
Eastern Home Inspections of NJ
3070 Route 206
Columbus, NJ 08022
609-291-1300

Printed Friday, October 18, 2019

Inspected By:
Paul Bunyan - NJ Lic # 24GI00000000

Referral Information
Realtor

Client Information: Record Number E091319A

Doe, John & Mary
1 Sample Court
Sample City, NJ 00000

Inspected 9/13/19 2:00 PM

FRONT VIEW

PHOTO



Comments

General Comments

Please refer to your Pre-Inspection Agreement with us for terms and conditions of this Inspection including limitations, exceptions and exclusions.

Photographs included in this Report were taken during the inspection, unless stated otherwise.

When service/repairs, safety issues, or concerns are noted, we recommend the client have an appropriate contractor evaluate the item(s) prior to closing.

If any disputes arise regarding the findings or recommendations in this Report, call us prior to any repairs being made by contractors, except in the case of emergencies.

This Report is for your benefit, please read it in its entirety. If you have any questions, please contact your inspector immediately.

We strongly recommend you perform a pre-settlement inspection. Conditions can and do change between the Home Inspection and your closing date.

Remember the Home Inspection is a limited visual inspection of readily accessible areas of the structure. The inspector is not allowed to move furniture or personal belongings. Areas of the house obstructed by storage, etc. should be checked during your pre-settlement inspection. Any concerns you may have should be addressed with your inspector prior to closing.

All references to location are described from the viewpoint of facing the front of the building.

Comments 2

Inspection Definitions

Satisfactory: Item functioning as intended but may show normal wear.

Service/Repair: Item is not functioning as originally intended and is in need of immediate repair or replacement. May include item(s) that has a major defect and may substantially affect the value, safety or habitability of the house.

Safety: Item requires immediate repair, removal, or upgrade to improve the overall safety of the house and its occupants.

Concerns: Item does not necessarily require immediate action but should be addressed to prevent potential accidents, material deterioration, mechanical breakdown or other costly repair.

Monitor/Maintain: Item will require the homeowner's regular attention to maintain the functionality of the described component.

Inspection Summary

Eastern Home Inspections of NJ
3070 Route 206
Columbus, NJ 08022
609-291-1300

Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000

Major Defect

GARAGE

Garage Roof Framing Style

Split rafter noted at left side rear in garage.

Recommend having a qualified contractor repair as needed prior to closing.



Major Defect

BASEMENT

Basement Ceiling Joists

One joist at left side near rear has been repaired in a workman like fashion.

Split joist at right side near the rear.

Recommend having a qualified contractor repair as needed prior to closing.



Service / Repair

GUTTERS

Sealed Downspouts

Front right downspout appears to be going to an underground drain. Unable to determine.

Recommend having a qualified contractor evaluate and if it is not going to an underground drainage system have it repaired as needed to prevent water intrusion prior to closing.



Service / Repair

EXTERIOR

Siding

Several holes noted in siding at rear.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.



Grading

A negative pitch was noted within five feet of the foundation which will cause ponding. A slope of 1 inch per foot for a minimum of five feet away from foundation is necessary to shed the water away from the foundation.

Recommend having a qualified contractor repair as needed prior to closing.

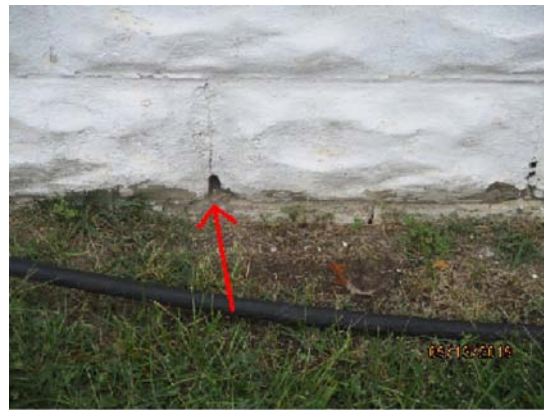


Service / Repair

Exposed Foundation

Several cracks and missing mortar noted on exposed foundation walls. No deflection. The cracks appear to be static and do not threaten the integrity of the structure.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.



Soffit/Fascia

Left side middle the soffit is sagging and there is a large gap noted.

Recommend having a qualified contractor repair as needed to prevent water, bird and animal intrusion prior to closing.



Service / Repair

Miscellaneous 1

Vegetation noted touching the house. This limits our view.

Recommend having a qualified contractor remove the vegetation as needed prior to closing.



GROUNDS

Walks

Crack noted on front walk.

Recommend having a qualified contractor seal crack to prevent trip hazard and water penetration prior to closing.



Service / Repair

Driveway

Several cracks noted on driveway.

Recommend having a qualified contractor seal cracks to prevent trip hazard and water penetration prior to closing.



Steps

Front concrete steps have cracks noted.

Recommend having a qualified contractor seal cracks as needed to prevent water intrusion prior to closing.



Service / Repair

GARAGE

GARAGE

Garage roof is asphalt shingles. Asphalt shingles have a life expectancy of 17 to 22 years. This roof appears to be approximately 15 to 20 years old and is at its life expectancy. The roof shows signs of naturally aging shingles in the form of discoloration and shingle lift.

