Inspection Report

[redacted]

Property Address:

[redacted]

Enginspect, Inc.

Frank J Tiedeken ACI, NJ License # 24 GI 00015500
209 Brooklyn Blvd
Sea Girt, NJ 08750
732-280-0011

Table of Contents

Date: 4/9/2013	**Time:**	**Report ID:** 130409B
Property: [redacted]	**Customer:** [redacted]	**Real Estate Professional:**

Client Is Present:
Yes

Age Of Home:
Over 50 Years

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Over 60

Rain in last 3 days:
No

1. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE:
COULD NOT ACCESS

FOUNDATION:
MASONRY BLOCK
POURED CONCRETE
CRAWLSPACE
BASEMENT
COMBINATION

FLOOR STRUCTURE:
WOOD JOISTS

WALL STRUCTURE:
WOOD
MASONRY

CEILING STRUCTURE:
NOT VISIBLE

ROOF STRUCTURE:
2 X 6 RAFTERS
PLYWOOD
SHEATHING

ROOF-TYPE:
GABLE
SHED

MAIN HEADER:
WOOD- BUILT UP PLATE GIRDER

CONSTRUCTION METHOD:
STICK BUILT

Items

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

(1) The foundation design or type is perimeter wall with piers and posts or columns. The materials of construction are poured concrete, masonry block with mortar, steel, wood- dimensional lumber.

(2) There were many inaccessible areas encountered at crawlspace in my attempt to complete the structural inspection of this building. Obstructions to adequate access were , but not limited to inadequate height. If obstructions are removed, and you are interested in a re-inspection of those areas at additional cost, please contact me to arrange.

1.0 Picture 1

(3) Hairline settlement crack (typical) at foundation wall. These cracks are typical in that they occur in most structures of this type and do not normally present a need for immediate attention or repair. They should however, be kept sealed from the elements to avoid further deterioration . They should also be monitored over time for further movement or widening which may occur to indicate an inadequate footing or unstable soil problem.

(4) White efflorescence (powder substance) on block wall indicate moisture is in contact with masonry. This does not necessarily mean that intrusion will occur. Recommend checking gutters, downspout drain lines for proper operation. Also, a water proofing paint could be applied to interior side of block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

1.1

FLOORS (Structural)
Comments: Inspected

(1) The floor system in this building is wood 2x8 joist or covered with finish material and not determined.

(2) Excessive bowing or out of level conditions of floors were not observed on the date of inspection.

(3) Floors are not level in several areas. In buildings such as this, it is common to find some degree of deviation and"out of level" conditions as a result of settlement of foundation and main structural members. While jacking and levelling of these surfaces is a possibility, keep in mind that such repairs sometimes cause cracks and movement in other areas which then require repair once settlement issue has been resolved.

1.2 WALLS (Structural)
Comments: Inspected

(1) The walls in this building are constructed of conventional 2x4 stud framing.

(2) Most walls are covered with finish materials and so are not accessible for complete inspection. While no obvious deficiencies were observed on the date of inspection, adequate construction practices or possible existing deterioration can not be readily seen or evaluated.

(3) Excessive bowing or deflection of vertical wall surfaces from plumb were not observed in the exposed and accessible areas of the structure.

(4) Walls at garage rear wall are deteriorated by impact damage and are bowed in and will require replacement and repairs as required.

1.2 Picture 1 rear wall of garage bowed out

1.3 COLUMNS OR PIERS
Comments: Inspected

This building contains steel columns at basement below main header.

1.4 CEILINGS (structural)
Comments: Inspected

(1) Excessive bowing or deflection of ceiling surfaces was not observed in the exposed and accessible areas of the structure.

(2) Most ceilings in finished areas are covered and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.

1.5 ROOF STRUCTURE AND ATTIC
Comments: Inspected

(1) The roof structure is a conventional rafter system. The area below the roof was not accessible. There was no obvious deflection or bowing of the roof structure in the exposed and accessible areas. The inaccessible areas could not be evaluated..

(2) ATTIC is entered by hatchway at ceiling of upper floor hallway.

