



Home Inspection Report for:



Report Prepared for:



Prepared by:

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November 3, 2023

[REDACTED]

Thank you for allowing me to inspect your new home!

A home inspection is supposed to give you peace of mind, but often has the opposite effect. The process can be stressful! Seeing all the deficiencies of a property listed in a single report can be daunting but, rest assured, all properties have problems and just about all are fixable.

Please read this report in its entirety, there are details inside beyond the summary that are important for you to know. Not all defects are listed in the summary.

If you have any questions about this report, please feel free to email me at Leonardmg@gmail.com or call/text at 973-801-0900.

Thanks Again,
Mike

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Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built

1920

Approximate Square Footage

The house is approximately 2,674 square feet.

Number of Bedroom

4.

Number of Bath

2.1

Direction House Faces

The house faces to the Southeast.

Property Occupied

The property appeared to be currently occupied.

Type of Home

Single family.

Inspection Information

Inspection Date

11/2/2023

Inspection Time

10:00 am

Weather Conditions

Sunny.

Outside Temperature

It was 38 degrees at the start of inspection.

In Attendance

The buyer, buyer's agent, and seller's agent were present for the inspection.

Report Summary Page

This confidential report has been prepared for your personal use. This inspection is limited by the exceptions, exclusions, and limitations as contained in the Standards of Practice, N.J.A.C. 13:40-15.16 and the pre-inspection agreement. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. If the pre-inspection agreement is unsigned, payment for the inspection and report delivery shall constitute acceptance of all terms listed in the agreement and contract.

The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will not reveal every condition that exists or ever could exist, but only those material defects that were observed on the day of the inspection. The inspector cannot see behind walls, enter confined space or other covered surfaces to inspect nor is he expected to dismantle equipment for testing. Hidden or concealed defects cannot be included in this report.

The inspector shall not be held responsible or liable for any repairs or replacement in regard to this property, systems, components, or the contents. Check with the building department for permits that are necessary for certain types of improvements and/or additions. A qualified professional should further evaluate all problems noted in this report prior to closing. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component.

This is not a new home; therefore, this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed over time, and some repairs may not meet current professional building standards. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists, or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes, in older homes, there are signs of damage to wood from wood eating insects. This is fairly common. If the home inspection reveals signs of damage, you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in existence in this home. Always consider hiring the appropriately licensed expert for any repairs or further inspection.

Exterior

2.1 Front Entrance Conditions

It was observed at the time of inspection that the handrail at the lower stairs was very loose. Recommend repair. It is suggested that a Licensed Contractor be contacted for further evaluation and repair.

The handrail at the front porch requires tightening by a Qualified Handyman or Contractor. The porch appeared to be in serviceable condition. Previous repairs were observed with sistering of dimensional lumber and the addition of structural hardware. Excess building materials were "stored" under the porch. The porch was inspected from the perimeter of the structure through a decorative lattice.

2.2 Rear Entrance Conditions

3 or more rusted joist hangers were observed under the rear deck and stairs. These joist hangers are structural supports. Recommend further evaluation and repair. There did not appear to be any flashing above the ledger board. Flashing is a piece of metal that is designed to keep water from getting behind the ledger board. It is suggested that a Licensed Contractor or Qualified Handyman be contacted for further evaluation and repair.

It was observed that the board under the rear door sill was water damaged and rotten. Recommend replacement. It is suggested that a Licensed Contractor or Qualified Handyman be contacted for further evaluation and repair.

2.11 Electrical Conditions

At the time of inspection the ceiling fan on the front porch was not functional. Recommend repair or replacement. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

Roofing

3.1 Roof Covering Condition

At the time of inspection, extensive alligatoring was observed on the flat roof at the rear of the house. Roof alligatoring is a phenomenon that occurs as a flat roof ages. In general, it's caused by the sun. The bright UV rays eventually dry out the membrane or coating that tops your flat roof, causing it to crack. The older your roof gets, and the longer you leave alligatoring to its own devices, the worse it will get. Extreme temperature changes, from sunlight, snow, and even internal heating and cooling will cause new cracks to appear and will make existing cracks worse. Recommend further evaluation and repair by a Licensed Roofing Contractor.

The asphalt roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

3.6 Chimney Conditions

The brick chimney was in poor condition at the time of inspection. Significant cracking was observed. The chimney crown was not sealed. The flue appeared to be cracked. There was a missing rain cap. The tar covering the flashing was dry and cracked. It is suggested that a Licensed Chimney Contractor be contacted for further evaluation and repair.

Routine maintenance of the chimney is recommended. Conditions of the chimney, crown, and flue can change over time.

Basement

5.1 Basement Stair Conditions

There was no handrail present at the basement stairs at the time of inspection. Recommend installing one for safety. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.

5.5 Closet Condition

A mold-like substance was observed in the closet under the basement stairs. The only way to identify mold is through lab testing. It is recommended that a Licensed Mold Contractor be contacted for testing and, if necessary, removal.

