygiene are issues that should be taken seriously and act responsibly, and you should make sure that you are familiar with any contaminant that could affect your home environment. A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage factual, succinct and respectable, credible communication between all parties, which can and often circumvent cantankerous confrontations and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of its parts, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Narrative Color Legend: – General Information   v Significant Repairs/Conditions/Evaluate  
mHealth, Safety & Environmental   qUpgrades/Repairs/Review

## Exterior

Our evaluation of building(s) exterior, site and grounds conforms to industry standards. The inspection includes the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, ( unless agreed upon ) and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as irrigation systems, trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### General Exterior Information

#### Exterior Materials

##### *Informational Conditions*

- During our inspection of the exterior, not only do we observe and comment about the features, components, overall and specific conditions, we feel that the buyer should be informed of the construction materials present at the time of the inspection which could be useful for maintenance and repairs. Therefore a description is included in our report along with utility information.
- The exterior wall cladding is concrete composition shingles, commonly referred to as transite.
- The exterior windows are primarily constructed with wood.
- The driveway is gravel/stone.
- The walkway(s) are brick/stone pavers.
- The patio is brick pavers.
- The electric meter is at the left side of the dwelling.
- m The main electric panel and disconnect are located at the exterior on the left side wall.

#### Client Notifications and Exclusions

##### *Informational Conditions*

- Our inspection service does not include auxiliary buildings, structures, trellis, gazebos, tool sheds, BBQ, storage barns or related system(s)/component(s), including encroachments. We will gladly answer questions you may have about these items which are specifically excluded from our report. Our answers are not to be construed as a "verbal" not written report, and therefore you should not rely on them. Our position is that if you have questions means you are concerned, and you should seek professional advice. You should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built with or without permits, and latent defects could exist.

Comment on Ancillary Buildings - *Continued*



- m Our inspection does not include the evaluation of any type of water source, run-off, oceanfront, seawall, pond, lake, river, stream, etc. nor a flood plain, drainage and/or conservation easements, along with any associated effects/conditions, present or future. Protective measures from injury/drowning should be implemented. We recommend review with your insurance company, attorney, title company, authorities having jurisdiction and a specialist.



**Overall Evaluation & Maint Suggestions**

*Informational Conditions*

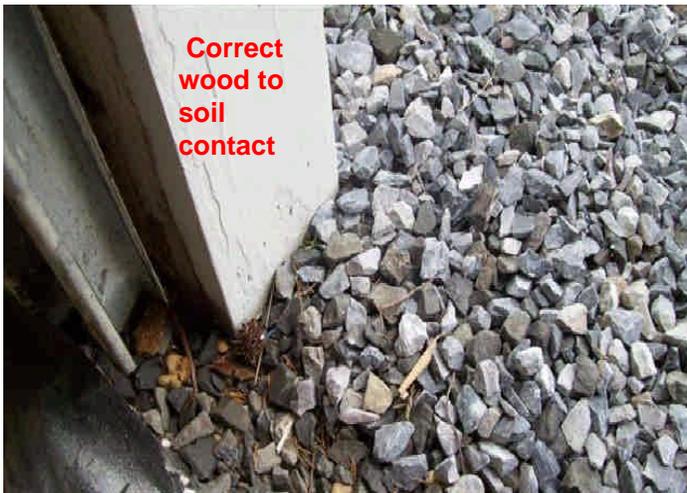
- It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors in new homes while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

- q The exterior of a home should provide safety, comfort and protection from the elements. Caulking and sealing gaps, seams, openings, is necessary at all homes, particularly at the wall penetrations from plumbing, electrical, windows, doors, etc. to help prevent heat loss, cold air infiltration, and moisture entry. Periodic inspection and maintenance of the caulking is recommended, as these products will eventually dry, crack, and deteriorate. A high quality urethane sealant is recommended.
- The exterior of the dwelling is in average condition with minor exceptions requiring maintenance service. We observed no conditions that suggested systemic or significant defects.

### **Wood Destroying Insects**

#### *Informational Conditions*

- What Can You Do to Help Protect Your Home?  
Conduct annual WDI inspections by a qualified contractor. Small steps make a big difference. Start by eliminating food and moisture conditions around your home. These simple steps will deter termites, making your home a less attractive target.  
Eliminate Moisture Problems: Repair leaking faucets, water pipes, and a/c units  
Divert water from foundation, (re-grade soil to pitch away from dwelling) Keep gutters and down-spouts clean. Ventilate crawl spaces, Remove excessive plant cover and wood mulch  
Get rid of standing water on roof, Keep all vents clear and open, Seal entry points around water and utility lines or pipes.  
Remove Food Sources: Keep firewood, lumber, or paper away from foundation or crawl space, Get rid of stumps, root systems and debris near house  
Place screens on outside vents, Check decks and wooden fences for damage.  
Garage door framing should not be in contact with concrete and/or asphalt. These areas are especially vulnerable and should be inspected at least bi-annually. Wood on your home shouldn't contact the soil. This includes fencing.  
Warning Signs: Some indications you may have termites include: A temporary swarm of winged insects in your home or from the soil around your home. Any cracked or bubbling paint or frass. Wood that sounds hollow when tapped. Mud tubes on exterior walls, wooden beams, or in crawl spaces. Discarded wings from swarmers. More information can be obtained at <http://www.njpma.com/nj/>, <http://www.orkin.com/>, [www.pestworld.org/Database/pestsearch.asp](http://www.pestworld.org/Database/pestsearch.asp), <http://www.termidorhome.com/>



#### *Components and Conditions Needing Service*

- q Evidence consistent with past treatment for wood destroying insects was observed on the exterior (plugged drill holes/borings consistent with conventional termite treatment in the landing of the front steps.) The homeowner should be consulted regarding past inspection/treatment records, any existing warranty or service plan, and associated damage/repairs, if any. Whether visible damages were observed and reported in this report or not, due to the nature of the insects, there is very likely some amount of damage in concealed areas. The extent of this damage can most often only be determined by intrusive inspection

beyond the scope of a home inspection. Our inspection is not a warranty/certification against any existing or future wood destroying insect infestation, and related damage. It is a report based on the conditions present at the time of the inspection only.



## Foundation

### Foundation Information and Comments

#### Informational Conditions

- The exterior of the foundation stem walls are parge (cementitious product) coated. This procedure is generally performed to forestall moisture intrusion in masonry foundations of all types and for improved appearance.

#### Components and Conditions Needing Service

- Q The parge coating on the exterior foundation walls at the right side is damaged and should be repaired. Retain a qualified contractor for evaluation. (As an upgrade, installing a wire lath to help add strength and reliability to the coating is recommended)



- √ Several of the crawlspace vents are at soil grade level has allowed moisture and related conditions (deterioration/rot and WDI infestation, etc.). As an upgrade, installation of the "well or wells" is recommended. Consult with an qualified contractor for details and estimates.



## Walls and Siding

### Observations

#### *Components and Conditions Needing Service*

- q There are exposed sections of building materials (framing and sheathing) at the rear steps which should be sealed/protected from moisture damage.

### Eaves and Soffits

#### *Informational Conditions*

- The visible soffit/eave areas are in satisfactory condition.

## Doors and Windows

### Doors

#### *Informational Conditions*

- The exterior doors are in satisfactory condition. Any exceptions are noted in the report.

## Site and Grounds

### Walkway

#### *Components and Conditions Needing Service*

- m The cobblestone section of the front walkway has offsets and should be repaired as trip hazards are present.

Replace walkways - *Continued*



**Patio**

*Informational Conditions*

- The patio is in satisfactory condition. Minor cracks and offsets, if present, should be sealed and monitored for deterioration and trips hazards.

**Trees and Vegetation**

*Informational Conditions*

- Our inspection does not include the evaluation of trees, bushes, and other vegetation but may include comments as these plants may affect the structure or safety of the occupants and visitors.
- q One or more tree(s) adjacent to the structure should be monitored for any growth, above or below grade, that might affect occupants and the dwelling (structure, roof, walls, etc).



## Exterior Electrical

### Service Entrance

#### Informational Conditions

- The electrical service entry and related components (conductors, anchoring bolt/cleat, meter, etc.) are in satisfactory condition. Comment: periodic inspection is recommended as the "duct seal" can dry and crack, permitting moisture entry, trees/branches can damaged the conductors. Insulation on the conductors can crack over the years due to UVA rays and other conditions, and should be monitored.

### Outlets

#### Informational Conditions

- The outlets that were tested are functional and include ground-fault protection.

### Lighting

#### Exceptions

- The 110-120V lights on the exterior are in satisfactory condition and functional with any exceptions noted. Lights without bulbs obviously can not be tested. We do not inspect or evaluate timers, photo cells and related equipment, low-voltage or decorative lights if present. Review with the seller for satisfactory demonstration of the low voltage lighting.

## Exterior Plumbing

### Exterior Plumbing Fixtures

#### Informational Conditions

- Hose bibs at the exterior of dwelling typically consist of older types which are not freeze-proof and ones which maybe "freeze proof". In order to help prevent damage to the fixtures, related moisture interior damages, a simple procedure is necessary. Remove the hose(s) from the bib(s); turn off the water supply (commonly found in the basement and or under bathroom/kitchen cabinets, and open the exterior hose bib(s). Moisture can then drain from the piping which will be less susceptible to damage by freezing water. Note; our inspection does not include testing of anti-syphon backflow valves which maybe present.

#### Components and Conditions Needing Service

- m A plumbing vent at the rear over the kitchen is too close to the bedroom window, and does not properly extend above the roof line. A licensed plumber evaluate this condition and make all necessary repairs.



- q The leaking hose bib/faucet at the patio is loose and should be repaired, and secured to the dwelling. (Loose bibs can be easily damaged, and allow moisture entry)

Secure Loose Hose Bib - *Continued*



*Exceptions*

- m One of more of the hose bibs have not been fitted with anti-siphon (backflow) valves which help prevent contaminated hose water from entering the potable water supply system. These valves are relatively inexpensive and are required by current standards.



## Grading and Drainage

### Grading

#### *Informational Conditions*

- All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is

below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of fungi that can compromise wood framing or produce molds that can contribute to health problems.

- q Soil grading is incorrect and pitches towards the dwelling and should slope away to help prevent moisture related issues which can affect the dwelling. We recommend re-grading the soil and a second opinion from a grading/landscape drainage contractor. (A general rule of thumb is a slope of 1" per foot or more, pending soil types, and other conditions.)

#### **Drainage**

##### *Informational Conditions*

- Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters.

## **Stairs-Handrails-Guardrails**

#### **Steps and Stairs**

##### *Informational Conditions*

- The steps are in satisfactory condition.

#### **Handrails**

##### *Components and Conditions Needing Service*

- m Handrails at the rear steps are missing and should be installed. (Steps with three or more risers (two risers in some jurisdictions) should have handrails that conform to today's industry standards.)

## **Chimney**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a home inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimney(s) is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

## **Chimney Observations**

#### **General Chimney Comments**

##### *Informational Conditions*

- The National Fire Prevention Association (NFPA) categorizes a chimney inspection procedure into three categories, or levels. The circumstances which give rise to the inspection determine what level of inspection is to be conducted. A Level I inspection is the most basic level of inspection while Level II and Level III inspections are progressively more detailed and comprehensive. A Level I inspection is completed during each chimney cleaning, or sweeping.

A Level I inspection is the recommended level when an evaluation of the chimney system for continued service is needed and the conditions of use are not changing. This could include: Routine or annual evaluations of the venting system, an appliance connected to the system is being replaced with a similar appliance, during chimney cleaning or sweeping.

A Level I inspection is limited to readily accessible portions of the venting system, and accessible

portions of the connected appliance(s) and the chimney connection. The certified chimney sweep inspector will check the readily accessible portions of the chimney, its enclosing structure, and the flue. A Level I inspection includes verification that the flue is not blocked or significantly restricted.