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

EXTERIOR SURFACE STYLE:
HORIZONTAL LAP
CEMENT STUCCO
SMOOTH SHINGLES
RUSTIC WOOD

SIDING MATERIAL:
WOOD
MASONRY

EXTERIOR ENTRY DOORS:
WOOD
ALUMINUM

WINDOW TYPES:
Both
AGED
DOUBLE-HUNG
CASEMENT
VINYL/WOOD CLAD
WOOD-PAINTED

WINDOW MANUFACTURER:
UNKNOWN
ANDERSEN

APPURTENANCE:
COVERED PORCH
SIDEWALK
PATIO
WOOD STEPS
SUNROOM

OPENER MANUFACTURER:
GENIE

GARAGE DOOR MATERIAL:
LIGHT INSERTS
WOOD
OVERHEAD

TYPE:
ONE AUTOMATIC

DRIVEWAY:
CONCRETE

WALKWAY:
INTERLOCKING PAVERS

GARAGE TYPE:
DETACHED
ONE CAR

SITE CONDITIONS:
LOW SLOPED

Items

2.0 BUILDING TYPE
Comments: Inspected

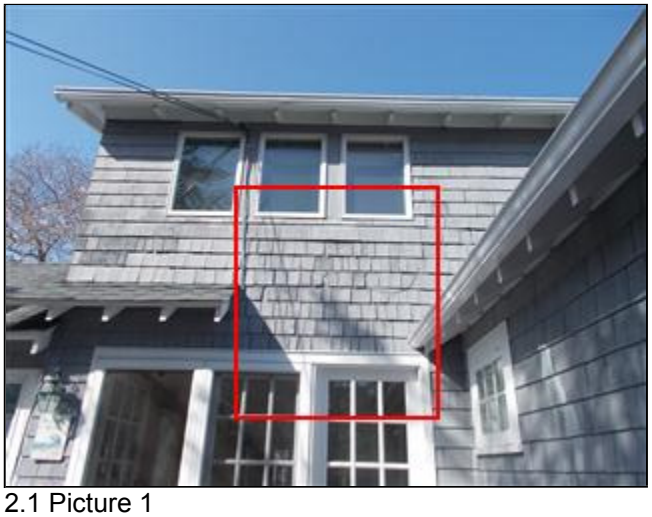
(1) The building being inspected is a two story residential single family home.

(2) The architectural features of the structure are an example of what is commonly referred to as a side hall expanded cape style building.

2.1 WALL CLADDING FLASHING AND TRIM
Comments: Inspected, Not Functioning or in Need of Repair

(1) All siding materials require some level of maintenance. It is important that siding be regularly power washed and cleaned of all soil and organic material which can cause rotting or deterioration.

(2) Wood shingles at rear of home are deteriorated in various areas, and needs replacing.



2.1 Picture 1

(3) Siding in contact with ground at garage left side (facing front) and right side (facing front). Recommend a ground clearance of six to eight inches where possible.

2.1 Picture 2

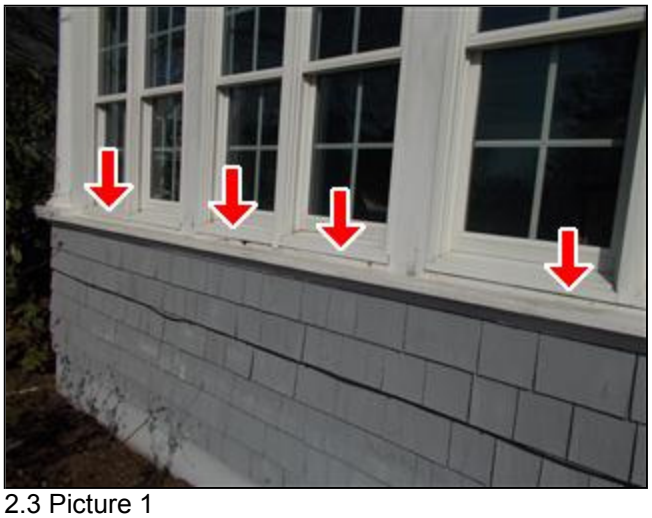
2.2 DOORS (Exterior)

Comments: Inspected

2.3 WINDOWS

Comments: Inspected, Not Functioning or in Need of Repair

Window frame and Wood trim are deteriorated and weathered and needs repair or replacement at right side (facing front) at some windows.



2.3 Picture 1

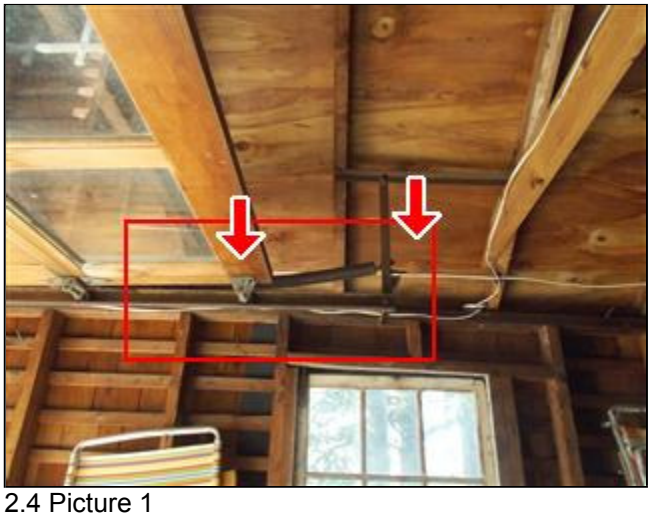
2.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)
Comments: Inspected, Not Functioning or in Need of Repair

(1) Garage Door will reverse when met with resistance.

(2) The garage door operators are older and do not contain sensors for reversing of door(s).

(3) Be sure to obtain wireless remote or keyless entry operator(s) for automatic garage door opener(s) from current owner.

(4) Spring safeties are not installed but should be to help prevent hazardous conditions if spring should fail or break and cause bodily harm or damage to structure. These retaining wires are threaded through the springs and attached to tracks or hanger hardware and repair should be performed by a professional.