Plumbing

6.2 Supply Line Conditions

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside. This condition can reduce the water flow and pressure. At the time of inspection there were 3 galvanized pipes that showed indications that they have been leaking. These areas are badly corroded and mineral deposits were observed. It is necessary for these areas to be repaired immediately. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.

6.6 Water Heater Ventilation Conditions

It was observed at the time of inspection that the flue for the water heater was the wrong size. A 4" pipe is required to properly vent carbon monoxide. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.

Heating - Air

7.2 Distribution Conditions

Material similar to the insulation present has been known to contain asbestos. Asbestos was commonly used in older heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. It is recommended that a Licensed Asbestos Contractor be contacted for testing and removal.

Electrical

8.4 Knob and Tube Wiring

Knob and tube wiring was observed at the time of inspection. The accessible wires were tested with a voltage detector and were found to be live. There was approximately 30 feet of active wiring visible. Although installation and usage of this wiring was typical at the time of installation, today's construction no longer uses this out dated system. Since this older wiring exists with open splices and limited wire insulation, client is advised to consult with a licensed electrician (prior to close) for further information on this wiring and / or upgrading. Client should also contact their insurer (prior to close) to inquire whether the presence of this wiring affects home insurance coverage. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

Kitchen

9.5 Kitchen Window Conditions

At the time of inspection a pane of glass at the stained glass window was broken. Recommend repair. It is suggested that a Licensed Contractor be contacted for further evaluation and repair.

Interiors

10.9 Electrical Conditions

An outlet in the Living Room tested for an open/missing ground at the time of inspection. An open ground is when a three-pronged outlet is not connected to the home's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground. This is a common wiring mistake that can usually be repaired at the outlet. It is recommend that a Licensed Electrical Contractor be contacted for further evaluation and repair.

Primary Bath

13.8 Electrical Conditions

At the time of inspection an outlet in this room tested for reverse polarity. Reverse Polarity is when a receptacle is wired backward. This happens when the "hot" wire, also known as the black or red wire, is wired on the neutral side and the neutral wire is wired on the "hot" side. Devices plugged into the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire. Recommend further evaluation and repair by a Licensed Electrical Contractor.

Attic

18.1 Stairs Conditions

At the time of inspection it was observed that the guardrail around the stairs was loose. Part of the opening was unprotected with no guardrail. The gap between the balusters was wider than 4" which could allow a child to stick their head into the space. Recommend repair/replacement for safety.

18.9 Electrical Conditions

At the time of inspection two outlets in this room tested for missing ground. Missing ground is a common wiring problem that can usually be repaired by an electrician at the outlet. Recommend repair. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

A two prong (non-grounded) outlet was observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

1 Grounds

General Info

Inspection of the driveway, walkways, vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. Water is the most common cause of a home's deterioration. Improper grading, poorly placed landscaping, and ineffective gutters and downspouts may all contribute to the presence of water in crawl spaces and basements. Our report is based on conditions observed at the time of inspection. Basement leakage is the most common problem in houses; 98% of all basements will leak at some point.

Driveways - Sidewalks - Walkways

Driveway Material Asphalt.

1.1) Driveway Conditions

The driveway appeared to be in serviceable condition at the time of the inspection. Sealing asphalt paving extends its life. Recommend sealant every three to five years.

Sidewalk Material The sidewalk was made of flagstone. The walkway to the porch was made of brick pavers.

1.2) Sidewalk Conditions

The visible and accessible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

Grading

Grading Slope The ground around the perimeter of the house appeared to be moderately sloped away from the house at the time of inspection.

1.3) Grading Conditions

Grading of the soil near the foundation appears to be in serviceable condition at the time of inspection.

Vegetation

1.4) Vegetation Conditions

It was observed at the time of inspection that a tree branch(es) were hanging over the porch roof. Branches over the roof fill the gutters with leaves and debris. Branches can also cause damage to the roof shingles and house siding. Recommend trimming. It is suggested that a Licensed Tree Service be contacted for further review.



Trees touching the porch roof.

Retaining Wall

Retaining Wall Material

Concrete pavers.

1.5) Retaining Wall Conditions

There were 3 concrete paver retaining walls at the time of inspection (left, right, rear). All 3 walls were straight with no lean. They appeared to be in serviceable condition. It was observed there were some loose pavers at the left and right front walls. This is an indication that some movement has occurred. Recommend repair to avoid further deterioration. It is suggested that a Licensed Masonry Contractor be contacted for further evaluation and repair.



Right side of house.



Left side of house.

2 Exterior

General info

Inspection of the entrances, exterior walls, exterior doors and windows, chimneys, and exterior water bibs.

Front - Side - Rear Entrances

Front Entrance Type

Covered porch.

2.1) Front Entrance Conditions

It was observed at the time of inspection that the handrail at the lower stairs was very loose. Recommend repair.

It is suggested that a Licensed Contractor be contacted for further evaluation and repair.