A Level II inspection is more detailed and thorough than a Level I inspection and is the recommended inspection when conditions of use for the appliance or venting system are changing, or when a Level I inspection reveals the need for a more detailed inspection. Several instances where a Level II inspection is specifically recommended include: replacement of an appliance with one of dissimilar type, input rating or efficiency, prior to a flue relining, upon sale or transfer of the property, after an event likely to have caused damage to the chimney, such as a chimney fire or other sudden occurrence event.

A Level II inspection includes all of the requirements of a Level I inspection as well as the following: inspection of accessible areas of attics, basements, and crawlspaces, accessible areas of the chimney exterior and interior, accessible portions of the appliance and chimney connection, video scanning, or other thorough inspection, of the flue interior, evaluation of the flue lining to determine that its material and sizing is appropriate for the appliances being served, proper clearance to combustibles in the accessible areas listed above, proper construction and condition of the chimney system in the accessible areas listed above. While the Level II inspection is a rather thorough inspection and requires access to many areas of the building, it does not require removal of permanent parts of the building, such as siding, chase covers or wall covering.

A Level III inspection is the most detailed of all of the inspection types and includes inspection of concealed areas of the building. However, examination of concealed areas will be limited to areas reasonably suspected of containing hazards that cannot be evaluated otherwise.

A Level III inspection includes all areas covered in a Level I and Level II inspection, and inspection of concealed areas to investigate known or suspected problems. In as much as certain portions of a Level III inspection require destructive action to the building, the inspector will discuss these areas with the building owner prior to the inspection.

#### Frequency of Inspection

NFPA recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as: after any unusual, or sudden occurrence event, such as a chimney fire, lightning strike, or earthquake, prior to purchasing a home with an existing chimney, whenever changes are made to a chimney or vent system, including replacement of connected appliances, prior to major system repairs.

Summary of Inspection Services: You should be aware that even the most thorough inspection will not reveal all problems. Some areas of a chimney simply are not accessible due to construction of the house. Be sure to discuss any specific concerns with your certified chimney sweep technician. The recommended inspection technique will often be based on your comments and concerns.

- The chimney services the fireplace.
- The chimney projects sufficiently above the roof line to draft well, is reasonably firm, and does not show any structural abnormalities. However, this is not a guarantee of its integrity, which would require it to be video-scanned and certified by a specialist.

#### *Components and Conditions Needing Service*

- m The National Fire Prevention Association (NFPA) states that a Level II inspection is specifically recommended when: replacement of an appliance with one of dissimilar type, input rating or efficiency, prior to a flue relining, upon sale or transfer of the property, after an event likely to have caused damage to the chimney, such as a chimney fire or other sudden occurrence event. Retain a specialist for evaluation of the chimney and fireplace.

#### **Spark Arrestor**

##### *Components and Conditions Needing Service*

- m The masonry chimney does not have a spark arrestor/rain cap on the flue and, inasmuch as it helps prevent moisture intrusion/pest intrusion, obstruction, and extend the life of the chimney, we recommend having one installed.

#### **Flashings**

##### *Informational Conditions*

- The visible wall flashings of the chimney are in acceptable condition.

### Mortar Cap

#### *Components and Conditions Needing Service*

- q The cracked chimney mortar cap which is designed to seal the chimney wall and shed rainwater, should be sealed.



### Ash Box

#### *Components and Conditions Needing Service*

- m The ash box is full and needs to be cleaned. The door on the ash box is missing, and should be installed to contain embers.



## Roof/Attic

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede

emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are the flat ones, which are also called built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced or kept clean, and foliage and other debris blocks the drainage channels. There are many different roof styles, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we strongly recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## General Roof Observations & Information

### Roof Evaluation & Access Limitations

#### *Informational Conditions*

- The roof shape is a gable type.
- The primary roof surface material consists of composition shingles. The slope of the roof is generally medium. The age of the roof is estimated to be approximately 7-13 years old, based upon information provided on site and our observations. The roofing surface is two layers. We physically walked on the roof, and view it from other elevations and locations.

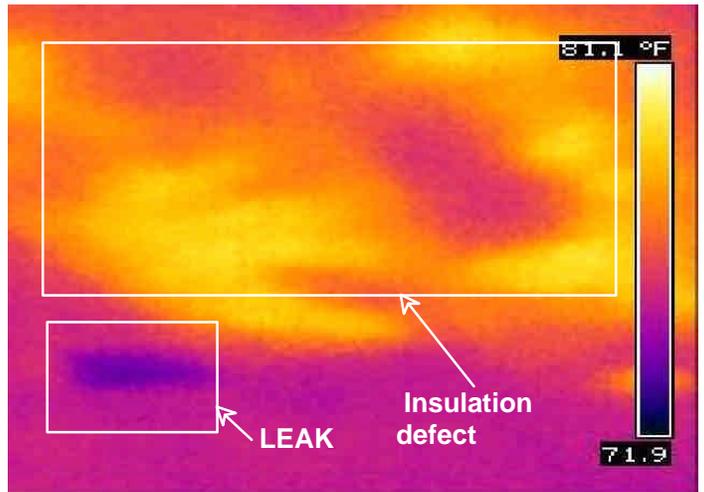
## General Evaluation and Common Comments

### Overall Condition

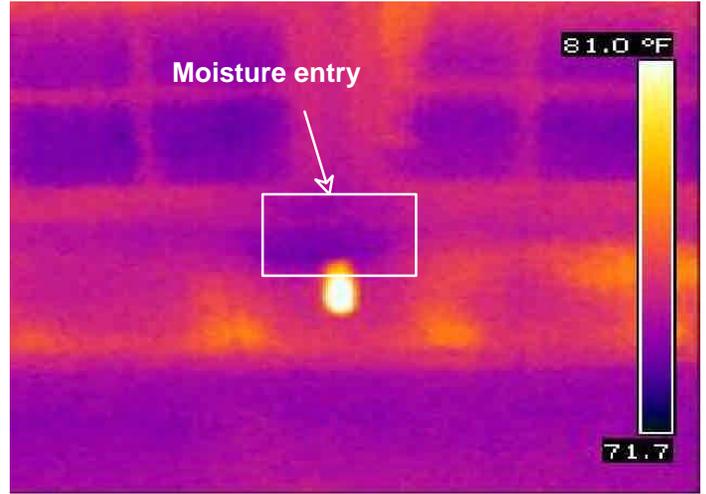
#### *Components and Conditions Needing Service*

- √ Several courses of roof shingles are damaged at rear field area. The flashings for the plumbing vents are deteriorated, and should be replaced. The thermal images detected amorphous patterns from moisture entry in the second floor right side bedroom ceiling and rear wall under the windows. A qualified contractor should determine the source of all leaks, which should be eliminated, and replace all damaged shingles.

Replaced damaged shingles - *Continued*



Replaced damaged shingles - *Continued*



**Ventilation**

*Informational Conditions*

- Attic ventilation, as viewed from the exterior, is provided by a combination of ridge, eave/soffit, and gable vents.

**Flashings**

*Informational Conditions*

- Flashing is materials that help redirect moisture from one surface to another which prevents leakage. It is used commonly installed where a roof and wall surfaces intersect and plumbing vents penetrate a roof, and around chimneys. Typical terms are step flashing and counterflashing. Most flashings are not visible due to finished surfaces (siding, roof shingles, etc.) Where visible, we will describe the flashing and comment on their conditions. The visible flashings at this dwelling include: sheet metal, roof material, neoprene, wall siding.

## Gutters and Downspouts

**Gutters Downspouts and Drainage Systems**

*Components and Conditions Needing Service*

- The gutters have several deficiencies: unsecured sections, leakage, disconnected components, debris accumulation. The gutters should be repaired, if possible, or replaced. The gutter system is an important component in the exterior water management which helps prevent moisture entry into the dwelling.

**Repair or replace Gutters - Continued**



## Attic

### Access Information and Limitations

#### Exceptions

- Access to the attic is by an interior knee wall doors. The attic was entered and inspected subject to the limitations created by roof and ceiling design, property storage, heating and cooling components and/or ductwork, insulation, safe flooring.

### Roof Structure

#### Informational Conditions

- The framing is dimensional 2x6" spaced 16" on-center. The sheathing or decking material is planking. The roof framing varies from dwelling to dwelling, but typically is composed of a combination of rafters and ridge board/beam, collar ties, purlins, other components.

### Insulation

#### Informational Conditions

- Insulation is rated in terms of thermal resistance, called R-value, which indicates the resistance to heat flow. The higher the R-value, the greater the insulating effectiveness. The R-value of thermal insulation depends on the type of material, its thickness, and density. In calculating the R-value of a multi-layered installation, the R-values of the individual layers are added. Installing more insulation in your home increases R-value and the resistance to heat flow. More information on insulation requirements can be obtained by visiting [http://www.ornl.gov/sci/roofs+walls/insulation/ins\\_05.html](http://www.ornl.gov/sci/roofs+walls/insulation/ins_05.html). Common types of insulation include: Fiber glass blanket or batt, High performance fiber glass blanket or batt, Loose-fill fiber glass, Loose-fill rock wool, Loose-fill cellulose, Perlite or vermiculite, Expanded polystyrene board, Extruded polystyrene board, Polyisocyanurate board, unfaced, Polyisocyanurate board, foil-faced, Spray polyurethane foam.

### Components and Conditions Needing Service

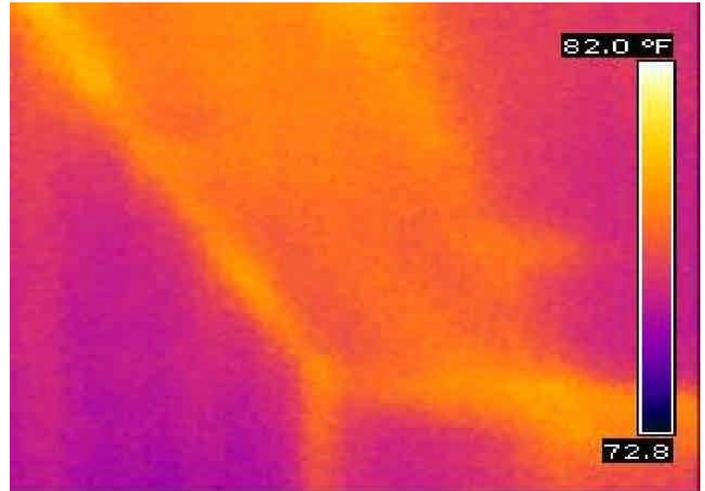
- q The insulation has been installed between the rafters without air baffles/trays which can overheat the roof. This condition can decrease the life expectancy of the roof unless a proper air passage is established between the sheathing and insulation. Retain a qualified contractor to correct this condition.

Correct Attic Insulation - *Continued*



- ∨ The thermal images of the bedrooms revealed air infiltration ( illustrated in yellow/orange and white ) due to insulation which is missing/damaged with voids. Retain a qualified contractor for evaluation and correction.

IR Scan Results - Continued



**Ventilation Information and General Evaluation**

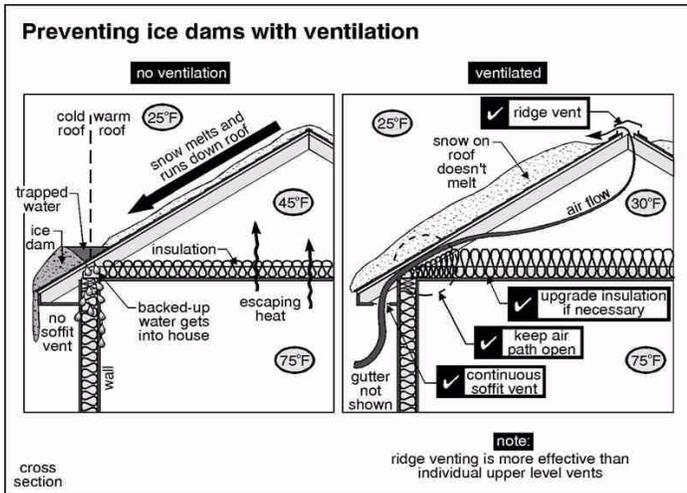
*Informational Conditions*

- Ice damming is a term describing a phenomenon that requires three things: an outside air temperature less than 22 degrees, an attic temperature greater than 30 degrees and snow on the roof (more snow = worse conditions). Other items that may contribute to ice damming: recessed lighting, poorly sealed openings and "chases", uneven insulation, heating plant or ductwork in attic, blocked eave vents, skylights and vaulted ceilings. The result of the temperature differentials may result in condensation forming and damaging materials, i.e. roof sheathing at the eaves or perimeter. Depending upon the home's construction, ice damming may result in damage and mold issues even down into wall cavities. Many of the symptoms associated with ice damming are not visible to the inspector but occasionally we observe patterns of melting snows on a roof that will suggest it is occurring or we may note a general darkening along the eaves or perimeter that suggests it has occurred in the past.