2.4 Picture 1

2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS
Comments: Inspected, Not Functioning or in Need of Repair

Wood column (s) on entry Porch at front of home are deteriorating at column base plate. Needs repair to preserve or replace

2.5 Picture 1

2.5 Picture 2

2.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)
Comments: Inspected

2.7 EAVES, SOFFITS AND FASCIAS
Comments: Inspected

3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components.The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF AGE:
13-18 YEARS OLD

VIEWED ROOF COVERING FROM:
GROUND
LADDER
USING 70X BINOCULARS

SKY LIGHT (S):
SEVEN
VENTILATING

CHIMNEY (exterior):
BRICK
MASONRY/STUCCO

ROOF TYPE:
ASPHALT/FIBERGLASS
ARCHITECTURAL/DIMENSIONAL SHINGLES

FLASHING MATERIALS:
SHEET METAL
ROOF MATERIAL
NEOPRENE

ROOF LAYERS:
ONE

GUTTERS:
ALUMINUM
FULL PERIMETER

VENTILATON:
WINDOW

Items

3.0 ROOF COVERINGS
Comments: Inspected

Due to its age , we say that this roof is at the middle of its useful life, as rated by the manufacturer of the given roof material and type. All roofs require regular maintenance and an annual check up. You should be aware that although the roof still has several years of life left, the useful life is not always attained by the roof due to weathering and exposure factors which can cause the roof to wear out prematurely.

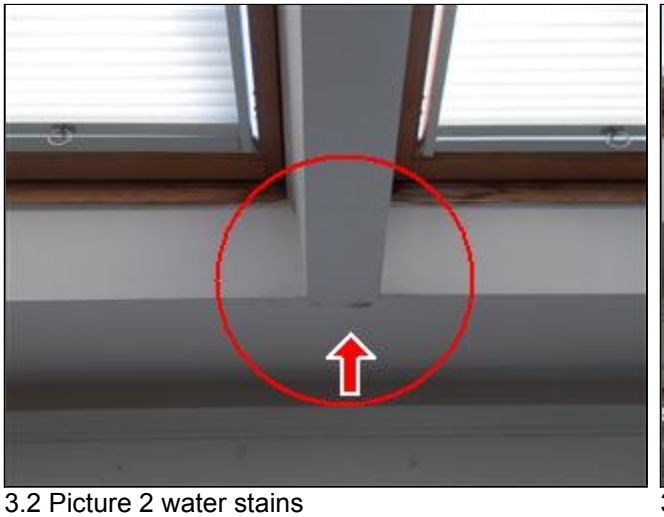
3.1 FLASHINGS
Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS
Comments: Inspected

(1) One Skylight is cloudy, (lost seal) at master bedroom.Replace insulated glass unit.

3.2 Picture 1

(2) Three Skylights has stains indicating a leak did or does exist at guest bedroom (South side of home).



3.2 Picture 2 water stains

3.2 Picture 3

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Inspected

4. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:
PUBLIC

WATER FILTERS:
NONE
(We do not inspect filtration systems)

PLUMBING SUPPLY:
COPPER

DISTRIBUTION:
COPPER

PLUMBING WASTE:
CAST IRON
ABS

WASHER DRAIN SIZE:
2" DIAMETER

WATER HEATER POWER SOURCE:
NATURAL GAS (QUICK RECOVERY)
STORAGE TANK

CAPACITY:
50 GAL (2-3 PEOPLE)

MANUFACTURER:
A.O. SMITH

GAS SUPPLY:
EXTERIOR METER
SHUTOFF VALVE PRESENT
NATURAL GAS

INTERIOR DRAINAGE:
NONE INSTALLED

PLUMBING FIXTURES:
VITREOUS CHINA
CERAMIC TILE
TOILET(S)
WASH SINK(S)
TUB(S)
SHOWER(S)

WATER METER AND SHUTOFF:
BASEMENT

WATER PRESSURE FLOW:
MEDIUM 40-50 PSI MEASURED STATIC

Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

Interior waste, drain, and vent systems are concealed by finished surfaces in most areas.

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

(1) Water quality is not tested and not a part of this report. There are separate companies which specialize and test water for drinking quality and possible need for treatment. You should contact our office for a reference or obtain your own reference by checking with local water treatment companies who perform this service.

(2) Water pressure was reduced when bath sink faucet and shower was on and toilet was flushed, but it still passed functional flow.

(3) There is a well system installed on property for irrigation/sprinkler system. Such systems are not included as part of this inspection and should be separately evaluated by a qualified professional for proper operating condition.

4.1 Picture 1

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

Water heater is roughly 3-4 years old, which is early in its useful life. Water heaters of this type generally last from 8-12 years. No action required at this time.