Several lifted shingles and missing shingle noted on garage roof.

Recommend having a qualified roofing contractor evaluate and repair or replace as needed to prevent water intrusion prior to closing.



Service / Repair

Garage Type

Garage front gutter is sagging in the middle and rear the gutter and downspouts are missing. Gutters and downspouts are needed to move water away from the foundation wall at least 3 to 5 feet.

Recommend having a qualified contractor install gutters and downspouts at rear and repair front gutters as needed prior to closing.



Service / Repair

Garage Exterior Walls

Garage exterior siding is asphalt that is loose, has missing siding and lots of holes with exposed wood noted. Front left corner trim is missing and wood is exposed. Left rear corner has a hole and exposed wood noted.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.



Service / Repair

Garage Fascia/Soffit

Rear and front soffits and fascias are rotted and falling off.

Recommend having a qualified contractor repair as needed to prevent water, bird and animal intrusion prior to closing.



Service / Repair

Garage Windows

Garage front window is broken. Right side windows two wont open and one wont close completely.

Recommend having a qualified window contractor repair or replace as needed prior to closing.



Garage Interior Walls

Large gap and daylight coming threw wall at rear left side. What appears to be mold noted on interior wall in several areas.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.



Service / Repair

Garage Interior Ceiling

Garage roof sheathing has what appears to be mold noted in several areas.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.



Garage Floor

Cracks noted on garage floor.

Recommend having a qualified contractor seal cracks to prevent water intrusion and trip hazard prior to closing.



KITCHEN

Drain and supply

Improper repair noted on plumbing line under kitchen sink.

Recommend having a licensed plumber evaluate and repair as needed prior to closing.



Service / Repair

BATHROOM

Sink Drain and Trap

Improper use of flexible drain pipes in first floor bathroom. Flexible drain pipes should only be offset 10 degrees.

Recommend having a licensed plumber repair as needed prior to closing.



INTERIOR

Doors

Right front bedroom the closet doors on right side will not move and have a bracket mounted to the bottom of them. Second floor hallway closet doors wont stay closed.

Recommend having a qualified contractor evaluate and repair as needed prior to closing.



Service / Repair

Windows

Living room front window has a cracked pane of glass, no lock and window wont close completely.

Recommend having a qualified window contractor repair or replace as needed prior to closing.



FURNACE

Energy Source

Top of stairs the emergency shut off switch does not work. The one on the furnace does.

Recommend having a licensed electrician evaluate and repair as needed prior to closing.



Service / Repair

Distribution Material

Basement left side duct the end cap is falling off. Rear crawl space duct end cap is loose and has gaps. Rear crawl space duct for right rear bedroom is disconnected (no heat or a/c going to that room). Regular duct tape noted on duct work joints in basement. This is the wrong type of tape.

Recommend having a licensed HVAC contractor evaluate and repair as needed prior to closing.

Possible asbestos noted on several metal ducts in basement.

Recommend having a qualified contractor evaluate and remove or encapsulate as needed prior to closing.



Service / Repair

WATER HEATER

Approximate Age

Water heaters have a life expectancy of approximately 8 to 12 years. This unit is 16 years old and is past its life expectancy.

Recommend budgeting for repairs or replacement



Cold Water Valve

No bonding noted on water heater between hot and cold water lines. Because the electrical system is grounded to the copper water line, this bonding jumper is required to prevent stray electrical current from traveling through the system into a person.

Recommend having a licensed plumber repair as needed prior to closing.



Service / Repair

PLUMBING

Municipal Main Supply Type

Main water supply is galvanized pipe which is very old. Galvanized pipe is known to corrode internally and restrict the water supply to the house. This older pipe can also begin leaking at any time.

Recommend having a licensed plumber replace galvanized pipe prior to closing.



Waste/Vent Pipes

Cast iron waste pipes noted in basement. Cast iron waste pipes are very old and corrode and rusts from the inside.

Recommend budgeting for repairs or replacement of cast iron waste pipes as needed.



Service / Repair

ELECTRIC

Fuses in Use

Exposed fuse noted in basement. It should be in a fuse box.

Recommend having a licensed electrician repair as needed prior to closing.



Electrical Defaults

Improperly spliced wire noted in front crawl space. Wire in rear crawl space going through concrete block appears to not be in conduit.

Recommend having a licensed electrician repair as needed prior to closing.



Service / Repair

BASEMENT

Basement Ceiling Sub Floor

Previous moisture, rotted wood and what appears to be mold noted on sub floor and joists under bathroom. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.



Basement Sill Plate

Termite damage noted on basement rear sill plate. The termite evidence noted does not include hidden damage that may exist. This inspection can not conclude any amount of damage exists inside an area that is not visible to the inspector.

Recommend having a qualified contractor repair the damage and treatment for termites done prior to closing.



Service / Repair

Basement Foundation Walls

The basement foundation walls show evidence of moisture penetration in the form of stains, efflorescence and what appears to be mold. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and clean or repair possible mold and make any further recommendations prior to closing.



Service / Repair

Basement Floor

The basement floor shows evidence of moisture penetration in the form of water and moisture. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.



Spalling noted on basement floor in several areas.

Recommend having a qualified contractor repair as needed prior to closing.