The handrail at the front porch requires tightening by a Qualified Handyman or Contractor. The porch

appeared to be in serviceable condition. Previous repairs were observed with sistering of dimensional lumber and the addition of structural hardware. Excess building materials were "stored" under the porch. The porch was inspected from the perimeter of the structure through a decorative lattice.



Loose handrail.

Rear Entrance Type

Wood steps and landing (deck).

2.2) Rear Entrance Conditions

3 or more rusted joist hangers were observed under the rear deck and stairs. These joist hangers are structural supports. Recommend further evaluation and repair. There did not appear to be any flashing above the ledger board. Flashing is a piece of metal that is designed to keep water from getting behind the ledger board. It is suggested that a Licensed Contractor or Qualified Handyman be contacted for further evaluation and repair.

It was observed that the board under the rear door sill was water damaged and rotten. Recommend replacement.

It is suggested that a Licensed Contractor or Qualified Handyman be contacted for further evaluation and repair.



Rusted joist hangers.



No flashing visible.



Rusted joist hanger.



Trim board not attached.



Entry door not attached.



Board under the door sill was rotten.



Board under the door sill was rotten.

Side Entrance Type

Exterior door.

2.3) Side Entrance Conditions

Appeared serviceable at the time of inspection.

2.4) Patio Conditions

The brick patio appeared to be in serviceable condition.

Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are wood shingles and clapboard.

2.5) Exterior Wall Conditions

At the time of inspection it was observed a wood shingle was missing at the rear of the house. Recommend repair to avoid water penetration. Existing conditions behind the shingles is unknown. It is suggested that a Licensed Contractor or Qualified Handyman be contacted for further evaluation and repair. A roofer can also make this repair.



Missing wood shingle. (rear of house)

2.6) Exterior Foundation Conditions

The exterior foundation walls appeared serviceable at the time of inspection. Parging was very thick. A parge coat is a thin coat of a cementitious or polymeric mortar applied to concrete or masonry for refinement of the surface.

Exterior Windows - Doors

Window Type

Awning. Double Hung. Casement.

Window Material

Wood. Wood composite. Vinyl.

2.7) Window Conditions

The windows appeared serviceable at the time of inspection. It is recommended that window caulking is checked seasonally to ensure windows and trim are sealed.

2.8) Exterior Door Conditions

The exterior doors appeared to be in serviceable condition at the time of the inspection.

2.9) Window Well Conditions

There were no window wells present.

Exterior Water Faucet(s) - Electric

Faucet Location

At the time of inspection, exterior faucets were located on the left and right sides of the house.

2.10) Faucet Conditions

It was observed that the faucet handle on the right side of the house was broken off. Recommend repair. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Faucet handle broken off.

2.11) Electrical Conditions

At the time of inspection the ceiling fan on the front porch was not functional. Recommend repair or replacement.

It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.



Ceiling fan was not operational.

3 Roofing

Roofing General

Roofing

Inspection of the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily

accessible, and other installed accessories. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. We cannot predict its remaining life expectancy, or guarantee that it will not leak. Although roof condition can be evaluated, it is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering

Method of Inspection	The roof and chimney were inspected with the use of a drone.
Roof Style	Hip. Flat.
Roof Covering Material	Asphalt composition shingles. Rubber flat roof.
Number of Layers	There appeared to be one layer of shingles at the time of inspection.

3.1) Roof Covering Condition

At the time of inspection, extensive alligatoring was observed on the flat roof at the rear of the house. Roof alligatoring is a phenomenon that occurs as a flat roof ages. In general, it's caused by the sun. The bright UV rays eventually dry out the membrane or coating that tops your flat roof, causing it to crack. The older your roof gets, and the longer you leave alligatoring to its own devices, the worse it will get. Extreme temperature changes, from sunlight, snow, and even internal heating and cooling will cause new cracks to appear and will make existing cracks worse. Recommend further evaluation and repair by a Licensed Roofing Contractor.

The asphalt roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



Flat roof is cracking and likely at the end of its life.



Alligatoring.



Flat roof is cracking.

3.2) Condition of Roof Penetrations

The conditions of the penetrations appeared serviceable at the time of inspection.

3.3) Flashing Conditions

At the time of inspection the flashings were not visible for inspection. Exterior siding and shingles can cover flashings making them difficult to inspect during a visual inspection.

3.4) Eave, Soffit, Fascia Condition

At the time of inspection the eave, soffit, and fascia appeared to be in serviceable condition.

3.5) Gutter & Downspout Conditions

The gutter system appeared to be in serviceable condition at the time of the inspection. Seasonal maintenance and cleaning of gutters and downspouts is recommended to ensure water is drained properly and does not damage the home.



Downspout empties into underground drain.

Chimney

Chimney

Home Inspectors are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Chimney Material

The chimney is made of brick.

3.6) Chimney Conditions

The brick chimney was in poor condition at the time of inspection. Significant cracking was observed. The chimney crown was not sealed. The flue appeared to be cracked. There was a missing rain cap. The tar covering the flashing was dry and cracked. It is suggested that a Licensed Chimney Contractor be contacted for further evaluation and repair.