*Components and Conditions Needing Service*

- The ventilation is inadequate by today's construction standards as illustrated by one or more of the following conditions in the attic: condensation has formed on the rusted roof shingle nails which has dripped and stained the building materials below. The roof decking or sheathing has discolored from warm, moist air collecting in the attic. The ventilation must be improved by an established roofing contractor to help prevent deterioration to the building materials, reduce the potential for growth of mold/mildew type substances.

(improved ventilation can also help reduce energy costs, and increase comfort levels inside the residence.) Typical vent area should be about 1 square foot for every 300 square feet of attic square footage if there is a vapor barrier or 1 square foot for every 150 square feet without a vapor barrier. The total ventilation requirements should then be divided between the high vents (gable/ridge/roof) and the low vents (soffit, eave). Improper attic ventilation, cold weather, and higher indoor humidity levels will often cause condensation to form on the attic framing, which in turn promotes delamination of the sheathing/deck, and can promote mold/mildew like substances to grow. Furthermore, higher attic temperatures reduce the life expectancy of the roof surface, and increase cooling energy costs.



### Electrical

#### Components and Conditions Needing Service

- m The open electrical junction box at the attic laundry area is missing a protective cover which should be installed. (Open junction boxes are a fire/safety hazard)



### Water Pipes

#### Components and Conditions Needing Service

- q There are water pipes running through the attic which should be insulated to guard against freezing, damage and energy loss.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Information & Observations

### General Structural Information

#### *Informational Conditions*

- The dwelling foundation configuration is a raised perimeter type with cinderblock masonry walls. The dimensional wood floor joists are 2x8-16"o.c., with a plywood subfloor. The floor joist end-bearing support is the foundation walls and wood beams. Mid-span support for the beam(s) is provided by masonry piers.
- The walls are framed with wood studs.
- The ceiling structure consists of standard joists.
- The foundation and framing support system are in generally acceptable condition where visible. Insulation limits our inspection observation and evaluation. There may be some variations from plumb, level, etc, and diminutive cracks and minor staining/efflorescence but none that would have any severe structural significance. By and large, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nevertheless, they should be filled, sealed, and monitored periodically by you and/or a professional, for evidence of active, ongoing movement in this area.

### Beams

#### *Informational Conditions*

- The visible beam(s) are in satisfactory condition without any significant structural issues.

### Post & Pier

#### *Functional Components and Conditions*

- The visible support piers are in satisfactory condition.

#### *Components and Conditions Needing Service*

- ✓ We noted wood posts that are in contact with the soil under the kitchen which are conditions conducive to moisture and/or pest damage. Typically, this installation practice lacks satisfactory footings. While no visible damage or deterioration was noted, we recommend modifications to the installation to break the earth-to-wood contact. These modifications are likely to include installation or replacement of inadequate footings.

Wood posts are in contact with the soil - *Continued*



**Intermediate Floor Framing**

*Informational Conditions*

- The intermediate floor framing where visible is in satisfactory condition without significant structural conditions, and any exceptions are noted. (Floor insulation, if present limits our observation and evaluation.)

**Sub-Flooring**

*Components and Conditions Needing Service*

- ✓ Subflooring under the kitchen/laundry areas are wet. The source of the moisture should be positively identified and eliminated.



**Insulation**

*Exceptions*

- Installation of insulation at the rim/band joists where missing/damaged/compressed is recommended which has a positive benefit which is to help reduce air infiltration.

## Crawlspace Information & Observations

### General Crawlspace Information

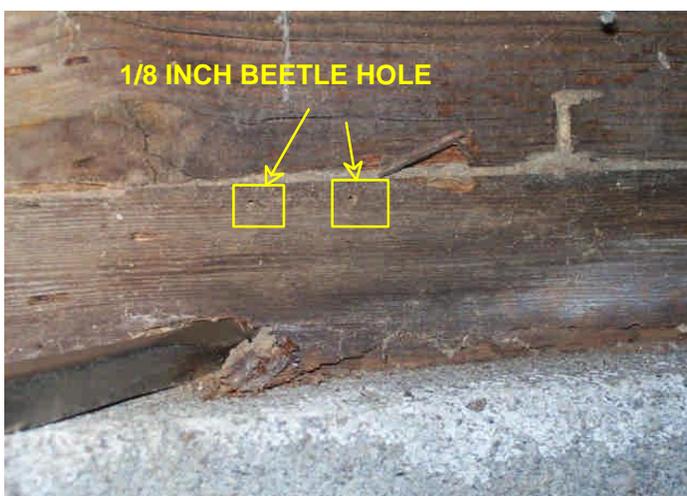
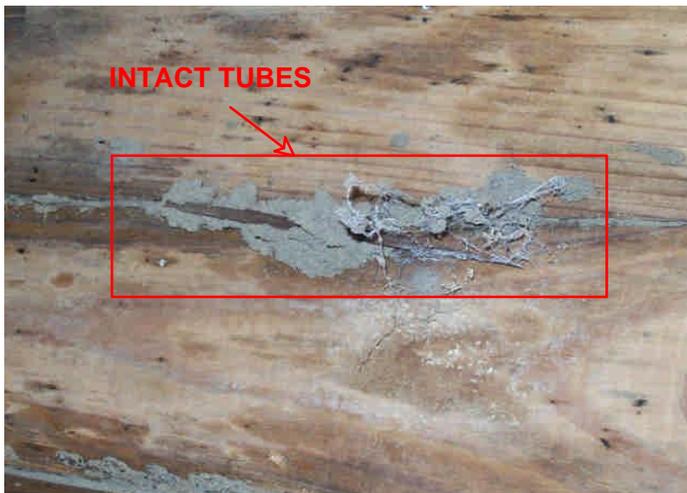
#### Informational Conditions

- The crawlspace is accessible by the hatch in the laundry room. The crawlspace was entered and inspected subject to the limitations created by building design, property storage, heating and cooling components and/or ductwork, electrical wiring, insulation, and other obstructions, etc. The condition of the features and components which were inaccessible, and unobservable, obviously can not be known and reported on.

### Wood Destroying Insect Conditions

#### Components and Conditions Needing Service

- ✓ We noted active wood destroying insect (WDI) infestation in the subfloor at the right rear corner of the crawlspace ( intact termite shelter tubes and wood boring beetle) A licensed pest control operator is necessary for evaluation and treatment services, and a contractor for repairs. Review our detailed separate "Wood Destroying Insect Infestation Inspection Report" form NPMA-33. Note: our inspections do not include any type of warranty nor treatment. It should be understood that some degree of unknown and hidden damage may exist inside the inaccessible finished surfaces and framing. In many cases, based upon visible signs of infestation by WDI it is possible without benefit of subsequent invasive inspections and evaluations over a period of time to ascertain whether an infestation is active or inactive.



- q Debris/scraps, and other cellulose materials are in contact with soil, and should be removed to reduce the potential for mold, mildew, fungus and WDI/WDO infestation, and related damage.



### **Moisture & Dampness Conditions**

#### *Informational Conditions*

- Observation: Our report is based upon the visual observations of the readily accessible areas, features and components installed in the building at the time of the inspection. Evidence of moisture, and its intrusion is often the result of leakage/seepage through the foundation walls, windows, and/or unsealed openings/penetrations for plumbing, and plumbing leaks, property and neighborhood grade elevation changes, and even cyclical weather patterns. (We have inspected dry basements/crawlspaces in the late fall which have had water entry in the spring due to changes in water tables.) We attempt to locate evidence of previous moisture, which may not be visible due to walls/ceilings, flooring, storage, furnishings and even recently painted surfaces. Conditions at the dwelling change over time, so even a basement that may have been "dry" for many years, could recently have had moisture entry, and basements that may have had moisture entry once many years ago, are now "dry". We do not warranty a crawlspace will be "dry" and moisture free. If there ANY reservations, about moisture in the crawlspace, you should discuss in detail with the seller, the history of the crawlspace, and if necessary, retain a drainage contractor and a waterproofing specialist. A new product, CleanSpace/crawlspace encapsulation system ([http://www.basementsystems.com/crawlspace/crawlspace\\_products/crawlspace\\_vapor\\_barrier.php](http://www.basementsystems.com/crawlspace/crawlspace_products/crawlspace_vapor_barrier.php)) is available to help manage moisture and its effects.

#### *Components and Conditions Needing Service*

- √ The soils in the crawlspace are wet and display evidence of past moisture, which indicate a moisture intrusion and retention issue. Regrading the soil and landscaping is recommended. For a second opinion, we recommend the additional opinion, advice, cost estimates and services of a drainage contractor.

### **Ventilation Conditions**

#### *Components and Conditions Needing Service*

- √ Ventilation of the crawlspaces is inadequate by current standards (damp framing materials). We recommend installation of adequate ventilation which can be accomplished by proper placement and installation of functional vents. As an upgrade, there are "thermostatically controlled" vents available that automatically open and close at pre-determined temperatures.

### **Plumbing Conditions**

#### *Components and Conditions Needing Service*

- q Several sections of the galvanized wastelines are minimally supported with damaged wire which should be corrected by a licensed plumber. ( Incorrectly supported wastelines are susceptible to leaks. )

Piping minimally supported add - *Continued*



- q There are exposed water pipes running through unheated space, which should be insulated to guard against energy loss, freezing, and damage to the piping and dwelling.

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical standard is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

## Electrical System

### Basic Capacity and Information

#### Informational Conditions

- The service entrance conductors are # 4/0 AL which is typically rated for 200 amps
- The electrical service ampacity is rated at 200 amps, based upon the main disconnect. The available voltage is 120/240 volts.
- m The electric main disconnect is located inside of the main panel.
- The visible electrical conductors are copper and the type(s) of wiring are non-metallic.

### Ground Fault Circuit Interruption

#### Informational Conditions

- Ground fault circuit interrupter, aka "GFI" or "GFCI" is an electrical shock hazard prevention device which help protect individuals, particularly at outlets/receptacles within six feet of water (kitchen/bathroom sinks, laundry area or in areas with potential moisture (basement/crawlspace, and building garage and exterior). GFCI protective devices are available in many types (outlet/receptacle or circuit breaker in the main panel and/or subpanel(s)). The device is usually easily identified by its manufacturer's labeling, and/or its two unique buttons; one marked "T" or "Test" and the other marked "R" or "Reset". GFCI's function by

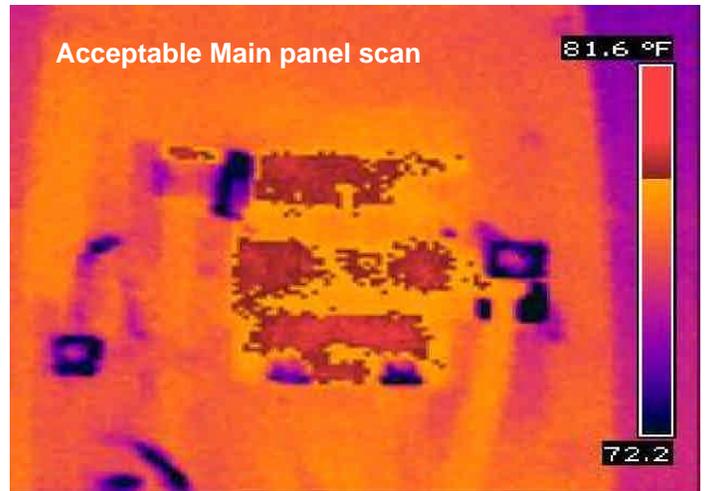
detecting the flow of electrical current outside its circuit. GFCI devices are very sensitive to changes in the electrical current, (even as little as .005 amp) and will, in most cases, trip off in thousandths of a second, thus potentially protecting individuals. Our report reflects the functionality of the installed GFI's, along with areas where today's industry standards now require them to be. These inexpensive life-saving devices should be installed where required, and therefore you should check with your municipality or a licensed electrician. Comment: Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's unless properly rated because the equipment will not operate if the GFCI trips. More information can be obtained at <http://www.cpsc.gov/cpsc/pub/pubs/99.html>

## Main Panel

### Basic Main Panel Comments

#### Informational Conditions

- Industry safety standards require that an electrical panel should be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front and 30 inches on the side, with lighting, for service. Also, it should have a main disconnect or less than six handles, and each circuit within the panel should be clearly labeled. We recommend review with a licensed electrician with any dwelling that has panels that do not meet these requirements.
- The main panel and its visible components have no deficiencies. Note; many electrical panels consist of several branch wires, which limit our observation and evaluation.