Service / Repair

Miscellaneous 1

We do not inspect for underground oil tanks. There is evidence to suggest the possibility of an underground storage tank on this property. Patched holes in concrete block near concrete on left side at floor. Leaking oil tanks can be very expensive to mitigate and require special licensing from the DEP.

Recommend having a qualified contractor scan the property for a tank prior to closing.



Service / Repair

CRAWL SPACE

Crawl Space Foundation Walls

The crawl space foundation walls show evidence of moisture penetration in the form of efflorescence. Appears to be dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point and time. Crawl space leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.



Vertical crack noted on foundation wall in rear crawl space. No deflection. The crack appears to be static and does not threaten the integrity of the structure.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing. Then monitor.



Crawl Space Structural Columns

Temporary concrete block columns that appear to not have footings noted in rear crawl space.

Recommend having a qualified contractor install permanent columns as needed prior to closing.



Service / Repair

Crawl Space Floor Type

The crawl space dirt floors show evidence of moisture penetration in the form of being damp. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point and time. Crawl space leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.



Crawl Space Vapor Barrier

No vapor barrier present in both crawl spaces.

Recommend having a qualified contractor repair as needed prior to closing.



Safety Issues

EXTERIOR

Exterior Outlets

Rear exterior outlet is GFCI protected and it has an open ground and will not work properly. This is a safety concern.

Recommend having a licensed electrician repair as needed prior to closing.



Safety Issues

GARAGE

Garage Electrical System

Garage left side interior outlet is GFCI protected but has an open ground and will not work properly.

Low wires noted in garage. Wires below six feet should be in conduit.

Improperly spliced wire and wire sheathing that has been chewed away noted at rear left side.

Exposed fuse noted in garage. It should be in an fuse box.

These are safety concerns.

Recommend having a licensed electrician repair as needed prior to closing.



Safety Issues

Auto Garage Door Lift Controls

Missing anti coil cable going threwh the springs to prevent re coil of garage door springs. This is a safety concern.

Recommend having a qualified garage door contractor install cable prior to closing.



INTERIOR

Ceiling Fan

Front porch fan is working off a regular dimmer switch which is not proper and does not work properly. Also, the fan blades are too low(6'-9"). Ceiling fan blades should be at least 7 feet above the floor and 18 inches from walls. This is a safety concern.

Recommend having a licensed electrician repair, replace or remove as needed prior to closing.



Safety Issues

ELECTRIC

Receptacles

Basement outlet is not GFCI protected. For safety we recommend installing GFCI outlets at all basement outlets.

Recommend having a licensed electrician repair as needed prior to closing.



BASEMENT

Basement Stairs

Improper support noted in basement for step landing. It appears it was cut and not properly resupported. This is a safety concern.

Recommend having a qualified contractor repair as needed prior to closing.



Concerns

ROOF

How Inspected

Unable to view right side upper roof due to height and pitch of roof.



CHIMNEY

Access Restricted

Unable to view interior of chimney due to height.



Concerns

EXTERIOR

EXTERIOR

As a means to help prevent water intrusion and as part of normal preventive maintenance keep all exterior joints and water conductive areas sealed.

There is a sub slab suction system present that appears to be in use for the removal of radon gas. Please check with the owner for details as to its operation.



KITCHEN

KITCHEN

We inspect kitchen areas for visible plumbing and electrical defects only. Often storage obstructs window operation and cabinet areas. It makes common sense to inspect these areas, including counter top surfaces during your presettlement inspection.

BATHROOM

BATHROOM

Thoroughly inspect these areas during your pre- settlement inspection. You can check fixtures as we did. Run the sink, shower and tub basin, flush the toilet. Check wall, ceiling and floor areas for any changes from the initial inspection. Conditions do change between our inspection and closing.

INTERIOR

Interior Walls

Shrinkage cracks are common. Usually, they occur due to high moisture content in the king, jack studs and the door or window header joint areas. During the construction framing process, shims should have been installed in the joints as well.

Concerns

Interior Ceilings

Nail pops are a common occurrence. They occur due to the natural shrinkage and expansion frame houses experience over the seasons. Wood moisture percentages are higher than they were in older houses. Most of the trees used in construction are young and not allowed to mature as they were years ago.

Drywall tape showing in kitchen on ceiling. Cracks and repairs noted on several ceilings throughout the house. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.



Smoke Detectors

We do not inspect smoke and carbon monoxide alarms. The local township officials will inspect as part of the certificate of occupancy inspection.

ATTIC

ATTIC

Inspecting for rodents, squirrels and/or bats is not a part of this inspection.

Check the attic space during adverse weather conditions for any potential leakage. This is the time you can witness actual water seepage conditions. The chimney and vent pipes are conducive water seepage areas.

Concerns

Attic Accessibility

No access to upper attic and it was not inspected.

Access restricted in knee walls due to no flooring, height, insulation and hatch openings too small. Inspected from hatch openings only.



FURNACE

Heat Exchanger

Even when great care is taken to inspect the heat exchanger most of it is inaccessible and not visible. Problems may not be visible. Only when it is disassembled can all components be seen.

WATER HEATER

WATER HEATER

To help prevent scalding hazards keep the water temperature below 120 degree's.