Routine maintenance of the chimney is recommended. Conditions of the chimney, crown, and flue can change over time.



Chimney was in poor condition.



Major cracks and deterioration.

4 Foundation - Crawl Space - Structure

General Info

The foundation inspection is limited to the visible areas as observed on the date of inspection. In accordance with the standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. It is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound. Engineering or structural services, such as calculation of structural capacities, adequacy or integrity are not part of a home inspection. Only visible structural components were inspected. Structural components concealed behind finished services cannot be inspected. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation

Foundation Type	Basement.
Foundation Material	Brick. Block.

4.1) Foundation Conditions

The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of inspection.

Column Type Brick. Steel.

4.2) Column Conditions

The columns appeared to be in serviceable condition at the time of inspection.

Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 10 floor joists.

4.3) Flooring Support Conditions

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

Crawl Space

Crawl Spaces There were 2 crawlspaces at the rear of the house. One was accessible from the exterior (Exterior) and the other was accessible from the basement (Interior). Both spaces had limited visibility due to the homeowner's belongings and miscellaneous items.

4.4) Insulation Conditions

Exterior: Appeared serviceable at the time of inspection.

Interior: It was observed that some insulation in the joists had fallen out of place. Recommend securing the insulation and installing new insulation where needed. It is suggested that a Licensed Contractor be contacted for further evaluation and repair.



Missing insulation.

4.5) Vapor Barrier Conditions

Exterior: It was observed there was a concrete floor which is serviceable as a vapor barrier.

Interior: At the time of inspection, the ground in the crawl space was uneven and there appeared to be a large mound of soil in the middle of the space. A plastic vapor barrier was present and appeared to extend throughout the space from wall to wall. Appeared serviceable at the time of inspection.

4.6) Ventilation Conditions

Exterior: Vents to the outside were observed. Appeared serviceable at the time of inspection.

Interior: The crawl space accessible from the basement had no ventilation. It is recommended that the door to the space is modified to allow air to flow inside. It is suggested that a Licensed Contractor be contacted for further evaluation and repair.

5 Basement

Walls - Ceilings - Floors

5.1) Basement Stair Conditions

There was no handrail present at the basement stairs at the time of inspection. Recommend installing one for safety. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



No handrail at basement stairs.

5.2) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

5.3) Ceiling Conditions

The ceiling in the basement is unfinished and open to the framing

5.4) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. In the finished area of the basement the floor was carpet covered. A small area in front of the boiler was cracked. The floor is not a structural element. Repair as needed.



Cracked floor.

5.5) Closet Condition

A mold-like substance was observed in the closet under the basement stairs. The only way to identify mold is through lab testing. It is recommended that a Licensed Mold Contractor be contacted for testing and, if necessary, removal.



Mold-like substance.



Mold-like substance.

5.6) Heat Source Conditions

No source of heat (radiators, registers) was observed in the basement at the time of inspection.

Windows - Doors

5.7) Basement Window Conditions

At the time of inspection it was observed that some of the windows were nailed shut. It recommended that the nails be removed so the windows open in case of emergency. The window at the basement stairs would not open. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Nailed shut.



Nailed shut. Weather-stripping needed to seal drafts.



Window would not open.

5.8) Basement Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

5.9) Electrical Conditions

All accessible outlets were operational at the time of inspection.

5.10) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

5.11) Sump Pump Conditions

The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation.

Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a backup pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.

Laundry Room

Laundry

We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Location The laundry facilities are located in the basement.

5.12) Laundry Room Conditions

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection. The washer and dryer could not be tested because there were clothes inside each machine.

5.13) Laundry Sink Conditions

It was observed that the faucet at the sink dripped when it was shut off. Repair as needed. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Dripped.

Emergency Escape

Emergency Escape and Rescue

Emergency Escape and Rescue Emergency Escape and Egress Standard For Your Information: Modern building standards state that basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches above the floor. Minimum opening height shall be 24 inches. Minimum opening width shall be 20 inches. The opening (including bars, grills, covers, or screens) shall be operational from the inside without the use of keys, tools, or special knowledge, or force greater than that which is required for normal operation of the escape and rescue opening.

6 Plumbing

Plumbing

Plumbing

The plumbing system was inspected by visually inspecting the accessible components and operating the accessible plumbing fixtures including toilets, tubs, showers, and sinks. We do not perform water leak tests on drain lines or shower pans. We do not measure water temperatures. We simply look for active leaks, which is quite limited by our short time in the property. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Identification, verification, and evaluation of the water source, waste disposal system, sprinkler system, water conditioning equipment, spa and swimming pool equipment, exterior plumbing, and buried and concealed pipes are beyond the scope of this inspection. We recommend anti-scald devices on all sinks, showers, and tubs.

Water Main Line

Water Supply

The water supply appeared to be public.

Main Shutoff Location

The main valve is located at the basement.



Main shutoff.