### Cover Panels

#### Informational Conditions

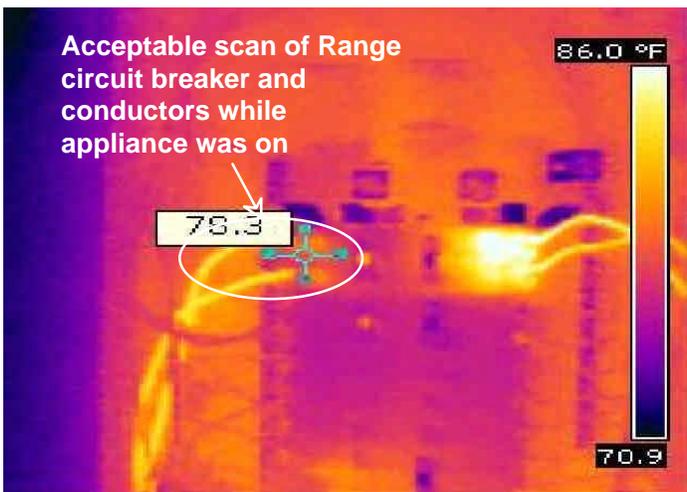
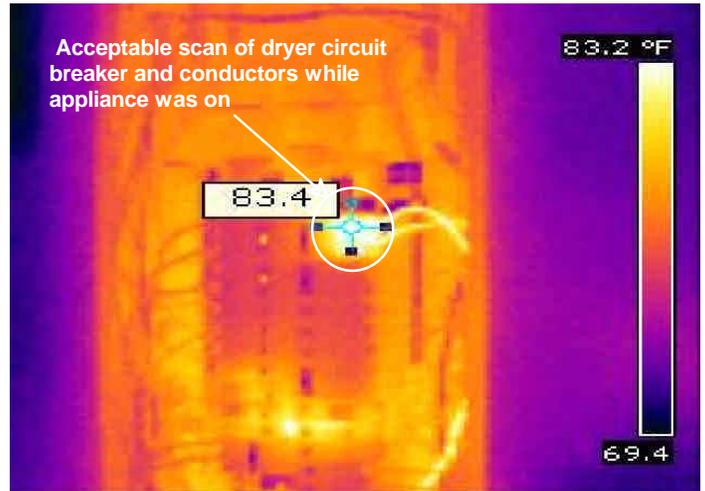
- The cover for the main electrical panel is in acceptable condition.

### Circuit Breakers

#### Informational Conditions

- There are no visible deficiencies with the circuit breakers in the main electrical panel.

There are no visible deficiencies with the circuit breakers in the main electrical panel - *Continued*



- Arc fault circuit interrupters (AFCI's) are safety devices designed to help prevent fires caused by electrical arcing and sparking. Since January 2002, they have been available for use in residential bedroom circuits. Older buildings, built before these requirements took effect, may not have this protection. You may want to consider adding AFCI protection for both new and existing buildings. Older buildings with ordinary circuit breakers especially may benefit from the added protection against the arcing faults that can occur in aging wiring systems. The arc fault breakers present were tested by tripping off the built-in tester, and the results are satisfactory.

Upgrade to arc-fault circuit interrupters - *Continued*



**Grounding**

*Informational Conditions*

- The main electrical panel is double-grounded to a driven rod and to a water pipe.

**Sub Panel(s)**

**Sub Panel(s) - Location(s) & Observations**

*Informational Conditions*

- Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled. There should be a circuit breaker from the main panel to shut current to the subpanel.
- The sub panel is located at the laundry room.

*Components and Conditions Needing Service*

- m There is staining and corrosion at the upper left hand corner from moisture entry. A licensed electrician should determine the source of moisture which should be eliminated.



### **Cover Panels**

#### *Functional Components and Conditions*

- The cover for the electrical sub-panel is in acceptable condition.

### **Circuit Breakers**

#### *Functional Components and Conditions*

- The circuit breakers within the sub panel have no visible deficiencies.

### **Wiring**

#### *Functional Components and Conditions*

- There are no visible deficiencies with the electrical wiring in the sub panel.

### **Grounding**

#### *Informational Conditions*

- The grounding system in the sub panel is correct.

## **Branch Circuitry**

### **Scope and Overall Comments**

#### *Informational Conditions*

- As we conduct our inspection we attempt to operate all outlets, switches and lights but some are inevitably concealed by doors, furniture, appliances, coat racks, stored items, etc. and are not operated. When the house has been emptied and the pre-closing walkthrough is conducted, all outlets, switches, lights, etc. should be tested. Incandescent closet lights which have exposed bulbs which is a fire/safety hazard. The bulbs are an ignition source (due to heat and/or damage) to flammable/combustible materials. All exposed bulbs should have a protective cover.
- Our inspection does not include the evaluation of low voltage equipment, wiring, telephone, security systems, cable TV, data transfer lines, alarms, intercom, stereo wiring, satellite dish and related equipment. We recommend review with the seller, and retain a qualified technician for further evaluation.

### **Outlets**

#### *Functional Components and Conditions*

- We test a representative sample of the outlets during our inspection for proper function, and as appropriate GFCI protection. We did not observe reportable deficiencies.

### **Switches**

#### *Informational Conditions*

- We test a representative sample of the switches during our inspection for proper function. Any deficiencies are noted in the report where observed inside the dwelling.

### **Lighting**

#### *Informational Conditions*

- As we conduct our inspection we attempt to operate all lighting. We comment on both the placement and condition of lighting. We do not replace bulbs during our inspection and often during an inspection we will encounter a situation where we cannot determine whether the switch, fixture or bulb are at fault. We attempt to identify these issues in our reports and suggest that all lighting be demonstrated as operable at the time of the pre-closing walkthrough inspection. The lighting was satisfactory at the time of our inspection with any deficiencies noted in the report.

### **Ceiling Fans**

#### *Functional Components and Conditions*

- The ceiling fan(s) operated satisfactorily with any deficiencies noted in the report.

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

### Water Supply & Waste System Information

#### General Observations & Information

##### *Informational Conditions*

- The main water service supply piping is copper.  
The interior potable water supply or distribution piping is copper.  
The Drain/Waste/Vent materials are cast iron, pvc, abs, and galvanized metal.
- Information concerning the quality of municipal water can be obtained from the utility company and NJDEP. Private well water quality information can be accomplished by retaining a licensed well testing company.  
NOTE -- We suggest you review the following State of New Jersey Website regarding new regulations pertaining the testing of private wells; <http://www.state.nj.us/dep/pwta/>
- New Jersey American Water Company ([www.njawater.com](http://www.njawater.com) and 1-866-430-0819) offers an "In-Home Plumbing Emergency Program" which provides may help protect yourself from the expense and inconvenience of emergency plumbing repairs. We recommend you contact this company or any other contractor for details, warranty, eligibility and fees. This information is provided as a courtesy only.

##### *Components and Conditions Needing Service*

- Q The main water shut off was not located, and recommend review with the seller, and if necessary, retain a licensed plumber.

#### Water Supply Piping

##### *Informational Conditions*

- The main water shutoff appears to be properly installed and is in satisfactory condition. We do not operate any shutoff valves as it is beyond the scope of the home inspection.
- The interior water supply is copper where visible and is satisfactory condition, with any exceptions noted. Copper supply piping have the reputation of being the best and most dependable because they are not subject to the build-up of minerals that bond to the inside of galvanized metal pipes which eventually restrict the water volume.

## Water Pressure

### *Informational Conditions*

- The flow of water at the most remote plumbing fixture(s) (toilet, sink, tub/shower) was judged to be sufficient, commonly referred to as "functional flow". There may have been minute or no drop in water flow when all fixtures were operated simultaneously in a bathroom, but generally, the flow of water was adequate. Occasionally, obstructions do manifest, sometimes from the municipal water company supply lines, or other components from fixtures inside the dwelling. Regardless, our inspection is generally accomplished in a relatively short period of time (2-3 hrs) in one day, and therefore changes in flow may occur over the course of home ownership. If you experience a noticeable drop in flow of water, contact the local municipal water company, a qualified well contractor (if a well is in use), and a licensed plumber for further evaluation and repairs as necessary. Any exceptions will be noted at the observed location.

## DrainWasteVent

### Basic DWV Information and Comments

#### *Informational Conditions*

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, all of which are relatively inexpensive.

### Drain Pipes Waste Pipes and Vent Pipes

#### *Functional Components and Conditions*

- During the course of the inspection, we flush toilets, run shower/tub and sink water at the most remote fixtures which is an industry recommended water test. Functional drainage was accomplished, meaning that the fixtures drained in a reasonable amount of time and did not overflow when other fixtures were operated simultaneously. Any exceptions are noted in the area they were observed. Note: only a video-scan of the drainpipes, including the main drainpipe, would confirm their actual condition. Review with the seller about the history of plumbing.

#### *Informational Conditions*

- Sections of the DWV system at this residence are galvanized steel, and assumed to be original. They are in acceptable condition with any exceptions noted. However, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them and will over time become dysfunctional and/or leak. Eventually, all galvanized piping will require replacement.

#### *Exceptions*

- There are lead components in the waste plumbing system at the toilet sleeves. Lead for the waste piping were used in homes typically built in the 1950's. Lead piping is prone to leakage at the connections, and should be closely monitored.

We observed lead components in the drain system i e \_\_\_ - *Continued*



## Fixtures

### Fixtures Overall

#### *Functional Components and Conditions*

- The plumbing fixtures throughout the dwelling were generally functional and in satisfactory operating condition with any exceptions noted at specific locations in our report.

## Gas

### Gas Supply Information

#### *Informational Conditions*

- The residence currently does not have a natural gas supply, and if desired, you contact the gas utility company, municipality, and a licensed plumber for installation advice and cost estimates.

## Hot Water

"Water heater" is self descriptive; it is a system used to heat water. The energy source can be natural gas, propane gas, electricity or fuel oil. Some systems are "stand alone" and others may have pre-heating sources such as a hydronic heating system or solar. Most systems have temperature control devices (all should) and the temperature of the heated water in the home should be between 110 and 120 degrees to prevent scalding. More information can be obtained at <http://www.tap-water-burn.com/>. Most water heaters have a storage tank of 40 gallons though there is a considerable range. Some systems, off the boiler used for hydronic heating, have no storage and supply heated water "on-demand" and others we have encountered have a storage capacity of 100 or more gallons. The most common water heaters, gas-fired appliances, have a service life of 8 - 12 years. Water heater life depends upon water quality, water pressure and the environment in which the water heater is installed. Electric units may have a slightly longer service life as the electric elements (usually two) can be replaced. As with other plumbing shutoffs, we do not operate any of the shutoffs/drain valves, and TPR valves at the water heater.

## Water Heater

### Basic Information and Overall Evaluation

#### *Informational Conditions*

- Q The insulation blanket on the water heater obstructs our inspection. We do not remove the blanket, and recommend review with seller. (Water heaters which are approximately 15 years old are near/at the end of their life expectancy and replacement is recommend)
- The bonding of the plumbing includes "jumpers" (clamps & wiring) connecting the cold and hot water distribution piping. (Common locations include piping above the water heating, or other sections of the hot and cold water pipes). Bonding of the piping help provide a more reliable grounding system.