PLUMBING

PLUMBING

Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage.

A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints.

It is very important that you inspect these areas during you pre- settlement walk-through inspection. Leakage and or blockage can occur between the time of our inspection your walk- through.

If the house has been vacant it is not uncommon to have subsequent plumbing leaks due to dried up rubber or taped seals and joints. These kind of leaks can occur at any time. Recommend you contact a a licensed plumber for necessary repairs.

Concerns

LAUNDRY

LAUNDRY

We inspect these appliances for power connection only.



BASEMENT

BASEMENT

There is a sub slab suction system manometer present in the basement that appears to be in use for the removal of radon gas. Please check with the owner for details as to its operation.



Basement Type

Obtain owner disclosure information regarding water seepage conditions. Since the owners occupy the home they can witness seasonal changes and the effects of adverse weather. Some conditions can exist only known to the owners. You may also take advantage of information provided by the local engineering department regarding flood plain conditions.

Monitor / Maintain

ROOF

ROOF

Be aware that adverse weather may cause water seepage especially in flashing joints such as chimney, skylights, and vent pipe areas. Expect to maintain these areas seasonally.

As part of the normal maintenance procedures, expect to maintain roof water runoff components, flashing and chimney areas. Roof leakage can occur under various adverse weather conditions.

Monitor / Maintain

CHIMNEY

CHIMNEY

Expect to maintain the chimney seasonally. This is a common leakage area. It is a primary water leakage source.

GUTTERS

GUTTER SYSTEM

Gutters should be cleaned in the Fall and Spring at a minimum. Screens at downspout inlets are recommended.

As part of normal maintenance, expect to clean and pitch gutters, provide extenders for runoff drains, provide positive soil grade pitch away from the house and monitor any potential water seepage into the house.

EXTERIOR

Grading Comments

The grading is inspected only within five (5) feet of the foundation around the perimeter of the structure. We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond five (5) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading. Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report.

Soil grade should be sloped in a positive pitch away from the house/foundation walls. Cement or asphalt joints should be sealed. Level to negatively pitched soil is a contributing factor to lower level water seepage.

Caulking

Keep the seams around the doors and windows sealed. This is a maintenance item.

FURNACE

FURNACE

Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your heating system needs regular maintenance just like your automobile.

Filter System

Plan on changing your furnace filter on a monthly basis.

COOLING

COOLING SYSTEM

Remind yourself to obtain a utility or private company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your cooling system needs regular maintenance just like your automobile.

Inspection Report Details

Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000

ROOF

Monitor / Maintain ROOF - General Comment

Be aware that adverse weather may cause water seepage especially in flashing joints such as chimney, skylights, and vent pipe areas. Expect to maintain these areas seasonally.

As part of the normal maintenance procedures, expect to maintain roof water runoff components, flashing and chimney areas. Roof leakage can occur under various adverse weather conditions.

Concerns How Inspected - From Ground, From Ladder

Unable to view right side upper roof due to height and pitch of roof.

Satisfactory Roof Style - Gable, Hip

Satisfactory Roof Covering - Fiberglass/Asphalt

Satisfactory Approx. Age - 5 thru 10

Fiberglass/asphalt shingles have a life expectancy of 25 to 30 years.

Satisfactory Number of Layers - 1

Satisfactory Roof Ventilation System - Ridge, Soffit, Gable Vents

Satisfactory Flashing - Aluminum

Satisfactory Valleys - Asphalt

CHIMNEY

Monitor / Maintain CHIMNEY - General Comment

Expect to maintain the chimney seasonally. This is a common leakage area. It is a primary water leakage source.

Satisfactory Chimney Inspected From - From Ladder

Concerns Access Restricted - Height

Unable to view interior of chimney due to height.

Satisfactory Chimney 1 Type - Block

Satisfactory Flue Lining - Clay Tile

Satisfactory Chimney Cap - Rain

GUTTERS

Monitor / Maintain GUTTER SYSTEM - General Comment

Gutters should be cleaned in the Fall and Spring at a minimum. Screens at downspout inlets are recommended.

As part of normal maintenance, expect to clean and pitch gutters, provide extenders for runoff drains, provide positive soil grade pitch away from the house and monitor any potential water seepage into the house.

Satisfactory Gutter Type - Aluminum

Satisfactory Downspout Type - Aluminum

Service / Repair Sealed Downspouts - Other

Front right downspout appears to be going to an underground drain. Unable to determine.

Recommend having a qualified contractor evaluate and if it is not going to an underground drainage system have it repaired as needed to prevent water intrusion prior to closing.

EXTERIOR

Concerns EXTERIOR - General Comment

As a means to help prevent water intrusion and as part of normal preventive maintenance keep all exterior joints and water conductive areas sealed.

There is a sub slab suction system present that appears to be in use for the removal of radon gas. Please check with the owner for details as to its operation.

Safety Issues Exterior Outlets - Tested

Rear exterior outlet is GFCI protected and it has an open ground and will not work properly. This is a safety concern.

Recommend having a licensed electrician repair as needed prior to closing.

Satisfactory Exterior Lights - Satisfactory

Satisfactory Type of Home - 2 Story

Service / Repair Siding - Aluminum

Several holes noted in siding at rear.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.