Main Line Material

The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines**Supply Line Material**

The visible material used for the supply lines is copper and galvanized steel.

6.2) Supply Line Conditions

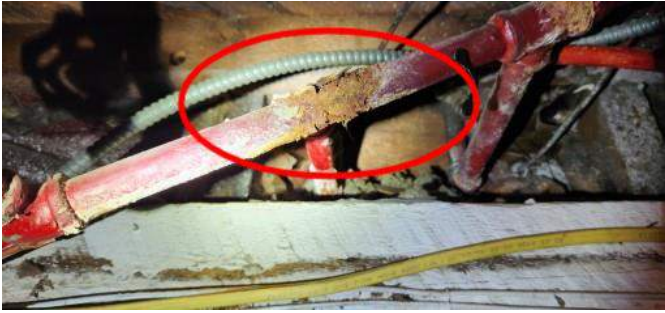
Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside. This condition can reduce the water flow and pressure. At the time of inspection there were 3 galvanized pipes that showed indications that they have been leaking. These areas are badly corroded and mineral deposits were observed. It is necessary for these areas to be repaired immediately. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Pipe has been leaking here. (right of washer/dryer)



Closer look.



Corrosion and leaking. (back left of basement)



Indications of a leak. (back left of basement)

Drain - Waste Lines - Vent

Drain Line Material

The visible portions of the waste lines are cast iron.

6.3) Drain Line Conditions

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Plumbing Vent Pipe Material

Galvanized.

6.4) Plumbing Vent Conditions

The visible portions of the vent pipes appeared to be in serviceable condition at the time of inspection. All of the vent pipes were not fully visible or accessible at the time of the inspection.

Waste Line

The house appeared to be connected to the public sewer system.

Water Heater(s)

Water Heater Type

Natural Gas.

Water Heater Location

Basement.

Water Heater Capacity

40 Gallon.

6.5) Water Heater Conditions

The Bradford White water heater was manufactured in 2016. The life expectancy of similar units is 10 to 12 years. The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

6.6) Water Heater Ventilation Conditions

It was observed at the time of inspection that the flue for the water heater was the wrong size. A 4" pipe is required to properly vent carbon monoxide. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Should be a 4" vent. (3" is present)

Fuel System

Type of Fuel

Natural Gas.

Main Shutoff Location

The main shutoff was at the exterior gas meter.



Main shutoff.

Fuel Line Material

Galvanized and black steel piping.

6.7) Fuel Line Conditions

Appeared serviceable at the time of inspection.

7 Heating - Air

Heating

Heating

This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, determine heating supply adequacy or distribution balance. The inspector is not equipped to inspect nor required to inspect the furnace heat exchangers or fireboxes for evidence of cracks or holes, or inspect concealed portions of the heat exchanger or firebox. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee.

Basement.

Location of Unit**Heating Type**

Hot Water.

Energy Source

Natural Gas.

Approximate BTU Rating

175,000 BTUs

7.1) Unit Conditions

The Weil-McLain boiler was manufactured in March 1998. The life expectancy of similar units is approximately 20 years. Annual maintenance by a Licensed HVAC Contractor or Plumber is recommended. The heating system was operational at the time of inspection. This is not an indication of future operation or condition.

Distribution Type

The visible areas of the heat distribution system is piping with radiators.

7.2) Distribution Conditions

Material similar to the insulation present has been known to contain asbestos. Asbestos was commonly used in older heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. It is recommended that a Licensed Asbestos Contractor be contacted for testing and removal.



Rear of basement, driveway side.



Right side of washer/dryer.

7.3) Ventilation Conditions

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection. Please see Pete Soot's report on the parts of the flue that are not normally visible or accessible.

7.4) Thermostat Condition

The normal operating controls appeared to be serviceable at the time of the inspection. There were 2 thermostats.

Air Condition - Cooling

Air conditioning

The inspection of the air conditioning is a visual inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The air conditioner cannot be operated when the outside air temperature has been below 65 degree Fahrenheit in the 48 hours prior to inspection; operating the air conditioner below 65 degrees can damage the system. The inspector is not equipped to inspect nor required to inspect concealed portions of evaporator and condensing coils. The inspector is not required to inspect humidifiers and de-humidifiers; even if comments are made, these items are not to be considered inspected.

Type of Cooling System Central air.

AC Unit Power 230V

7.5) AC Unit Conditions

There were 2 AC air handlers in the house at the time of inspection. Both units were manufactured by Unico in 2008 (basement) and 2010 (attic). Both systems use R410A refrigerant. The life expectancy of similar units is 15 to 20 years. The filter should be changed after every 3 months of use. Annual maintenance by a Licensed HVAC Contractor is recommended.

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise clients to consult with their attorney for information on this typical cold weather real estate transaction scenario.



Filter goes here (attic).



Filter goes here. (basement)

7.6) AC Condenser Condition

There were 2 AC condensers at the exterior of the house. Both units were manufactured by Goodman in 2009. The life expectancy of similar units is 15 to 20 years. Annual maintenance by a Licensed HVAC Contractor is recommended.