4.2 Picture 1

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

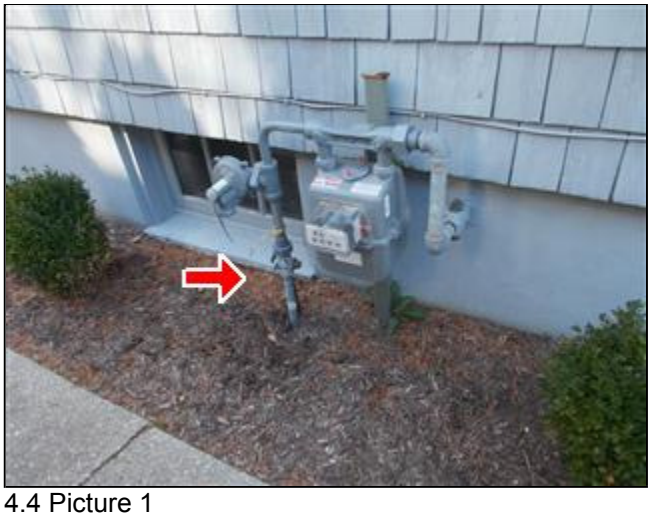
The main shut-off is the red knob at water meter in basement (For your info).

4.3 Picture 1

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

(1) Main gas shutoff valve is located at exterior left side of building.



4.4 Picture 1

(2) BURIED FUEL OIL STORAGE TANK- There are indications that a buried fuel oil storage tank may be or may have been buried on this property. We do not test for the existence or condition of these items. You should contact a tank remediation or testing company of your choice to determine if , in fact a tank is present, whether it has leaked or may have contaminated the soil around it or if it needs to be removed. For tanks that are still in service, they must be certified and tested by the tank specialist to determine whether suitable for further use.

4.4 Picture 2 possible oil fill line from buried oil storage tank

4.5 SUMP PUMP

Comments: Not Present

5. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL CONDUCTORS:
ABOVE GROUND
COPPER
220 VOLTS

PANEL CAPACITY:
150 AMP

PANEL TYPE:
CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:
COPPER

ELEC. PANEL MANUFACTURER:
SQUARE D

WIRING METHODS:
ROMEX
KNOB AND TUBE

NUMBER 15 AMPS:
(8)

NUMBER 20 AMPS:
(21)

NUMBER 30 AMPS:
(2)

RECEPTACLES:
3 PRONG WITH GROUND
GFI -GROUND FAULT INTERRUPTED

GROUNDING SOURCE:
WATER PIPING

Items

5.0 SERVICE ENTRANCE CONDUCTORS
Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
Comments: Inspected, Not Functioning or in Need of Repair

(1) Main panel is circuit breakers located on wall of basement. Main disconnect and shutoff is located inside panel above breakers

5.1 Picture 1

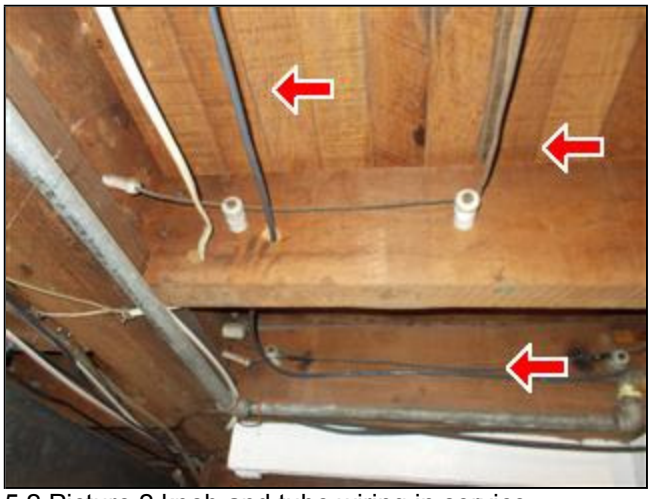
(2) Problem(s) discovered in panel such as Panel is overloaded, service panel is full, no room for expansion of system and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

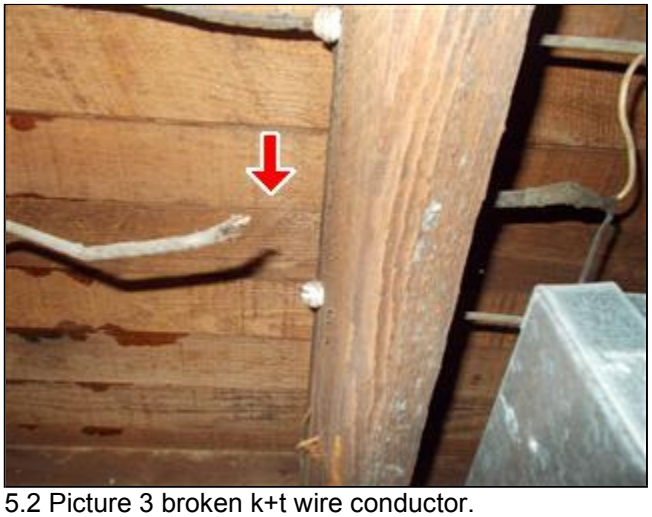
Comments: Inspected

Wiring problems such as knob and tube wiring, open and exposed conductors, surface run Romex wiring, cloth jacketed old wiring found at basement, attic ceiling. Further investigation and repair required by electrician. All exposed electrical wiring should be protected inside an approved electrical conduit.