Monitor / Maintain Grading Comments - Other

The grading is inspected only within five (5) feet of the foundation around the perimeter of the structure. We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond five (5) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading. Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report.

Soil grade should be sloped in a positive pitch away from the house/foundation walls. Cement or asphalt joints should be sealed. Level to negatively pitched soil is a contributing factor to lower level water seepage.

Service / Repair Grading - Inadequate

A negative pitch was noted within five feet of the foundation which will cause ponding. A slope of 1 inch per foot for a minimum of five feet away from foundation is necessary to shed the water away from the foundation.

Recommend having a qualified contractor repair as needed prior to closing.

EXTERIOR

Service / Repair **Exposed Foundation - Cement Block**

Several cracks and missing mortar noted on exposed foundation walls. No deflection. The cracks appear to be static and do not threaten the integrity of the structure.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.

Service / Repair **Soffit\Fascia - Aluminum, Wood**

Left side middle the soffit is sagging and there is a large gap noted.

Recommend having a qualified contractor repair as needed to prevent water, bird and animal intrusion prior to closing.

Satisfactory **Entry Doors - Metal, Wood Solid Core**

Satisfactory **Window Character Material - Vinyl**

Satisfactory **Window Character Type - Double Hung, Casement, Fixed, Tilt**

Monitor / Maintain **Caulking - Other**

Keep the seams around the doors and windows sealed. This is a maintenance item.

Service / Repair **Miscellaneous 1 - Other**

Vegetation noted touching the house. This limits our view.

Recommend having a qualified contractor remove the vegetation as needed prior to closing.

GROUNDS

Service / Repair **Walks - Concrete**

Crack noted on front walk.

Recommend having a qualified contractor seal crack to prevent trip hazard and water penetration prior to closing.

Service / Repair **Driveway - Concrete**

Several cracks noted on driveway.

Recommend having a qualified contractor seal cracks to prevent trip hazard and water penetration prior to closing.

Service / Repair **Steps - Concrete, Composite**

Front concrete steps have cracks noted.

Recommend having a qualified contractor seal cracks as needed to prevent water intrusion prior to closing.

Satisfactory **Hand Rail - Metal, Composite**

Satisfactory **Patio - Pavers**

Satisfactory **Decks - P.T. Wood, Const. Gr. Wood, Trex/Composite**

GARAGE

Service / Repair GARAGE - General Comment

Garage roof is asphalt shingles. Asphalt shingles have a life expectancy of 17 to 22 years. This roof appears to be approximately 15 to 20 years old and is at its life expectancy. The roof shows signs of naturally aging shingles in the form of discoloration and shingle lift.

Several lifted shingles and missing shingle noted on garage roof.

Recommend having a qualified roofing contractor evaluate and repair or replace as needed to prevent water intrusion prior to closing.

Service / Repair Garage Type - Multi Car Detached

Garage front gutter is sagging in the middle and rear the gutter and downspouts are missing. Gutters and downspouts are needed to move water away from the foundation wall at least 3 to 5 feet.

Recommend having a qualified contractor install gutters and downspouts at rear and repair front gutters as needed prior to closing.

Major Defect Garage Roof Framing Style - Gable

Split rafter noted at left side rear in garage.

Recommend having a qualified contractor repair as needed prior to closing.

Service / Repair Garage Exterior Walls - Asphalt Shingles

Garage exterior siding is asphalt that is loose, has missing siding and lots of holes with exposed wood noted. Front left corner trim is missing and wood is exposed. Left rear corner has a hole and exposed wood noted.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing.

Service / Repair Garage Fascia\Soffit - Wood

Rear and front soffits and fascias are rotted and falling off.

Recommend having a qualified contractor repair as needed to prevent water, bird and animal intrusion prior to closing.

Service / Repair Garage Windows - Wood

Garage front window is broken. Right side windows two wont open and one wont close completely.

Recommend having a qualified window contractor repair or replace as needed prior to closing.

Safety Issues Garage Electrical System - GFCI, Other

Garage left side interior outlet is GFCI protected but has an open ground and will not work properly.

Low wires noted in garage. Wires below six feet should be in conduit.

Improperly spliced wire and wire sheathing that has been chewed away noted at rear left side.

Exposed fuse noted in garage. It should be in an fuse box.

These are safety concerns.

Recommend having a licensed electrician repair as needed prior to closing.

Safety Issues Auto Garage Door Lift Controls - Manual

Missing anti coil cable going threw the springs to prevent re coil of garage door springs. This is a safety concern.

Recommend having a qualified garage door contractor install cable prior to closing.

Satisfactory Garage Doors - Wood\Panel

GARAGE

Service / Repair Garage Interior Walls - Unfinished

Large gap and daylight coming thru wall at rear left side. What appears to be mold noted on interior wall in several areas.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.

Service / Repair Garage Interior Ceiling - Unfinished

Garage roof sheathing has what appears to be mold noted in several areas.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.

Service / Repair Garage Floor - Concrete

Cracks noted on garage floor.

Recommend having a qualified contractor seal cracks to prevent water intrusion and trip hazard prior to closing.