### On Demand Hot Water

#### *Informational Conditions*

- The hydronic heating system or boiler supplies the domestic hot water from a system typically known as "demand system". We checked fixtures for hot water which were satisfactory.

## Water Heater Plumbing

### Drain Valve

#### *Informational Conditions*

- The drain valve of the water heater is in place and presumed to be functional though is not tested.

### Shut-Off Valve and Water Connectors

#### *Functional Components and Conditions*

- The shut-off valve and water connectors on the water heater appear in satisfactory condition. We do not operate shutoffs during our inspection.

#### *Informational Conditions*

- FloodStop System 3-4-NPT for Water Heaters: Water Heaters have a limited life, then leak after years of corrosion. Water Heaters are generally considered a maintenance-free appliance, but they are also one of the single most damaging appliances in the home. Because Water Heaters are continually under pressure, even small pressurized leaks can quickly flood and devastate a home. Whether at home, at work, or on vacation these flooding events can go undetected for hours or even days. Water loss from unexpected appliance failures and supply line ruptures are detected by FloodStop's water/leak sensor, and the water supply is automatically and immediately shut off. ( This information has been provided as a courteous, as we have not affiliation with the company. )

### Pressure Release Valve and Discharge Pipe

#### *Informational Conditions*

- The water heater is equipped with a mandated pressure-temperature relief valve and a properly installed discharge pipe which are in satisfactory condition. Note; we do not test/operate the relief valve as it is beyond the scope of a home inspection.

## Heat

There are a wide variety of heating systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace.

However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as

by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning devices that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Non-FHA Heat Definition and Basic Info

### Hydronic Heat

#### *Informational Conditions*

- The boiler providing heated water to the hydronic heating system is approximately 25-35 years old, unknown btuh, energized by fuel oil, and located at the garage. ( The dataplate was not legible and estimates are provided. ) Modern hydronic boilers for gas and oil are typically compact, because they do not need a large reservoir of hot water for efficiency, and are designed for high temperature combustion and a rapid recovery rate. Circulation in such systems is noiseless, and any noise usually indicates a problem, such as that caused by turbulent air trapped within the system that must be bled off, or by restricted valves, or by a poorly designed system. However, some squeaks may occur in the pipes when the system is activated, which are caused by thermal expansion and have little other significance.

## Non-FHA Components & Evaluation

### Overall Evaluation

#### *Components and Conditions Needing Service*

- √ The boiler has significant accumulation of rust from previous leaks, and is approaching the end of its designed life and needs to be serviced for the following reasons below. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommended upgrades that could affect your evaluation of the system which should be certified as safe to operate or repaired as necessary or replaced.

The boiler is old and has multiple deficiencies - repair or REPLACE - *Continued*



**Hydronic Heating Common Conditions and Comments**  
*Components and Conditions Needing Service*

- m The boiler is located in the garage and is exposed to vehicle impact and damage. Installation of a proper barrier is necessary.



**Thermostat**  
*Informational Conditions*

- The thermostats are operating properly. Not all functions pertaining to energy conservation and other programs are tested and are not reported on.

**Flue Vent Connector**  
*Components and Conditions Needing Service*

- m The flue vent is deteriorated which will allow carbon monoxide to accumulate in the garage. A qualified HVAC contractor should replace the flue as soon as possible. The barometric damper did not respond during the boiler operation and should be serviced.

**Corroded Flue Vent Connector - Continued**



**Combustion-Air**

*Informational Conditions*

- The combustion-air source for the heating plant is satisfactory.

**Pressure Release Valve and Discharge Pipe**

*Functional Components and Conditions*

- The heating plant is equipped with a mandated pressure relief valve and a properly installed discharge pipe. We do not operate the pressure relief valve as it is beyond the scope of a home inspection.

**Tridicator**

*Functional Components and Conditions*

- Tridicator gauges, designed for hot water boilers, are two gauges-in-one. They measure water pressure in PSI and kPa, plus temperature in °F and °C. The gauge was in satisfactory condition at the time of the inspection. Verification and calibration of the gauge is beyond the scope of a home inspection.

**BackFlow**

*Informational Conditions*

- The heating system includes a backflow preventer which help prevent water in the system from contaminating the potable water.

**Pressure Reducing Valve**

*Informational Conditions*

- The heat system includes a pressure reducing valve which is necessary to reduce the water pressure. Excessively high water pressure can damage the heating system.

**Expansion**

*Informational Conditions*

- The expansion tank is in satisfactory condition.

**Circulating Pumps**

*Informational Conditions*

- The circulating pump is in satisfactory condition.

**Baseboard Elements**

*Informational Conditions*

- The hot water baseboard heating elements produced heat.

## Heat-A/C

There are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that is not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### Air Conditioning System

#### Overall Evaluation - Thru-wall or Window

##### *Components and Conditions Needing Service*

- q Air-conditioning is provided by a thru-wall, or window, air-conditioning unit(s) which were not installed, and recommend proper installation, and satisfactory demonstration by the seller.

## Garage

### Single-Car Garage

#### Garage Basic Information and Access

##### *Informational Conditions*

- The garage is attached to the dwelling. The garage is designed for: 1 vehicle(s). The garage wall material is masonry block framed with wood studs. The garage floor material is: concrete slab-on-grade. The garage door is operated electronically.

*Exceptions*

- q Access is limited due to items of personal property. This is not uncommon. Garages are often used to house one or more vehicles and any unused area(s) is used to store sports equipment, lawn and garden equipment and many other forms of personal property. Therefore our ability to inspect this area is typically limited and incomplete, particularly at the perimeter wall/floor areas. We recommend close attention be paid to this area during the pre-closing walkthrough inspection after all items of personal property, etc. have been removed. We cannot report on conditions that are not visible or evident to us at the time of the inspection. A re-inspection is recommended, unfortunately, this will require a separate visit, report and fee.



**Floor**

*Components and Conditions Needing Service*

- q The wood garage floor material is in contact with the soil which is susceptible to WDI/WDO infestation, and related moisture damage. Long term performance is suspect. Retain a qualified contractor for further evaluation of installation methods and materials, as replacement of the floor maybe necessary.

**Garage Side Door**

*Components and Conditions Needing Service*

- q The base of the garage side door is moisture damaged and should be repaired or replaced.



### Garage Rear Door

#### *Components and Conditions Needing Service*

- q The deteriorated side door jamb should be replaced.



### Garage Door and Hardware

#### *Informational Conditions*

- Garage door(s) and all related equipment should be properly maintained including but not limited to door opener, operation and spring inspection, counterbalance spring containment, wall station push button and photoelectric eye location, contact and non contact reversal. Poorly maintained equipment can lead to damage, entrapment, injury and even death to humans and pets. We suggest that a garage door contractor periodically inspect all equipment. More information about the history of the door should be obtained from the seller, and can be obtained by visiting <http://www.dasma.com/default.asp>, <http://www.nsc.org/>, [www.cpsc.gov](http://www.cpsc.gov), and The Industry Coalition for Automatic Garage Door Opener Safety. (Rolling Codes. Some thieves are able to "record" your transmitter's signal. Later, after you're gone, they replay that signal and open your door. However, if your transmitter (the remote control) has rolling code technology, the code changes after every use. This renders the thieves' controls useless. Contact your garage door opener manufacturer or your local garage door dealer for more information.) Lubrication of the moving parts per the manufacturer is recommended. White lithium grease is a favorite of ours.
- The garage door is functional.

#### *Components and Conditions Needing Service*

- m The garage door(s) counterbalance springs lack safety restraint cables designed to prevent injury to persons nearby and/or damage to property located in the garage area, in the event of spring(s) breaking. Because of the great force of impact from breaking springs this is a very important safety concern. For improved safety have safety restraint cables properly installed as soon as possible.

The garage door springs lack safety restraint cables - important safety issue - install - *Continued*



**Automatic Opener**

*Functional Components and Conditions*

- The garage door openers are functional and the stop-and-reverse feature is working properly both by resistance and by interruption of the optical sensor beam.

*Informational Conditions*

- We do not test/operate the emergency release handle, as the garage door opener may not re-engage. We recommend review with the seller for satisfactory demonstration.

*Components and Conditions Needing Service*

- m The garage door opener is powered by an extension cord. Current standards require the door opener's plug be connected directly into an outlet. A license electrician should make all necessary repairs.

**Roof**

*Components and Conditions Needing Service*

- v The garage roof is leaking at several locations with significant damage to the decking/sheathing. The roof surfaced areas, related flashings and decking should be evaluated, and replaced as necessary by an established and qualified roofing contractor.



Replace Roof - Continued



- ∨ The roof rafters are minimally supported by a rotated ridge board. Further evaluation and additional support are recommended.

*Reinforce Framing at - Continued*



## Fireplace

Our inspection of fireplaces and solid fuel burning appliances does not include the testing draft characteristics, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems, interior of flues, chimneys. We describe the type of fireplace(s), and/or solid fuel burning appliances; energy source, and any visible evidence of draft characteristics. The seller and/or occupant may have more detailed information about the history of the fireplace(s)/solid fuel burning appliances, and therefore we strongly recommend review with them. The operation of a fireplace can be rewarding and yet dangerous. Even if we report that the item(s) is/are in satisfactory condition at the time of inspection, a certified chimney specialist should be retained for evaluation which should include video-scanning before use.

### Solid Fuel Standard Log Burning

#### Basic Information & Evaluation

##### *Informational Conditions*

- The fireplace is located at the living room.

##### *Components and Conditions Needing Service*

- m The fireplace chimney flue has accumulated soot and creosote and should be cleaned by a professional and certified that the fireplace and chimney are safe to operate.
- m There are gaps between the metal firebox and brick surround, which should be sealed, as fire hazard exists.

### Gaps at Surround - *Continued*



#### **Damper**

##### *Functional Components and Conditions*

- The damper in the fireplace is functional.

#### **Glass Doors**

##### *Functional Components and Conditions*

- The fireplace glass doors are functional.

#### **Hearth**

##### *Informational Conditions*

- The hearth is in acceptable condition.
- m We suggest adding a decorative barrier in front of the fireplace to prevent contact (small children and pets) with the glass doors or metal mesh screens, which become extremely hot when the fireplace is in operation.

#### **Mantle**

##### *Informational Conditions*

- The fireplace mantle is satisfactory.

## Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate closet shelving, window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have may already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service, although such services can be ordered and conducted under a separate cover. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. We strongly recommend a detailed discussion with the seller and/or occupant who may have

knowledge about the history of the dwelling. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Interior Areas

### Interior Dwelling Information

#### *Informational Conditions*

- The residence contains 3 bedrooms and 2 bathrooms.
- The windows are primarily constructed of wood with dual glazing.
- The interior wall and ceiling material is primarily a gypsum board commonly referred to as drywall .
- The floor surface materials are primarily carpet, wood and tile.

### General Interior Conditions

#### *Informational Conditions*

- Interior surfaces are generally in satisfactory condition. Normal wear and tear with some cosmetic defects are present, with exceptions are noted.

### Walls and Ceiling

#### *Informational Conditions*

- The wall and ceiling surfaces are generally in acceptable condition throughout the dwelling with typical cosmetic blemishes. Any noteworthy defects are reported in the room in which they are observed. Note; We do not move ceiling tiles, if present, during a home inspection.

### Floor

#### *Informational Conditions*

- The floors throughout are generally in satisfactory conditions. Exceptions and significantly conditions are noted in the areas where observed. Comment; Staining of carpets and cosmetic blemishes are not reported on and not a part of our inspection. We do not remove/lift up or otherwise disturb throw/area and wall to wall carpets.

## Window(s)

### Windows - Hardware and General

#### *Components and Conditions Needing Service*

- √ The wood windows are in overall poor condition (damaged sills, glazing and putty, missing/broken window locks, inoperable ). While repairs are necessary, a cost effective solution may be a complete window replacement and recommend a second opinion from an established contractor who should inventory all windows for estimates and advice.