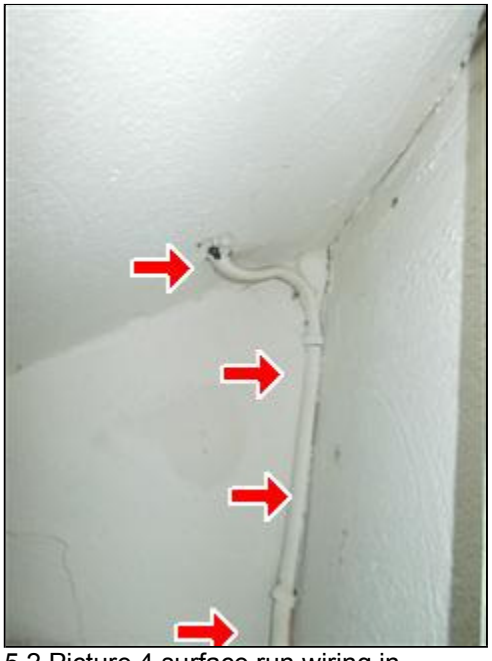
5.2 Picture 1



5.2 Picture 2 knob and tube wiring in service



5.2 Picture 3 broken k+t wire conductor.



5.2 Picture 4 surface run wiring in upstairs bedroom closet

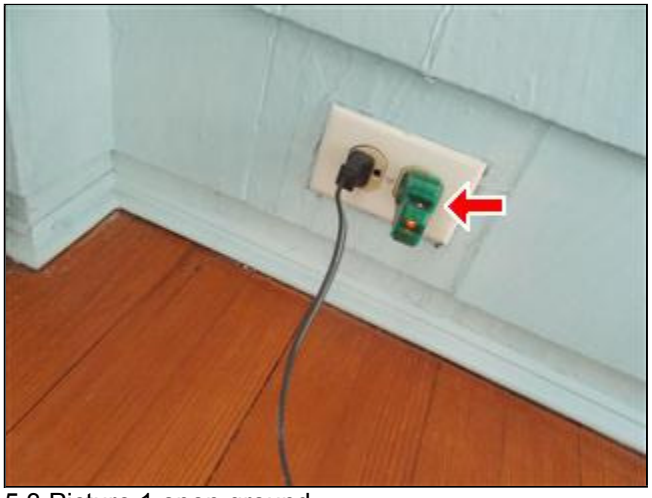
5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

(1) Recommend a licensed electrician correct all electrical defects found.

(2) A random number of light fixtures, outlets, etc. were operated and found to be generally adequate. We do not test every fixture on a typical inspection.

(3) Several "Three-prong" outlets are not grounded. Needs correcting at various locations throughout.



5.3 Picture 1 open ground

(4) (Picture 1) "Three-prong" outlets are are missing or inadequate number or none installed at Dining Room and various locations throughout.

5.3 Picture 2 no outlets in this room

5.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFCI outlets (ground fault interrupters) are a special safety device designed to trip in the event of a short in electrical systems. They should be installed at all locations required by local code which are , but not limited to, within 6 feet of bath sinks, tubs, showers, kitchen sinks, sump wells, laundry tubs, exterior outlets, and basement outlets. Check with your local code enforcement for additional requirements in the jurisdiction where building is located.

5.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.6 SMOKE DETECTORS/CO DETECTORS

Comments: Inspected

Smoke detectors and Carbon Monoxide detectors are required by law in this building, however, the location and placement of such equipment is dictated by local code enforcement. This inspection typically takes place prior to the closing of title. Arrange with the local code enforcement department in the municipality where this property resides.

6. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type.The home inspector shall operate the systems using normal operating controls.The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:
CIRCULATING HOT WATER BOILER
HYDRONIC

ENERGY SOURCE:
NATURAL GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
ONE

HEAT SYSTEM BRAND:
WEIL MCLEAN

DUCTWORK:
NON-INSULATED

FILTER TYPE:
DISPOSABLE

FILTER SIZE:
20x20

TYPES OF FIREPLACES:
VENTED GAS LOGS

OPERABLE FIREPLACES:
ONE

NUMBER OF WOODSTOVES:
NONE

EXHAUST FLUE:
MASONRY CHIMNEY- INTERIOR UNKNOWN AND NOT SEEN

THERMOSTAT TYPE:
MECHANICAL
HEAT ONLY
COOL ONLY

HYDRONIC SYSTEMS:
COPPER TUBE BASEBOARD

HEATING CAPACITY:
140000 BTUH

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

(1) The heating system in this building is gas fired boiler which appears to be newer replacement installation 1-5 yrs old early in its useful life. No action required at this time. All heating systems require seasonal maintenance , lubrication, cleaning, filter changes, etc. and this system should be regularly serviced to keep at optimum efficiency.

6.0 Picture 1

(2) You have a"hydronic" heating system , which means that a gas fired hot water boiler circulates heated water or steam through piping to copper tube baseboard radiators. These systems require regular maintenance and upkeep for proper operation. They should always be left on a temperature setting which maintains and avoids the danger which exists if water should be allowed to freeze in the system , which could cause water damage to interior of building.