KITCHEN

Concerns KITCHEN - General Comment

We inspect kitchen areas for visible plumbing and electrical defects only. Often storage obstructs window operation and cabinet areas. It makes common sense to inspect these areas, including counter top surfaces during your presettlement inspection.

Satisfactory Kitchen Floors - Normal Wear , Laminate

Satisfactory Switches/Fixtures - Recessed, Fixed

Satisfactory Doors/Windows - Tested

Satisfactory Countertops - Normal Wear, Laminate

Satisfactory Kitchen Cabinets - Laminate

Satisfactory Kitchen Sink - Stainless

Satisfactory Sink Faucet - Single Lever

Service / Repair Drain and supply - PVC, Copper

Improper repair noted on plumbing line under kitchen sink.

Recommend having a licensed plumber evaluate and repair as needed prior to closing.

Satisfactory Garbage Disposal - Continuous Feed

Satisfactory Dishwasher Approx. Age - 1

Satisfactory Exhaust Fan Hood - None

KITCHEN

Satisfactory Range Oven - Free Standing

Satisfactory Surface Cooktop - Gas

Satisfactory Outlets - GFI Protected

BATHROOM

Concerns BATHROOM - General Comment

Thoroughly inspect these areas during your pre- settlement inspection. You can check fixtures as we did. Run the sink, shower and tub basin, flush the toilet. Check wall, ceiling and floor areas for any changes from the initial inspection. Conditions do change between our inspection and closing.

Satisfactory Floor - Normal Wear, Tile, Laminate

Satisfactory Sink Basin - Normal Wear, Corian Like Material

Satisfactory Sink Faucets - Individual

Satisfactory Sink Stopper - Push/Pull

Service / Repair Sink Drain and Trap - PVC

Improper use of flexible drain pipes in first floor bathroom. Flexible drain pipes should only be offset 10 degrees.

Recommend having a licensed plumber repair as needed prior to closing.

Satisfactory Outlets - GFCI

Satisfactory Exhaust System - Elec. Fan Outdoors, Window

Satisfactory Toilet Bowl and Tank - 2 Piece

Satisfactory Toilet Operation - Flushes, Drains, Refills

Satisfactory Bathtub Faucets - Single Lever

Satisfactory Bathtub Stopper - Concealed

Satisfactory Tub Wall Encl. - Fiberglass

Satisfactory Shower Stall Walls - Tile

BATHROOM

Satisfactory Shower Drain - Floor Drain Stall

Satisfactory Shower Faucets - Single Lever

Satisfactory Number of Full Baths - 2

Satisfactory Vanity - Satisfactory

INTERIOR

Concerns Interior Walls - Dry Wall, Other

Shrinkage cracks are common. Usually, they occur due to high moisture content in the king, jack studs and the door or window header joint areas. During the construction framing process, shims should have been installed in the joints as well.

Concerns Interior Ceilings - Dry Wall, Other

Nail pops are a common occurrence. They occur due to the natural shrinkage and expansion frame houses experience over the seasons. Wood moisture percentages are higher than they were in older houses. Most of the trees used in construction are young and not allowed to mature as they were years ago.

Drywall tape showing in kitchen on ceiling. Cracks and repairs noted on several ceilings throughout the house. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Satisfactory Interior Floors - Normal Wear, Tile, Laminate

Service / Repair Doors - Doors in Place

Right front bedroom the closet doors on right side will not move and have a bracket mounted to the bottom of them. Second floor hallway closet doors wont stay closed.

Recommend having a qualified contractor evaluate and repair as needed prior to closing.

Service / Repair Windows - Operated

Living room front window has a cracked pane of glass, no lock and window wont close completely.

Recommend having a qualified window contractor repair or replace as needed prior to closing.

Satisfactory Stairways - With Handrails

Satisfactory Interior Switches - Tested

Satisfactory Interior Outlets - Three Prong Grounded

Safety Issues Ceiling Fan - Tested

Front porch fan is working off a regular dimmer switch which is not proper and does not work properly. Also, the fan blades are too low(6'-9"). Ceiling fan blades should be at least 7 feet above the floor and 18 inches from walls. This is a safety concern.

Recommend having a licensed electrician repair, replace or remove as needed prior to closing.

INTERIOR

Concerns Smoke Detectors - Other

We do not inspect smoke and carbon monoxide alarms. The local township officials will inspect as part of the certificate of occupancy inspection.

ATTIC

Concerns ATTIC - General Comment

Inspecting for rodents, squirrels and/or bats is not a part of this inspection.

Check the attic space during adverse weather conditions for any potential leakage. This is the time you can witness actual water seepage conditions. The chimney and vent pipes are conducive water seepage areas.

Concerns Attic Accessibility - Access restricted

No access to upper attic and it was not inspected.

Access restricted in knee walls due to no flooring, height, insulation and hatch openings too small. Inspected from hatch openings only.

Satisfactory Attic Access Location - Closet

Satisfactory Attic Structural Framing Type - Conventional

Satisfactory Attic Structural Framing Spacing - 24 inches on Center

Satisfactory Attic Sheathing - Board Sheathing

Satisfactory Attic Floor Insulation - Rockwool, Batt

Satisfactory Attic Insulation Thickness - 10 inches

Satisfactory Attic Ventilation - Ridge, Soffit, Gable Vents

Satisfactory Attic Wiring - Covered with Insulation

FURNACE

Monitor / Maintain FURNACE - General Comment

Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your heating system needs regular maintenance just like your automobile.