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise clients to consult with their attorney for information on this typical cold weather real estate transaction scenario.

7.7) AC Line Conditions

Appeared serviceable at the time of inspection.

8 Electrical

General info

The visual inspection of the electrical system is not an exhaustive inspection of every component and installation detail. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. Only actual GFCI outlets are tripped during testing. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection. It is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Service Drop - Weatherhead

Electrical Service Type	The electrical service is overhead at the exterior of the house.
Electrical Service Material	Unknown.
Number of Conductors	Three.

8.1) Electrical Service Conditions

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location	At Main Panel.
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Main disconnect.

Electric Panel Location

The main electric panel is located at the basement.

Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 200 amps. (120 / 240 volts)

Panel Manufacturer

Murray.

8.2) Electrical Panel Conditions

At the time of inspection a generator interlock was installed on the main panel. The inspector is not permitted to remove the lock and the only way to do so would be to kill the power to the entire house. It is recommended that a Licensed Electrical Contractor be contacted to inspect the panel, wiring, and grounds.

Circuit Protection Type

Breakers.

8.3) Wiring Methods

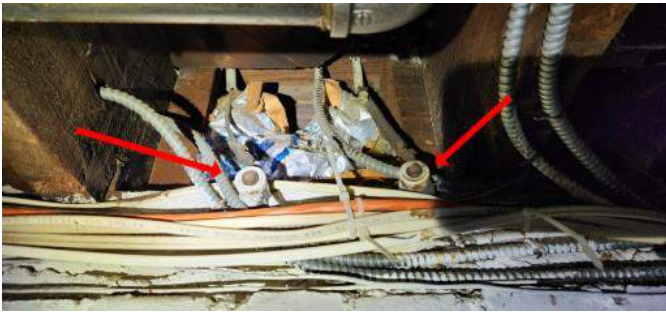
The inside of the panel was not accessible.

Ground

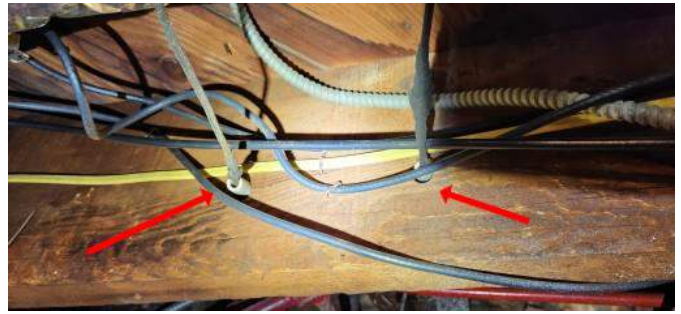
The grounds could not be verified because the panel cover could not be removed.

8.4) Knob and Tube Wiring

Knob and tube wiring was observed at the time of inspection. The accessible wires were tested with a voltage detector and were found to be live. There was approximately 30 feet of active wiring visible. Although installation and usage of this wiring was typical at the time of installation, today's construction no longer uses this out dated system. Since this older wiring exists with open splices and limited wire insulation, client is advised to consult with a licensed electrician (prior to close) for further information on this wiring and / or upgrading. Client should also contact their insurer (prior to close) to inquire whether the presence of this wiring affects home insurance coverage. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.



Knob and tube.



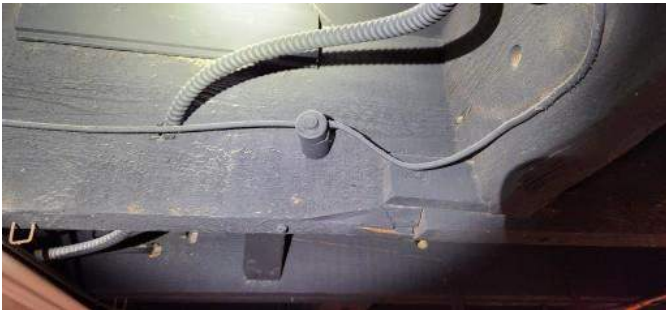
Knob and tube.



Knob and tube.



Knob and tube.



Knob and tube.



Knob and tube.

Generator Hookup

At the time of inspection it was observed there was a generator hookup on the exterior of the house. It is located next to the side door. There is no way for home inspectors to test these types of hookups.



This is where a generator would be connected.

Electrical Subpanel

Subpanel Location

Attic.

8.5) Subpanel Conditions

The sub panel appeared to be in serviceable condition at the time of inspection.

9 Kitchen

General Info

Kitchen

Inspection does not include kitchen appliances as they are outside the scope of a home inspection. We may test appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if comments are made, appliances are not to be considered inspected. Any information provided is as a courtesy to the client only. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. We recommend that all outlets in kitchens be GFCI outlets. A non-GFCI outlet is not considered a "defect" but should be replaced for safety with a GFCI outlet that be reset.