Repair Replace Wood Windows - *Continued*



*Exceptions*

- m In accordance with industry standards, we only test a representative sample of windows, at least one in each room whenever possible. Typically, due to furnishings, stored personal items, decorations, etc., we can not access, inspect and operate every window in every room. At the pre-closing walkthrough inspection you should OBSERVE all accessible windows, and TEST at least every window in every bedroom to ensure that they facilitate an EMERGENCY EXIT. Note; children should be closely supervised near any window. Window screens are not a protective device to help prevent children from falling out a window. Special devices are available which should have approved safety release hardware. We recommend that you review with any jurisdictions having authority (fire and construction official, etc.) and the manufactures regarding the installation requirements and use. The use of these devices is your decision. More information about the recent law is [http://www.njleg.state.nj.us/2006/Bills/A2500/2023\\_11.HTM](http://www.njleg.state.nj.us/2006/Bills/A2500/2023_11.HTM)

## Door(s)

### Passage Doors

#### *Informational Conditions*

- The doors are in satisfactory condition with any exceptions noted.

## Stair Component(s)

### Stairs

#### *Informational Conditions*

- The stairs and handrails to the second floor are acceptable both in construction and condition for the estimated age of their installation.

## Main Entry

### No recommended service

#### *Informational Conditions*

- We have evaluated the entry, and found it to be in acceptable condition.

## Living Room

### Flooring

#### *Informational Conditions*

- The floor has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### Outlets

#### *Functional Components and Conditions*

- The outlets that were tested are functional.

## Dining Room

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### Outlets

#### *Functional Components and Conditions*

- The outlets that were tested are functional.

## Family Room

### Walls and Ceiling

#### *Functional Components and Conditions*

- Photo Set 4

## Second Floor Hallway

### Overall Condition

#### *Informational Conditions*

- The second floor hallway is in satisfactory condition.

## Master Bedroom

### Doors

#### *Informational Conditions*

- The doors are functional.

### Flooring

#### *Informational Conditions*

- The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### Lights

#### *Functional Components and Conditions*

- The lights are functional.

### Outlets

#### *Functional Components and Conditions*

- The outlets that were unobstructed and able to be tested are functional.

## Laundry

Our inspection of the interior common space is the same as that of the living space, the extent of which has already been described, and includes the visibly accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not comment on cosmetic deficiencies, or the normal wear and tear that is associated with usage and the passage of time. However, we may comment on cracks that commonly result from movement, and which you should have a specialist evaluate. In accordance with industry standards, we did not test the washer, the dryer, the water connectors, or the drain line, overflow pan (if present). However, you should be aware that many modern washing machines discharge a greater volume of water than some older drain lines can handle, and that water may back up and overflow. Satisfactory operation of the clothes washer and dryer should be verified before the close of escrow.

## Laundry Area

### General Laundry Room Information

#### *Informational Conditions*

- In accordance with industry standards, we did not test the washer, the dryer, the water connectors, or the drain line. However, you should be aware that many modern washing machines discharge a greater volume of water than some older drain lines can handle, and that water may back up and overflow.
- Consumer Product Safety Commission  
Overheated Clothes Dryers Can Cause Fires  
CPSC Document # 5022  
Updated June 2003  
The U.S. Consumer Product Safety Commission estimates that in 1998, clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers. CLEAN THE LINT FILTER REGULARLY.  
Warning Signs: Clothing takes unusually longer to dry, clothing is hotter than usual at the end of the cycle, outside of the dryer is hot, the damper/flapper on the exterior partially opens, the laundry room is

warmer/more humid, burnt smells in laundry room.

To help prevent fires: Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer.

Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

- The energy source for the clothes dryer is 240V electricity.

#### *Exceptions*

- q There is no drain and pan for the washing machine which should be installed, as an upgrade.



#### **Walls - Ceiling - Floor**

##### *Informational Conditions*

- The walls, ceiling and flooring in the laundry area are in satisfactory condition.

#### **Plumbing**

##### *Informational Conditions*

- q We recommend upgrading the water supply hoses to the burst resistant type typically consisting of stainless steel braided to help prevent damage from leakage.
- The Watts IntelliFlow Automatic No. 2 (A2C-M) is equipped with a state of the art electric current sensing device. When the washer is turned on, the device senses the current flow to the washer. When the shut-off valves are left on, the constant water pressure can cause hose fatigue. This can increase the potential for leakage or a burst hose. Upon completion of the full wash cycle when the washer shuts off, the device will sense the lack of current and close the water valves. Such automatic operation protects against a water

damage repair situation should a washing machine inlet hose burst while the machine is unattended. More information can be obtained at <http://www.watts.com/pdf/f-intelliflow.pdf> ( We have provided this information as a courtesy, and have no affiliation with this company. )



### Drains - Stoppers

#### *Components and Conditions Needing Service*

- m The wasteline plumbing for the second floor laundry area consists of an air admittance valve which is not permitted in most jurisdictions. Retain a licensed plumber to correct this condition.



## Kitchen

### Kitchen Observations

#### **Kitchen Basics**

##### *Informational Conditions*

- We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers,

water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by ungrounded conduits or extension cords.

- The kitchen countertop surface is plastic laminate. The countertop sink is stainless steel. The energy source for cooking is electric. The floor is wood.

### **Outlets**

#### *Functional Components and Conditions*

- The outlet(s) in the kitchen that were tested are functional and include ground-fault protection.

### **Lights**

#### *Functional Components and Conditions*

- The lights in the kitchen are functional.

### **Sink**

#### *Functional Components and Conditions*

- The kitchen sink is functional and in satisfactory condition.

### **Counter Top**

#### *Informational Conditions*

- The kitchen counter top is in satisfactory condition.
- Q There is no caulking between the kitchen counter top and the backsplash which should be installed to prevent moisture intrusion.



### **Cabinets**

#### *Informational Conditions*

- The kitchen cabinets are functional, and do not have any significant damage. Minor adjustments of the hardware may be necessary. (We do not move stored items which limit our observation/evaluation of components)

### **Garbage Disposal**

#### *Functional Components and Conditions*

- The garbage disposal is functional.

### **Dishwasher**

#### *Functional Components and Conditions*

- There is no dishwasher in this kitchen.

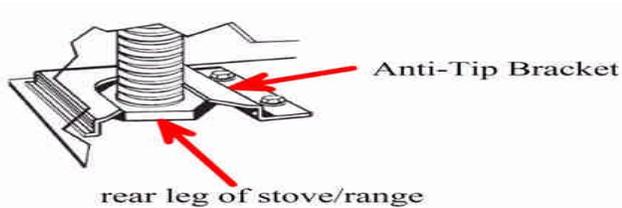
### **Electrical Range**

#### *Functional Components and Conditions*

- The electric range is functional, but was neither calibrated nor tested for its performance.

#### Components and Conditions Needing Service

- m The range does have an anti-tip bracket which is required per the manufacturer's label and should be installed to help prevent accidental tipping, damages and related injury.



#### Built-in Microwave

##### Functional Components and Conditions

- The built-in microwave is functional. The power of the magnetron tubes diminishes over time, and the specific measurement of the microwaves and their containment within the unit requires the use of specialized instruments which is beyond the scope of a home inspection.

#### Ventilation

##### Functional Components and Conditions

- The kitchen exhaust fan or downdraft is functional.

#### Walls - Ceiling - Flooring

##### Informational Conditions

- The walls, ceiling and floor in the kitchen are in satisfactory condition.

## Bathrooms

It is our policy not to comment on cosmetic deficiencies unless they are severe and may effect the life expectancy and/or function of the component, and our service does not include an evaluation of window treatments, steam showers and saunas, nor do we leak-test shower pans.

### Guest Bathroom One

#### Location & Overall Conditions

##### Informational Conditions

- The bathroom is located at the hallway on the first floor.
- The bathroom countertop and countertop sink(s) material is: solid surface.  
The toilet material is china with a porcelain surface.  
The shower walls are plastic.  
The bathroom floor material is: ceramic or glazed tile.

#### Walls & Ceiling

##### Components and Conditions Needing Service

- v There is a leak at rear wall area at the top of the shower. A qualified contractor should determine the source of the moisture entry which should be corrected.



### **Flooring**

#### *Informational Conditions*

- The bathroom floor is in satisfactory condition.

### **Electrical**

#### *Functional Components and Conditions*

- The bathroom outlet(s) are functional and include ground-fault protection which should be tested per the manufacturer's recommendations.

### **Drains - Stoppers**

#### *Components and Conditions Needing Service*

- o The sink drain system includes non-conforming flexible material and recommend the installation be replaced with approved materials for reliability.



### **Bathroom Ventilation**

#### *Functional Components and Conditions*

- The bathroom exhaust fan is functional.

### **Doors**

#### *Informational Conditions*

- The bathroom door is in satisfactory condition.

## Windows

### *Informational Conditions*

- The window is satisfactory condition.

## Countertop

### *Informational Conditions*

- The countertop is in acceptable condition.

## Cabinets

### *Functional Components and Conditions*

- The bathroom cabinets are functional.

### *Exceptions*

- q The floor of the sink cabinet is damaged, and should be replaced.



## Sinks

### *Informational Conditions*

- The bathroom sink and its components are functional.

## Toilet

### *Informational Conditions*

- The toilet is functional.

## Caulking

### *Informational Conditions*

- TIP - Caulking around tubs, showers, sinks, etc. is an item that should be on every homeowner's "list of things to do" for routine and regular property maintenance. A silicone base (our favorite) caulking material should be used to seal the gaps and penetrations after removing the existing caulk and properly preparing the surface(s). The purpose of this is to prevent moisture from entering and damaging the underlying materials.

## Tub-Shower

### *Informational Conditions*

- The tub/shower is functional.

## Guest Bathroom Two

### Location & Overall Conditions

#### *Informational Conditions*

- The bathroom is located on the second floor hallway.
- The bathroom countertop and countertop sink(s) material is: solid surface.  
The toilet material is china with a porcelain surface.  
The bathtub and shower material are fiberglass.  
The bathroom floor material is: ceramic or glazed tile.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling are in satisfactory condition.

### Flooring

#### *Informational Conditions*

- The bathroom floor is in satisfactory condition.

### Electrical

#### *Functional Components and Conditions*

- The bathroom outlet(s) are functional and include ground-fault protection which should be tested per the manufacturer's recommendations.

### Bathroom Ventilation

#### *Informational Conditions*

- The bathroom exhaust fan is functional.

### Doors

#### *Informational Conditions*

- The bathroom door is in satisfactory condition.

### Countertop

#### *Informational Conditions*

- The countertop is in acceptable condition.

### Cabinets

#### *Functional Components and Conditions*

- The bathroom cabinets are functional.

### Sinks

#### *Functional Components and Conditions*

- The bathroom sink and its components are functional.

### Toilet

#### *Informational Conditions*

- The toilet is functional.

### Caulking

#### *Informational Conditions*

- TIP - Caulking around tubs, showers, sinks, etc. is an item that should be on every homeowner's "list of things to do" for routine and regular property maintenance. A silicone base (our favorite) caulking material should be used to seal the gaps and penetrations after removing the existing caulk and properly preparing the surface(s). The purpose of this is to prevent moisture from entering and damaging the underlying materials.

### Tub-Shower

#### *Functional Components and Conditions*

- The tub/shower is functional.

### Whirlpool Bath

#### *Functional Components and Conditions*

- The hydromassage tub is functional with GFCI protection. (In as much of the plumbing and other components are concealed, and therefore not visible, we can not comment on those items. Our inspection of the hydromassage tub is limited to operating the controls for on and off only. We do not turn on any heating mechanisms)

- m If the whirlpool bath is not used frequently, it should be periodically flushed with al cleansing agent to inhibit the growth of bacteria within its concealed pipes.