Satisfactory Manufacturer - Coleman

Satisfactory BTU Per Hour - 80,000 +

Satisfactory Approx. Age - 8

A furnace has a life expectancy of approximately 25 years.

FURNACE

Service / Repair Energy Source - Gas

Top of stairs the emergency shut off switch does not work. The one on the furnace does.

Recommend having a licensed electrician evaluate and repair as needed prior to closing.

Satisfactory Flame Pattern - Pass

Concerns Heat Exchanger - Other

Even when great care is taken to inspect the heat exchanger most of it is inaccessible and not visible. Problems may not be visible. Only when it is disassembled can all components be seen.

Service / Repair Distribution Material - Metal Duct, Insul. Flex Duct

Basement left side duct the end cap is falling off. Rear crawl space duct end cap is loose and has gaps. Rear crawl space duct for right rear bedroom is disconnected(no heat or a/c going to that room). Regular duct tape noted on duct work joints in basement. This is the wrong type of tape.

Recommend having a licensed HVAC contractor evaluate and repair as needed prior to closing.

Possible asbestos noted on several metal ducts in basement.

Recommend having a qualified contractor evaluate and remove or encapsulate as needed prior to closing.

Monitor / Maintain Filter System - Disposable, Other

Plan on changing your furnace filter on a monthly basis.

Satisfactory Thermostat - Programmable

Satisfactory Flue Piping - PVC

Satisfactory Gas Piping - Black Pipe

Satisfactory Replacement Combustion Air - Satisfactory

WATER HEATER

Concerns WATER HEATER - General Comment

To help prevent scalding hazards keep the water temperature below 120 degree's.

Satisfactory Manufacturer - A O Smith

Service / Repair Approximate Age - 15 plus

Water heaters have a life expectancy of approximately 8 to 12 years. This unit is 16 years old and is past its life expectancy.

Recommend budgeting for repairs or replacement

Satisfactory Size / Gallons - 40 gallon

Satisfactory Water Heater Fuel - Gas

WATER HEATER

Satisfactory Gas Piping - Valve On Off

Satisfactory Flue Pipe - Single Wall

Service / Repair Cold Water Valve - Present, Other

No bonding noted on water heater between hot and cold water lines. Because the electrical system is grounded to the copper water line, this bonding jumper is required to prevent stray electrical current from traveling through the system into a person.

Recommend having a licensed plumber repair as needed prior to closing.

Satisfactory Temp. Pressure Relief Valve and Pipe - Present

Satisfactory Exterior Jacket - Satisfactory

COOLING

Monitor / Maintain COOLING SYSTEM - General Comment

Remind yourself to obtain a utility or private company service plan prior to settlement we recommend it. The local utility company may offer multiple appliance service plans. Your cooling system needs regular maintenance just like your automobile.

Satisfactory System 1 Brand - Coleman

Satisfactory Tonnage - 2.5 Ton

Satisfactory Approximate Age - 9

Air conditioning units have a life expectancy of approximately 15 years.

Satisfactory Coils and Fins - Clean

Satisfactory Electrical - Ext. Disconnect

Satisfactory Cooling Lines - Insulation

Satisfactory Condensate Drain - PVC

Satisfactory Differential Temp 1 - Details

Supply 50 degrees, Return 65 degrees, Differential 15 degrees Satisfactory

PLUMBING

Concerns

PLUMBING - General Comment

Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage.

A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints.

It is very important that you inspect these areas during you pre- settlement walk-through inspection. Leakage and or blockage can occur between the time of our inspection your walk- through.

If the house has been vacant it is not uncommon to have subsequent plumbing leaks due to dried up rubber or taped seals and joints. These kind of leaks can occur at any time. Recommend you contact a a licensed plumber for necessary repairs.

Satisfactory

Water Source - Municipal

Service / Repair

Municipal Main Supply Type - Galvanized

Main water supply is galvanized pipe which is very old. Galvanized pipe is known to corrode internally and restrict the water supply to the house. This older pipe can also begin leaking at any time.

Recommend having a licensed plumber replace galvanized pipe prior to closing.

Satisfactory

Main Water Shut Off - Basement

Satisfactory

Visible Water Pipes - Copper, PEX

Satisfactory

Waste System - Municipal

Service / Repair

Waste/Vent Pipes - ABS, PVC, Cast Iron

Cast iron waste pipes noted in basement. Cast iron waste pipes are very old and corrode and rusts from the inside.

Recommend budgeting for repairs or replacement of cast iron waste pipes as needed.

Satisfactory

Outside Spigots - Unprotected

Unprotected hose connections should be shut off and drained before first freeze each year.