Walls - Ceilings - Floors

9.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

9.4) Heat Source Conditions

The radiator in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

9.5) Kitchen Window Conditions

At the time of inspection a pane of glass at the stained glass window was broken. Recommend repair. It is

suggested that a Licensed Contractor be contacted for further evaluation and repair.



Exterior window at the stained glass was broken.

9.6) Kitchen Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

9.7) Electrical Conditions

All accessible outlets were operational and tested for proper wiring at the time of inspection.

9.8) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

9.9) Ceiling Fan Conditions

The ceiling fan was operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

Kitchen Sink - Counter tops - Cabinets

9.10) Counter Conditions

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

9.11) Cabinet Conditions

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.



Drawer pull missing screw.

9.12) Sink Plumbing Conditions

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

9.13) Sink Faucet Condition

The kitchen faucet appeared to be in serviceable condition at the time of inspection.

9.14) Garbage Disposal Condition

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

The range is gas.

9.15) Stove - Range Condition

The oven and all burners were tested and were operational at the time of inspection.

9.16) Hood Fan Conditions

The fan / hood and light were in operational condition at the time of the inspection.

9.17) Dishwasher Conditions

The dishwasher appeared to be in serviceable condition at the time of the inspection. The unit could not be tested due to time constraints.

9.18) Refrigerator Condition

The refrigerator was operational at the time of inspection.

9.19) Microwave Conditions

No microwave.

10 Interiors

General info

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Within these areas the inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. The inspector is not required to inspect or operate screens, storm windows, shutters, or awnings. Although excluded from inspection requirements, we will inform you of obvious broken gas seal windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We do not report on odors from pets and cigarette smoke. The Inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. The inspection does not include testing for radon, mold, or other hazardous materials unless specifically requested.

Walls - Ceilings - Floors - Stairs**10.1) Wall Conditions**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

10.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

10.4) Closet Condition

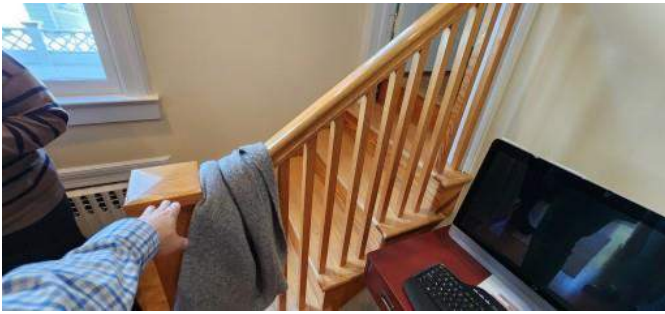
The general condition of the closet appeared to be serviceable at the time of inspection.

10.5) Heat Source Conditions

The radiators in these rooms were observed to be distributing heat at the time of inspection.

10.6) Stairs Conditions

At the time of inspection the handrail at the interior stairs was loose in the kitchen. Recommend repair. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Loose handrail in kitchen.

Windows - Doors

10.7) Interior Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

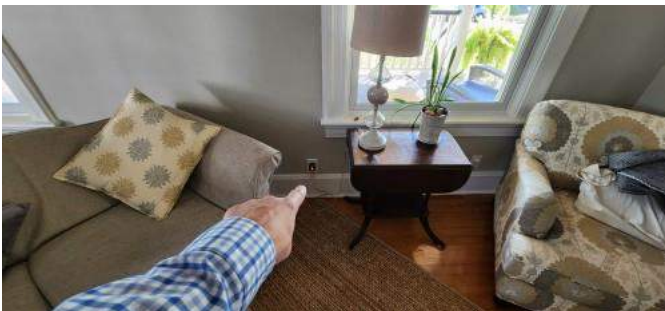
10.8) Interior Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

10.9) Electrical Conditions

An outlet in the Living Room tested for an open/missing ground at the time of inspection. An open ground is when a three-pronged outlet is not connected to the home's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground. This is a common wiring mistake that can usually be repaired at the outlet. It is recommend that a Licensed Electrical Contractor be contacted for further evaluation and repair.



Missing ground.

10.10) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

10.11) Ceiling Fan Conditions

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

Smoke Detectors

Smoke detectors should be installed on every floor, including the basement and the attic space, inside every bedroom, and in the hallway outside the bedrooms. Carbon monoxide detectors should be installed in every room that contains a fuel-burning appliance, or in a central location, such as a hallway or a landing.

10.12) Smoke Detector Conditions

A smoke detector was observed but not tested. In NJ, smoke detectors and their location will be inspected by town/fire officials before close. This is the seller's responsibility.

Fireplace

Fireplace	The fireplace was visually examined to determine if there are any visible structural defects or hazardous conditions in the areas accessible from the hearth. We cannot make any representation to the condition of the inaccessible areas of the flues, chimneys, and fireplaces. The draft of the fireplace was not evaluated and we cannot make any representation to the adequacy of the draft of the fireplace.
Fireplace Location	A fireplace is located at the living room.
Fireplace Type	The fireplace is a wood burning fireplace.
Fireplace Materials	The fireplace is mason built.