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

Mechanical thermostat(s) installed at dining room and second floor for operation of two zone heating system(s).

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

This building has Masonry chimney with unknown liner which is exhaust flue for heating system, exhaust flue for fuel fired hot water heater, exhaust flue for fireplace. Interior of chimney was not fully inspected due to inaccessibility.

6.4 SOLID FUEL HEATING DEVICES

Comments: Inspected, Not Functioning or in Need of Repair

Gas logs not operated or tested on the date of inspection. You should verify that this system is in adequate working condition prior to purchase.

6.4 Picture 1

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Not Functioning or in Need of Repair

(1) Radiators which supply heat to the rooms are Copper Tube baseboard. These systems require regular maintenance , cleaning and flushing for proper operation and should be serviced regularly. Radiators are clogged and airflow is blocked by debris lodged in fins. All baseboard covers should be removed and system cleaned. Proper heating and air flow is maintained by keeping furnishings at least 6 inches away from radiators.

(2) Supply ductpipe is possibly asbestos wrapped in basement overhead.

6.5 Picture 1

6.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

A heat source was observed in all rooms. This does not however mean that system was checked for adequate heat supplied by system to each area. Balancing of heating system by a qualified heating professional may be required to adequately distribute heat throughout the rooms in each area.

6.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Inspected

Vented firelogs (Natural Gas) in Living room is not operable (burner would not ignite).

7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:
SPLIT SYSTEM- EXTERIOR PAD MOUNTED CONDENSER WITH INTERIOR COOLING COIL

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY
WITH EXTERNAL DISCONNECT

CENTRAL AIR MANUFACTURER:
GOODMAN
TRANE

NUMBER OF A/C UNITS:
TWO

A/C UNIT AGE:
0-5 YRS

A/C CAPACITY:
2 TONS EACH

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

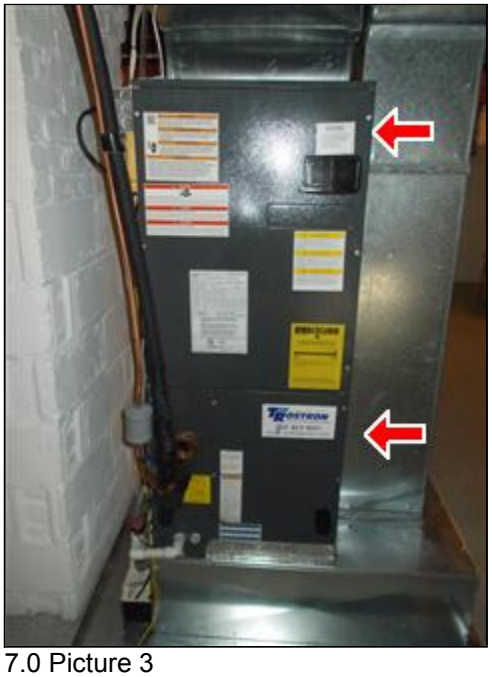
(1) The part of your A/C system which is mounted outside is called the condensing unit, which contains the compressor, cooling fan, and condensing coils. The service life may be extended by observing some simple steps in optimizing efficiency and"common sense" maintenance practices. You should keep all debris and vegetation away from this unit at least 2 ft , to optimize the flow of air and heat exchange which takes place around the unit for best operation. You should also cover the unit in the winter and fall months when not in use, as this will help to extend the life of the system. Remember to remove the cover in the spring prior to initial start up. Make yourself a note and leave it by the thermostat which controls the cooling system.

(2) The condensing unit is approximately 1-5 years old newer installation at beginning of useful life A/C units generally last and are rated for an approximate 15 year average service life. This does not mean that they are guaranteed by the manufacturer to last this long. Factors which affect longevity would be regular maintenance and cleaning practices, adequate airflow , protection from elements in the off season, etc. The unit will require normal annual maintenance and checkup by an A/C technician to insure long life and adequate operation.

7.0 Picture 1

7.0 Picture 2

(3) The part of the A/C system inside the home is the air handler which contains the cooling coil and blower fan which distributes cooled air through the ducting system throughout the home.



7.0 Picture 3

7.0 Picture 4

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

Thermostat is a mechanically operated unit which works independently from the homes power circuitry and is controlled by a mercury switch. This thermostat does not have any setback features for lowering temperatures automatically . It must be operated manually.

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

(1) Ductwork was pressurized and air flow was measured with anemometer (which measures flow in CFM -cubic feet per minute).

(2) Pressure and flow was within the normal, adequate range.