Satisfactory

Main Gas Valve - Basement

ELECTRIC

Satisfactory

Main Electrical Service - Attached To House

Satisfactory

Service Wire - Aluminum

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Panel Accessibility - Typical

Satisfactory

Panel Location - Basement

ELECTRIC

Satisfactory Main Disconnect - Breaker

Satisfactory Main Panel - 100 amp

Satisfactory Interior Wiring - Copper

Satisfactory Type of Wire - BX Cable, Cloth and Tar, Romex

Satisfactory Grounding - Driven Rod, Water Pipe

Service / Repair Fuses in Use - Other

Exposed fuse noted in basement. It should be in an fuse box.

Recommend having a licensed electrician repair as needed prior to closing.

Service / Repair Electrical Defaults - Other

Improperly spliced wire noted in front crawl space. Wire in rear crawl space going threwh concrete block appears to not be in conduit.

Recommend having a licensed electrician repair as needed prior to closing.

Safety Issues Receptacles - 3 Slotted

Basement outlet is not GFCI protected. For safety we recommend installing GFCI outlets at all basement outlets.

Recommend having a licensed electrician repair as needed prior to closing.

LAUNDRY

Concerns LAUNDRY - General Comment

We inspect these appliances for power connection only.

Satisfactory Dryer Vented - Window

Satisfactory Laundry Energy Source - Gas

Satisfactory Laundry Sink - Plastic

Satisfactory Laundry Sink Faucets - Tested

Satisfactory Laundry Sink Drain Trap - PVC

BASEMENT

Concerns BASEMENT - General Comment

There is a sub slab suction system manometer present in the basement that appears to be in use for the removal of radon gas. Please check with the owner for details as to its operation.

BASEMENT

Concerns

Basement Type - Other

Obtain owner disclosure information regarding water seepage conditions. Since the owners occupy the home they can witness seasonal changes and the effects of adverse weather. Some conditions can exist only known to the owners. You may also take advantage of information provided by the local engineering department regarding flood plain conditions.

Satisfactory

Basement Access - Interior Stairs

Major Defect

Basement Ceiling Joists - 2x10x16

One joist at left side near rear has been repaired in a workman like fashion.

Split joist at right side near the rear.

Recommend having a qualified contractor repair as needed prior to closing.

Service / Repair

Basement Ceiling Sub Floor - Plank Decking

Previous moisture, rotted wood and what appears to be mold noted on sub floor and joists under bathroom. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit.

Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing.

Service / Repair

Basement Sill Plate - Termite Damage

Termite damage noted on basement rear sill plate. The termite evidence noted does not include hidden damage that may exist. This inspection can not conclude any amount of damage exists inside an area that is not visible to the inspector.

Recommend having a qualified contractor repair the damage and treatment for termites done prior to closing.

Satisfactory

Basement Box beam - Satisfactory

Satisfactory

Basement Main Beams - Wood

Satisfactory

Basement Structural Columns - Steel

Service / Repair

Basement Foundation Walls - Concrete Block

The basement foundation walls show evidence of moisture penetration in the form of stains, efflorescence and what appears to be mold. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and clean or repair possible mold and make any further recommendations prior to closing.

BASEMENT

Service / Repair Basement Floor - Concrete, Other

The basement floor shows evidence of moisture penetration in the form of water and moisture. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.

Spalling noted on basement floor in several areas.

Recommend having a qualified contractor repair as needed prior to closing.

Satisfactory Basement Drainage - None

Satisfactory Basement Windows - Normal Operation Checked

Safety Issues Basement Stairs - Unsatisfactory

Improper support noted in basement for step landing. It appears it was cut and not properly resupported. This is a safety concern.

Recommend having a qualified contractor repair as needed prior to closing.

Service / Repair Miscellaneous 1 - Other

We do not inspect for underground oil tanks. There is evidence to suggest the possibility of an underground storage tank on this property. Patched holes in concrete block near concrete on left side at floor. Leaking oil tanks can be very expensive to mitigate and require special licensing from the DEP.

Recommend having a qualified contractor scan the property for a tank prior to closing.

CRAWL SPACE

Satisfactory Crawl Space Access - Interior Hatch

Satisfactory Crawl Space Ceiling Joists - 2X8X16

Satisfactory Crawl Space Sub Floor - Plank Decking

Satisfactory Crawl Space Sill Plate - Concealed, Satisfactory

Satisfactory Crawl Space Box beam - Concealed, Satisfactory

CRAWL SPACE

Service / Repair Crawl Space Foundation Walls - Concrete Block

The crawl space foundation walls show evidence of moisture penetration in the form of efflorescence. Appears to be dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point and time. Crawl space leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.

Vertical crack noted on foundation wall in rear crawl space. No deflection. The crack appears to be static and does not threaten the integrity of the structure.

Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing. Then monitor.

Service / Repair Crawl Space Structural Columns - Concrete Block

Temporary concrete block columns that appear to not have footings noted in rear crawl space.

Recommend having a qualified contractor install permanent columns as needed prior to closing.

Satisfactory Crawl Space Ventilation - None

Service / Repair Crawl Space Floor Type - Dirt

The crawl space dirt floors show evidence of moisture penetration in the form of being damp. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point and time. Crawl space leakage rarely affects the structural integrity of a home.

Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing.

Service / Repair Crawl Space Vapor Barrier - Not Present

No vapor barrier present in both crawl spaces.

Recommend having a qualified contractor repair as needed prior to closing.

Satisfactory Crawl Space Drainage - None