## Notes

Our intention is to provide our clients with as much information about the inspected property as possible in a relatively short period of time. If you become overwhelmed with the multitude of systems, components, features, and of course, our findings, please contact our office, and the inspector will gladly discuss them in further detail. During the course of our inspection it is almost a certainty that we will observe items that we feel are deficient, require repairs or should receive upgrades. Many of our recommendations are the result of changes in building methods and materials since the original construction of the dwelling inspected. Items that we feel are in need of more immediate attention, particularly those with possible health and/or safety consequences, and/or major cost items that would require repair in the near future are listed in our Summary Inspection Report. Every inspector, every individual, will look at different information contained within a report with a different perception of its importance. Some items that we feel require deferred or even routine maintenance you may feel are important enough they should be included in the Summary Inspection Report, or, on the other hand, some items we include in the Summary are of little concern to you. There will always be these differences in perception and please feel free to discuss them with us if of concern to you upon receipt of your report.

## General Information

### Common and Important Notices

#### *Informational Conditions*

- q Notice to Absent Clients: Purchasing a home or dwelling is typically the largest investment for most homeowners. We prefer our client(s) to attend the home inspection so that we can elaborate on complicated and technical issues. When our client(s) are not present or only present for a portion of the inspection, we require that you contact us after receiving and reviewing the report in its entirety, prior to further discussion and clarification. We do not want any misrepresentations or misinterpretations regarding the conditions we have reported or their actual and or potential significance, and particularly by parties with a vested interest in them.
- q The property is located at an oceanfront/seashore area and may have been affected by significant storms and adverse weather conditions. More information from the seller, and local jurisdictions about the general building requirements and area should be obtained, including the history of the "property", power outages, flooding, evacuation plans, etc.
- The evaluation of the water source/body, and/or flood plains on or next to the property are not a part of our inspection. Specialists should be retained for further evaluation.
- m Energy consumption, conservation and analysis have become hot topics. More information about New Jersey's energy program can be found at [http://www.njcleanenergy.com/html/1residential/6\\_njes\\_nexus.html](http://www.njcleanenergy.com/html/1residential/6_njes_nexus.html), [http://www1.eere.energy.gov/consumer/tips/pdfs/energy\\_savers.pdf](http://www1.eere.energy.gov/consumer/tips/pdfs/energy_savers.pdf)
- Our inspection does not include built-in vacuum systems. If present, whether partial or fully intact, you should consult with seller for more information and satisfactory demonstration.
- The inspection of burglar alarm systems and related equipment is beyond the scope of our home inspection. If there is a burglar alarm system, intact or partial, in-service or out-of-service, at this dwelling, you should review the seller, and installer or service provider, if available. Comment; local jurisdictions may impose fines for false alarms, and you should contact local authorities for further clarification.
- Our inspection and related recommendations/suggestions are not legal advice. We provide information related to the inspection to help you formulate an evaluation and opinion of the subject premises. The inspection reports provided herein should be reviewed by your legal counsel prior to closing. By accepting inspection reports, you agree to the terms of the pre-inspection agreement which you have previously reviewed and signed. We are not responsible for language interpretations, i.e., English, Spanish, Chinese, Japanese, etc. Retain a specialist for interpretation of the report.

- We may provide photographs and diagrams which may illustrate specific and/or general conditions at the time of the inspection but should not be relied upon as an engineer nor a comprehensive/complete illustration of the depicted component/system/feature/conditions, and related comment(s). For example, a shower may have loose tiles at the tub spout and rear wall, but we may use only one photo. A diagram may show features not present on the appliance in question. In addition, local jurisdictions maybe more strict than national standards, and therefore a diagram/photo would not be an accurate representation of the defect and/or repair.
- You have requested us to conduct a limited visual inspection of the readily accessible systems, features and components installed at the home. Our inspection is not a warranty/guarantee of the home and its appliances which will eventually breakdown, requiring repairs or replacement, sometimes, not for years after the inspection, and even weeks just after. Several public and private contractors offer various types of protection plans. Discussion with the seller about any plans which maybe enforce is recommended. We always recommend you consider purchasing a plan and read it thoroughly, as most companies have numerous disclaimers, exemptions, and items/conditions which are NOT covered. American Home Shield, ([www.americanhomeshield.com](http://www.americanhomeshield.com)), HSA (<http://www.onlinehsa.com/>) and HMS ([www.hmsnet.com](http://www.hmsnet.com)), American Home Warranty (<http://www.ahomewarranty.com/>) are popular companies and you should review other contractors as well.
- Low voltage electrical devices and systems are excluded from our inspection and are not included in this report. If their function is of concern, they should be satisfactory demonstrated by the seller, and/or evaluated by a technician specializing in that particular equipment.
- General - Preclosing Walkthrough Recommendations  
As you prepare for your preclosing walkthrough, you should take the following into consideration. Operation of the mechanical systems should be conducted if there are safe and climatic conditions permitting.

A. Were the negotiated repairs/replacements, pest treatments, etc. (if any) accomplished? Do you have the associated work orders, receipts and warranties, if any? Are there any persisting unsafe conditions? Do the smoke/carbon monoxide detectors work?

B. Moisture

Are any sub-surface areas (basements and crawlspaces) and the attic dry? Are the sump- pump(s) functioning? Have the pre-existing stains on finish surfaces changed, or have new stains appeared?

C. Appliances

Operate them all (this includes heating and cooling as well as kitchen, laundry and other appliances). Just because they were functioning properly at the time of the home inspection, it does not mean they still are! Comment: Systems should be allowed to rest for fifteen minutes between heating and cooling tests. Air conditioning systems should not be tested if the exterior temperatures were below 65 degrees Fahrenheit for 48 hours.

D. Plumbing

Operate every fixture at the home's interior and exterior including exterior hose bibs/faucets. At the most remote bathroom in the home, run all of the fixtures simultaneously to ensure satisfactory water flow/pressure. Note; is the main water shut off valve accessible in case you need to turn off the water supply? Bring some paper towels and cloths just in case !

E. Electrical

Operate all of the lights, fixtures. TIP: Bring light bulbs of various wattages, a receptacle tester or small lamp, and a flashlight. Low voltage landscape lighting, timers/sensors should be operated as well. NOTE: Thermostatically controlled attic exhaust fans may not activate due to colder attic temperatures; temperature settings may range between 60 - 120 degrees.

F. Windows

Operate all of the windows. Many are not accessible under normal living conditions and typically only a

representative sample is tested during a home inspection. Is there any cracked or broken glass?

#### G. Interior Areas & Garage

Look for cracks, stains, damage, deterioration and/or missing items that may not have been present or visible at the time of previous inspections. Pay particular note to areas that were specifically identified by the home inspector as cluttered, partially and wholly inaccessible, typically storage closets, garage, and attic.

#### H. Additional Services/Systems

Were potable water supplies, sprinkler systems, private disposal systems, pools and/or spas, drainage systems, burglar alarm systems, satellite dish, built-in vacuum systems, and environmental concerns such as lead paint, asbestos, mold/mildew and/or underground fuel storage tank location(s) and testing services, etc. accomplished as recommended by the home inspector and in the report.

#### — SUPPORT AFTER THE INSPECTION

Re-Inspection Policy: The re-inspection fee is a minimum fee of \$120 for the first hour, and \$120 for any portion of the next hour(s). You must provide a list of items to be reinspected.

Your Questions: I'll do my best to answer your questions during and after the inspection. You must read all of the reports. I am available during the evening, but not always. Most questions can be answered in one call, but sometimes I have to go back to the office to look over your report. I'll try to answer any question the day you ask it.

The Questions Of Others: If a third party calls us with questions about your inspection, ( I will need written permission to discuss the reports) I'll politely inform them that I can't talk about your inspection unless you're a part of the conversation. I'll suggest that they call me back after setting up a conference call with you.

— Our inspection does not include any type of representation about the insurability of the building. You should discuss in detail with your insurance agent and carrier about eligibility of coverage options.

#### — ABOUT INFRARED THERMAL IMAGING (ITI) TECHNOLOGY

A Full House Inspection Company LLC offer a distinct advantage to you over typical inspectors who lack Infrared Thermal Imaging (ITI) Technology and training. ITI technology has the potential to help you save hundreds, or even thousands, of dollars per year by identifying moisture, HVAC, insulation, plumbing, electrical, structural issues before they pose a bigger risk to your fiscal or physical well-being. Example photos are included for illustration purposes only.

#### What is Infrared Thermal Imaging?

With ITI technology, we can detect, display, and document thermal patterns across a surface of the scanned item. The inspector is conducting a qualitative survey only, meaning that he is searching for differences in the thermal patterns displayed on the camera. Quantitative thermography, recording and interpreting of temperatures, is not conducted, and beyond the scope of level one thermography. The camera can detect light beyond the spectrum of "natural light" (which is the light that bounces off all objects we can see under the sun or under a light bulb), and measure the temperature variances of a surface to determine where heat, cold, moisture and even mold can be occurring in undesirable places. Because everything has a surface temperature, ITI technology allows the thermographer to see the variances in those surface temperatures. The variances are represented by different color tones with the color black representing the coldest temperatures and the color white representing the hottest temperatures. Any color in the red, orange and yellow hues represents warmth while color in the green, purple and blue hues represents cooler temperatures.

#### Why is Infrared Thermal Imaging vital to your home inspection?

As human beings, we are limited to seeing light only in the visible spectrum called white light. This is the light that bounces off everyday objects whether that light is being emitted by our Sun or an artificial source such as a light bulb. Without assistance from technology, we are unable to see surface temperature variances, and with the technology, is the ability to see these variances that allows us to more-accurately identify potential, and immediate, problems in your home that would have otherwise been undetected. The unique aspect of seeing surface temperature variances is that such variances can be caused by issues that may lie below the surface of a floor, behind a wall, or above a ceiling - places that are "out of sight" and are

thus out-of-mind. Also, surface temperature variances can be caused by airflow such as cold air seeping through walls, ceilings, under a door or air leaking from central air ducts. The air itself changes the surface temperature of objects that come in contact with the air. Surface temperatures can also be changed by living organisms such as mold, mildew and household pests. Because these organisms often thrive in places that cannot be seen by the naked eye (such as behind walls), the use of ITI technology allows us to pinpoint exactly where a problem area is in your home without the need for any immediate invasive damage to the structure of your home.

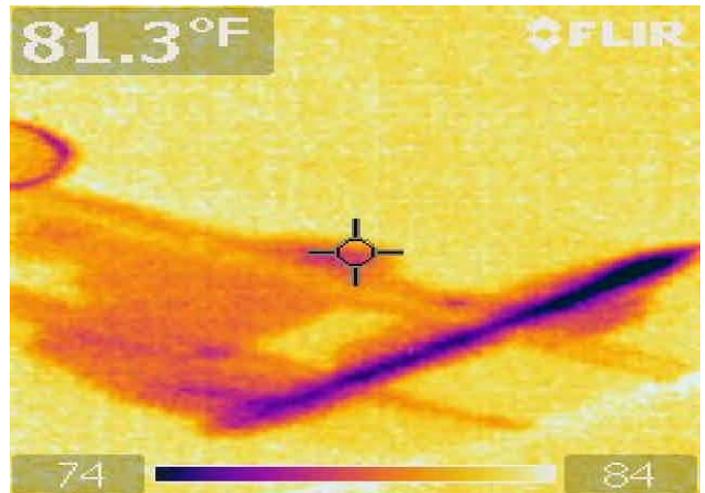
Finally, thermal imaging technology allows us to more-accurately identify damage to your home's electrical systems. By being able to pinpoint "hot spots" in electrical panels/load centers/fuse boxes and household wiring, we can provide you and your electrician with detailed imagery that will help the electrician to identify unsafe defects and make repairs more quickly to save you money.