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
CARPET
HARDWOOD T&G
CERAMIC TILE
VINYL

INTERIOR DOORS:
SOLID
RAISED PANEL
WOOD

BATH CABINETRY:
LAMINATE

BATH COUNTERTOP:
COMPOSITE
CULTURED MARBLE

REFRIGERATOR OPENING WIDTH:
36 INCHES

REFRIGERATOR OPENING HEIGHT:
79 7/8 INCHES

NUMBER OF BATHROOMS:
THREE

NUMBER OF BEDROOMS:
FOUR

Items

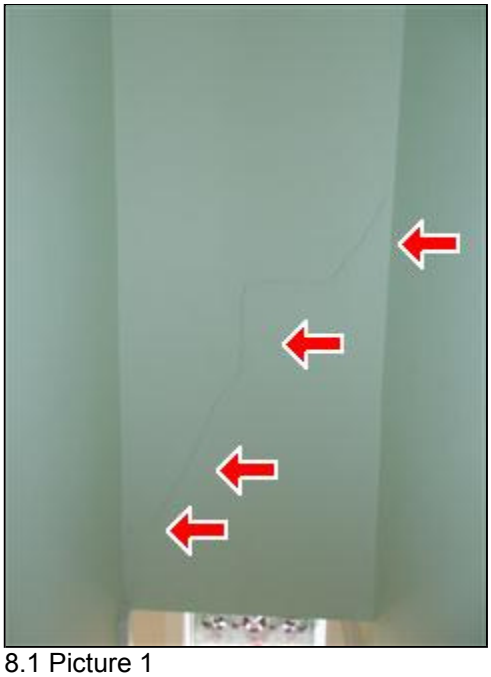
8.0 CEILINGS
Comments: Inspected

Delayed maintenance to ceiling surfaces has resulted in a normal level of wear and tear which is a cosmetic defect only, to be corrected with routine preparation,minor repairs and painting.

8.1 WALLS
Comments: Inspected

(1) Most walls and ceilings in finished areas are covered and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.

(2) Cosmetic flaws including surface cracking and irregularities were found on wall surfaces, most notably at passage openings and at corners of doors and windows. These are formed as a result of normal settlement and are not determined to be indicative of excess structural deflection. Normal filling and painting procedures will most often cover these cosmetic defects.



8.1 Picture 1

8.2 FLOORS
Comments: Inspected

(1) Normal wear and tear levels found on accessible and visible floor surfaces throughout.

(2) Floors squeak in various areas. Squeaks are often caused by slippage of subfloor against supporting structure as a result of inadequate fastening of floor sheathing plane. Squeaks can be eliminated typically by adding fasteners through floor to structure, which involves removal of carpeting, padding or other coverings.

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments: Inspected

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)
Comments: Inspected

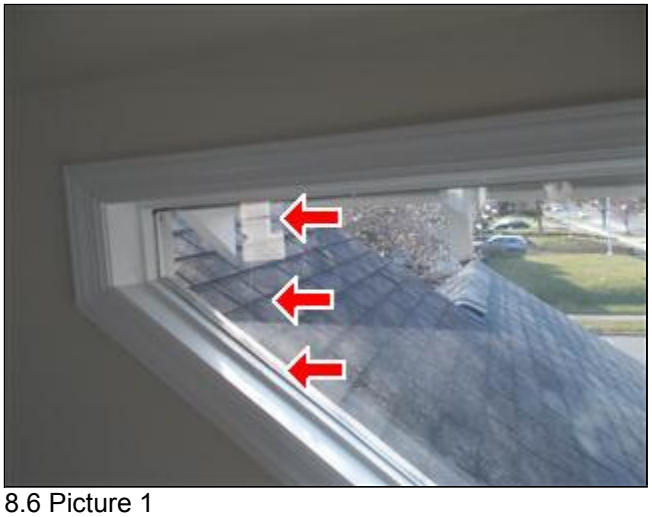
A representative number of doors were opened and closed and those with locks were tested for strike and mechanical soundness.

8.6 WINDOWS (REPRESENTATIVE NUMBER)
Comments: Inspected

(1) A representative number of windows were opened and closed and balances and locking mechanisms checked for proper operation.

(2) One window is cracked at glass pane at Master Bedroom.

Replace all broken panes or insulated window units .



8.6 Picture 1

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:
BATT
ROCK WOOL

BATH EXHAUST FAN TYPES:
FAN ONLY
NONE

WALL INSULATION:
BATT
FIBERGLASS

R- VALUE:
BELOW R-19

DRYER POWER SOURCE:
GAS CONNECTION

FLOOR INSULATION:
BATT
FIBERGLASS
NONE

VENTILATION:
GABLE VENTS
TURBINES

DRYER VENT:
FLEXIBLE VINYL

Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)
Comments: Inspected, Not Functioning or in Need of Repair
Install insulation in all exterior walls and attic exterior surfaces for increased energy efficiency.

Rock Wool (loose-fill) insulation is old and has settled, and less than six inches in thickness remains. Recommend new insulation be added in attic.

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS
Comments: Inspected
Recommend increasing the ventilation to promote life expectancy of roof covering.

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)
Comments: Inspected
Dryer vent piping is loose in crawlspace. Recommend metal flex or rigid pipe when repaired Also, is plastic vinyl and is not allowed when dryer is powered by gas/propane. Recommend changing to metal flex.

9.2 Picture 1

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)
Comments: Inspected
Whole house fan operates, but is old and has lint build-up and needs cleaning.