In short, ITI technology is purposefully designed to provide you with a level of service that increases the speed by which many household problems can be identified, reduces the collateral damage required to fix those problems, increases the accuracy rate of correctly identifying problems, and helps you to catch small problems sooner so that don't become expensive or unmanageable problems that can affect your family's health and your financial well being. The US Department of Energy recommends the use of thermography to assist homeowners:

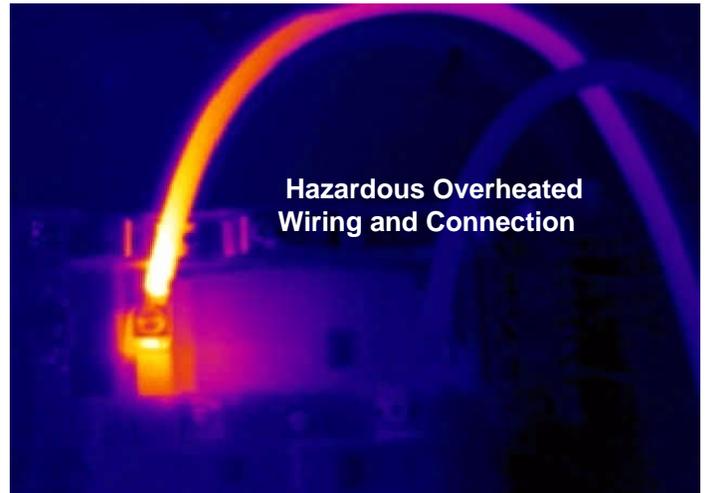
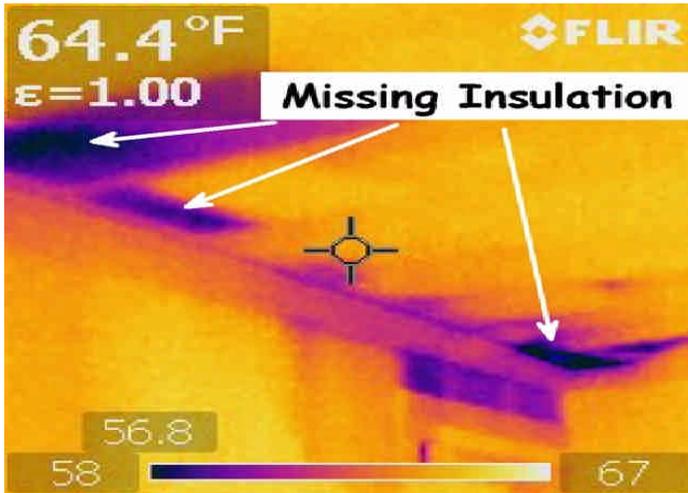
[http://www.eere.energy.gov/consumer/your\\_home/energy\\_audits/index.cfm/mytopic=11200](http://www.eere.energy.gov/consumer/your_home/energy_audits/index.cfm/mytopic=11200)

Limitations:

Neither the cameras nor the thermographer have x-ray vision. Thermography is not a "magic bullet" but is used in conjunction with other technology, experience and other qualified specialists to help identify issues and concerns during the survey process. The thermographer is not qualified to determine the cause of any apparent problems and or conditions related to the desired survey(s) requested in the pre-inspection agreement. Even through infrared thermal imaging utilizes advance diagnostic equipment, there is no guarantee, neither express nor implied, of accuracy. There are limitations to performing thermography, including, but not limited to, weather, camera limitations, emissivity, on-site conditions and viewing angle. A direct line of sight is required for a reliable survey. The thermal imaging camera does not "see" through surfaces, walls, windows, doors, floors, components or anything in its field of view. Without a direct line of sight and viewing angle, the apparent findings may be less accurate. Conditions may change and cause the apparent findings revealed on thermal images to be different at any given time. The infrared thermal imaging camera does not completely remove the risks of concealed damage. Stored items, windows, floor and wall coverings and other conditions may prevent accurate assessment of these areas. The Company does not remove obstructions, including but not limited to: floor and wall coverings nor move furniture, open walls, ceilings, panels, hatches, covers, stored items, appliances. The infrared survey is not a mold survey. Infrared surveys can be used to find moisture which is a necessary element for mold growth to occur but will not directly detect the presence of mold. The following four photos are examples of thermal imaging.



INFRARED THERMAL IMAGING ITI TECHNOLOGY - *Continued*



- q The residence was surveyed for electrical, moisture and insulation issues only, per the addendum. Thermal images show exceptions ( dark purple/blue areas for suspect insulation and moisture ) Moisture meter confirmed that these areas have low moisture levels ( unless otherwise indicated ) and therefore suspect insulation conditions ( missing, voids, damaged) is apparent, unless otherwise noted. Areas with concern are noted, and recommend correction to help improve comfort levels, and reduce energy costs. The building exterior was not scanned due weather conditions, i.e., solar gain, which should inhibit an accurate survey.

*Exceptions*

- Landscaping or building on your property can be great, but before anyone disturbs the exterior site and grounds, you need to be sure it's safe. Protect yourself, any workers or contractors and your property - call before you dig to find out where underground utility lines are buried. If you puncture fuel supply lines, natural gas, propane, electric power, water, sewer, cable television or telephone lines with digging tools or equipment, you could be seriously injured, and you may be liable for injuries and/or repair costs. More information can be obtained by contacting your local jurisdiction, calling 1-800-272-1000 and [http://www.conectiv.com/civ/safety/safety\\_digging.cfm](http://www.conectiv.com/civ/safety/safety_digging.cfm) and [http://www.conectiv.com/civ/safety/pdfs/ae\\_work\\_safely.pdf](http://www.conectiv.com/civ/safety/pdfs/ae_work_safely.pdf)

**Wood Destroying Insects and Other Pests**

*Informational Conditions*

- m Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

*Components and Conditions Needing Service*

- m There is evidence of pest activity ( rodent droppings in attic ) and recommend consulting with an integrated pest management company.

There is evidence of rodent activity \_\_\_\_ -- get licensed pco - *Continued*



### Smoke & Carbon Monoxide Detectors

#### Informational Conditions

- m N.B. 5:70-2.3 states smoke detectors are required in all one and two-family dwellings as follows: on each level of the premises and outside of each separate sleeping area. A certification that smoke detectors are properly located and functioning is required for each purchase transaction. Many municipalities or jurisdictions may have additional and locally determined requirements to obtain a "Certificate of Occupancy". We recommend contacting the local jurisdiction for additional information on any/all requirements for obtaining a Certificate of Occupancy. More information about smoke detectors and fire safety can be obtained at <http://www.state.nj.us/dca/publications/dfs/smokedetectors.pdf> and <http://www.cpssc.gov/CPSCPUB/PUBS/556.pdf>. and <http://www.cpssc.gov/cpscpub/pubs/5077.html>
- m Carbon monoxide or CO is a toxic gas that is produced when fuels such as gasoline, oil, propane, kerosene, coal, wood and natural gas do not have an adequate supply of oxygen to burn completely. When CO is breathed into the body, it combines with the body's blood and prevents it from absorbing oxygen. High levels of carbon monoxide can be fatal. Common sources of CO poisoning include: malfunctioning heating equipment, blocked chimneys indoor use of barbecue grills, using cooking appliances for heating purposes, sitting inside an idling vehicle for a prolonged period of time, repairing or running engines, such as vehicles, lawnmowers and snow blowers, in an attached garage. Symptoms of CO poisoning are often mistaken for the flu -- severe headaches, nausea, vomiting and sleepiness. One difference is that with CO poisoning there is usually no fever, and symptoms tend to clear up when you go outside and breathe fresh air. CO poisoning also affects pets.
- Effective April 7, 2003 all one and two family homes "must be equipped with a properly installed carbon monoxide detector/alarm prior to closing (purchase transaction) or leasing". we recommend installing carbon monoxide detectors in the home where recommended by local officials and the manufacturers. More information can be obtained at <http://www.epa.gov/airtrends/carbon.html>
- m Our inspection does not include any type of heat/flame-sensor/detector and sprinkler systems, fire-safety alarms and related equipment, etc. We recommend you retain a specialist for evaluation.
- m As of November 1, 2005, the law will requires the seller or landlord to provide a smoke detector, carbon monoxide detector and portable fire extinguisher ( placed 10 feet of the kitchen area) as part of a change of occupancy. The law requires that upon a sale, lease or transfer of a building with fewer than 3 units must be equipped with a portable fire extinguisher. For more exact information regarding this new law, please consult with your attorney and local fire official, and [http://www.njleg.state.nj.us/2004/Bills/S1500/1294\\_R2.PDF](http://www.njleg.state.nj.us/2004/Bills/S1500/1294_R2.PDF). Common sense dictates that the kitchen, garage, heating plant and water heater locations would be desirable, however, the location and number of these devices is your decision. Our inspection does not include the type/location/size and fastening to the residence.

*Components and Conditions Needing Service*

- m There is no mounted fire extinguisher in the kitchen and recommend review with the local fire official for requirements.

## Environmental

### Asbestos Issues

#### *Informational Conditions*

- Our inspection does not include the verification/presence of asbestos, although we may point out items that appear to be ACM. We are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], asbestos content can only be confirmed by laboratory analysis. In many products, asbestos is not likely to be released into the air without alteration, modification, drilling, sanding, sawing, scraping, removal of the suspected installation. Encapsulation and/or removal are the typical solutions. We are not licensed asbestos abatement contractors and cannot give the advice that they are qualified to present. We recommend consulting with a licensed asbestos abatement contractor for additional information or services. More information is available at the United States Government Environmental Protection Agency's website: <http://www.epa.gov/oppt/asbestos/ashome.html> and NJDEP: <http://www.nj.gov/dep/dshw/rtrp/asbestos.htm>.

### Underground Oil Tank Issues

#### *Informational Conditions*

- m Our inspection does not include the detection, existence and evaluation of any underground or above ground storage tanks, and related equipment. We may report on any visible evidence of the possible existence of fuel oil storage and use. Consultation with the seller, local service contractors, utility companies and jurisdiction including the building department for more information is recommended. If there are any reservations about the presence of underground tanks, soil contamination, and related financial liability, we strongly recommend engaging with a professional contractor.
- The Underground Storage Tank Fund provides funding to homeowners that are considering removal/replacement of non-leaking heating oil and leaking underground storage tanks. The NJ DEP offers a grant and loan program which is available to residential and commercial applicants. For more information about the non-leaking, non-regulated UST grant program, contact the New Jersey Economic Development Authority ( NJEDA ) at 609-777-4898 [www.njeda.com](http://www.njeda.com) ) and the DEP at 609-777-0101, [www.nj.gov/dep/srp/finance/ustfund](http://www.nj.gov/dep/srp/finance/ustfund)
- m Our inspection of the above ground oil tank is a limited visual observation of the readily accessible areas/components for leakage only. No adverse conditions were noted. Leaking fuel oil can contaminate the soils and ground water and result in an environmental issues and very significant clean-up costs. Many oil service companies offer an insurance policy to service contract customers that may help eliminate or reduce homeowner liability in the event of leakage. We recommend such a policy and if already in effect, we recommend the policy be continued.

Oil tank - *Continued*



## Conclusion

### Remarks

#### Overall Construction

##### *Informational Conditions*

- As a matter of perspective, during our inspection, we observed and noted that the construction practice and materials installed at this residence are consistent with other dwellings within the geographical area/development and age/year/era.

#### Renovated Property

##### *Components and Conditions Needing Service*

- q The dwelling has undergone renovations and/or remodeling that warrant further discussion with the seller and local jurisdictions and the review about the plans, permits, product and labor warranties, and records. Detailed documentation should be obtained. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done with or without a permit, and latent and hidden defects may exist.

## AFFILIATIONS AND CERTIFICATIONS



Peter W. Bennett  
State of New Jersey Home Inspector License # 24GI00037100  
<http://www.state.nj.us/lps/ca/pels/inspectors.htm>  
Certified Infrared Level One Thermographer No.7406  
NJ DEP Radon License # MET11140  
FREA Membership Certificate # ZFREI 03-3918 <http://frea.com/>  
Certified Member of American Society of Home Inspectors # 205748 <http://www.ashi.org/>  
Graduate of Middlesex County Vocational & Technical School - Home Inspection Program  
Licensed Member of New Jersey - ALPHI (Association of Licensed Professional Home Inspectors)  
<http://www.njalphi.com/index.htm>  
Member of NACHI (National Association of Certified Home Inspectors) NACHI05031062  
Member of the United States Chamber of Commerce

A handwritten signature in black ink that reads "Peter W. Bennett".

# **REPORT CONCLUSION**

123 Main Street, Anytown, NJ 07777