10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

DISPOSER:
IN SINK ERATOR

DISHWASHER:
KITCHEN AIDE

EXHAUST/RANGE HOOD:
RE-CIRCULATE
BROAN

RANGE/OVEN:
FRIGIDAIRE

BUILT-IN MICROWAVE:
NONE

TRASH COMPACTORS:
NONE

REFRIGERATOR:
SUB ZERO

COOKING FUEL:
NATURAL GAS

CABINET MATERIAL:
WOOD VENEERS
LAMINATE
MELAMINE

KITCHEN COUNTERTOP:
CORIAN

KITCHEN SINK:
SINGLE
STAINLESS STEEL

Items

10.0 DISHWASHER
Comments: Inspected

Unit was run through short cycle and filled and drains adequately. These units are not tested for adequacy or cleaning effectiveness.

10.1 RANGES/OVENS/COOKTOPS
Comments: Inspected

Standard inspection includes lighting burners on cooktop and in oven on gas systems. Carbon monoxide readings are not taken and are beyond the scope of a standard home inspection.

10.2 RANGE HOOD
Comments: Inspected

This fan and ventilating system is a re-circulating, non-vented type. The system passes air through a grease filter above cooking surface and then sends filtered air back into the room. It does not vent to the outside of the building.

10.3 TRASH COMPACTOR
Comments: Not Present

10.4 FOOD WASTE DISPOSER
Comments: Inspected

We do not test the ability of the disposer to grind debris. We simply operate the system utilizing standard wall or integral switch and listen to the electric motor and check for abnormal vibration or clogging of impeller.

10.5 MICROWAVE COOKING EQUIPMENT
Comments: Not Present

10.6 MISCELLANEOUS
Comments: Inspected

Refrigerator(s) are often not a part of sale and as such are normally not tested for adequate function. Freezer compartment is normally merely checked to see whether sufficiently cold to produce ice. No warranties are made or implied as to the adequacy or function of refrigeration components of the unit in question.

11. TERMITE/ WOOD DESTROYING INSECT INSPECTION

Styles & Materials

AREAS INSPECTED:
HOUSE
DETACHED GARAGE
NON-ACCESSIBLE
BASEMENT
CRAWLSPACE

NJ CERTIFIED WDI INSPECTOR/ LICENSE #:
FRANK J TIEDEKEN/ LICENSE # 27041B

INSPECTION FINDINGS:
VISIBLE EVIDENCE
SUBTERRANEAN TERMITES
MUD TUNNELS
EXIT HOLES
GALLERIES

Items

11.0 OBSTRUCTED AND INACCESSIBLE AREAS?
Comments: Inspected

(1) The CRAWLSPACE was inaccessible due to inadequate height and unsafe or hazardous conditions.

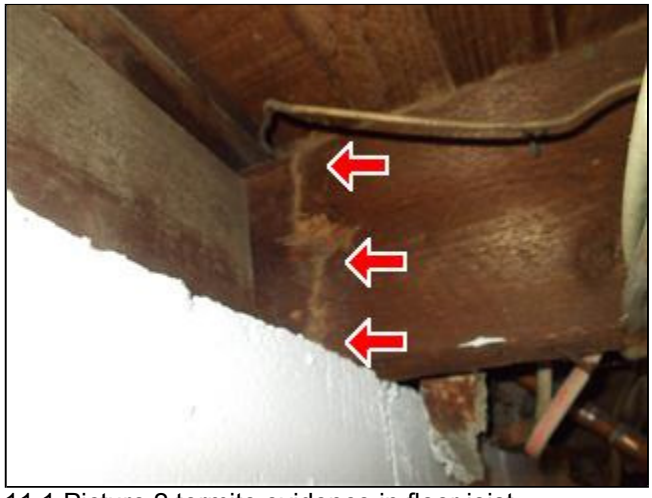
(2) The MAIN LEVEL was inaccessible due to fixed ceilings and fixed wall covering.

11.1 INSPECTION RESULTS
Comments: Inspected

(1) This report is indicative of the condition of the subject structure(s) ON THE DATE OF INSPECTION ONLY and is NOT to be construed as an express or implied warranty against latent, concealed, or future infestation or defects.

(2) Based on a careful visual inspection of the readily accessible areas of the structure(s), there is visible evidence in the form of EXIT HOLES and DAMAGE of SUBTERRANEAN TERMITES at BAND JOIST, SILL PLATE, WOOD TRIM JOIST in LEFT SIDE (facing front of building) and REAR BASEMENT.

11.1 Picture 1 termite damage at rear of basement



11.1 Picture 2 termite evidence in floor joist

(3) The accessible ,inspected areas observed appear to be ACTIVE. Treatment recommended at this time..

(4) CONDUCIVE CONDITIONS EXIST!- There are factors present which the inspector feels could lead to further pest infestation or concealed infestation which may be currently taking place, such as earth-wood contact or proximity, insufficient ventilation, moisture. Steps should be taken to remove or remediate these conditions to reduce the chance of further wood destroying insect infestation.