10.13) Fireplace Conditions

It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects. The NFPA (National Fire Prevention Association) recommends that all chimneys be inspected before buying or selling a home. In our opinion this is a prudent recommendation. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing.

At the time of inspection chimney and fireplace expert, Pete Soot, was on site to inspect the chimney, fireplace and flues. It is suggested that Pete's expert recommendations be followed.

11 Half Bath

General info

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected; water is run at each fixture. Readily visible water-supply and drain pipes are inspected. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. We do not perform water leak tests on drain lines or shower pans.

Walls - Ceilings - Floors

11.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

11.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

11.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

11.4) Closet Condition

There was no closet in this bathroom.

11.5) Heat Source Conditions

No source of heat was observed in this room at the time of inspection.

Windows - Doors**11.6) Bathroom Window Conditions**

There was no window in this bathroom.

11.7) Bathroom Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**11.8) Electrical Conditions**

All accessible outlets were operational and tested for proper wiring at the time of inspection.

11.9) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

11.10) Vent Fan Conditions

At the time of inspection the bathroom vent/exhaust fan was tested and was functional.

Bathroom Sink**11.11) Counter - Cabinet Conditions**

A pedestal sink was present.

11.12) Sink Conditions

The sink appeared to be in serviceable condition at the time of inspection.

11.13) Faucet Conditions

The faucet was tested and appeared in serviceable condition at the time of inspection.

Toilet**11.14) Toilet Conditions**

The toilet was secured to the floor and flushed properly at the time of inspection.

12 Primary Bedroom**General info****Walls - Ceilings - Floors****12.1) Wall Conditions**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

12.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

12.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

12.4) Heat Source Conditions

The radiator(s) in this room was observed to be distributing heat at the time of inspection.

Windows - Doors**12.5) Interior Window Conditions**

The accessible windows were tested and were operational at the time of the inspection.

12.6) Interior Door Conditions

It was observed at the time of inspection that the bedroom door didn't latch properly at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.



Would not latch.

Electrical Conditions

12.7) Electrical Conditions

One or more non-grounded (two prong) receptacles were observed at the time of inspection. Although these were commonly used years ago, we recommend a Licensed Electrical Contractor upgrade to grounded three prong receptacles.

12.8) Lighting Conditions

The lighting was operational at the time of inspection.

12.9) Ceiling Fan Conditions

There was no ceiling fan in this room.

12.10) Smoke Detector Conditions

There was no smoke detector in this room at the time of inspection. It is strongly recommended that smoke detectors be present/installed in every bedroom.

13 Primary Bath

General info

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected; water is run at each fixture. Readily visible water-supply and drain pipes are inspected. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. We do not perform water leak tests on drain lines or shower pans.



Walls - Ceilings - Floors

13.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

13.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

13.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

13.4) Closet Condition

There was no closet in this bathroom.

13.5) Heat Source Conditions

The radiator in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

13.6) Bathroom Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

13.7) Bathroom Door Conditions

It was observed at the time of inspection that the bathroom door didn't latch properly at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.



Would not latch.

Electrical Conditions

13.8) Electrical Conditions

At the time of inspection an outlet in this room tested for reverse polarity. Reverse Polarity is when a receptacle is wired backward. This happens when the "hot" wire, also known as the black or red wire, is wired on the neutral side and the neutral wire is wired on the "hot" side. Devices plugged into the

receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire. Recommend further evaluation and repair by a Licensed Electrical Contractor.



Reversed polarity.

13.9) Lighting Conditions

At the time of inspection a light in this room did not function. Recommend changing the bulb and re-testing. If the problem persists it is recommended a Licensed Electrical Contractor be contacted for further evaluation and repair.



Light in shower did not work.

13.10) Vent Fan Conditions

The exhaust fan made an unusual squeaking noise at the time of inspection. Recommend repair or replacement. It is suggested that a Licensed Electrical Contractor or Qualified Handyman be contacted for further evaluation and repair.



Bathroom Sink

13.11) Counter - Cabinet Conditions

A pedestal sink was present.

13.12) Sink Conditions

The sink appeared to be in serviceable condition at the time of inspection.

13.13) Faucet Conditions

It was observed at the time of inspection that the hot and cold faucets were reversed. The faucet on the right side was difficult to turn. Recommend repair. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Hard to turn.



Hot and cold reversed.

Shower - Toilet

13.14) Shower Conditions

The shower head, enclosure, and drain appeared to be in serviceable condition at the time of inspection.

13.15) Shower Faucet Condition

The faucet was tested and appeared in serviceable condition at the time of inspection.

13.16) Toilet Conditions

At the time of inspection the toilet did not flush completely. Recommend adjustment. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Toilet didn't completely flush.

14 Bedroom 2**General info****Walls - Ceilings - Floors****14.1) Wall Conditions**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

14.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

14.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

14.4) Heat Source Conditions

The radiator(s) in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

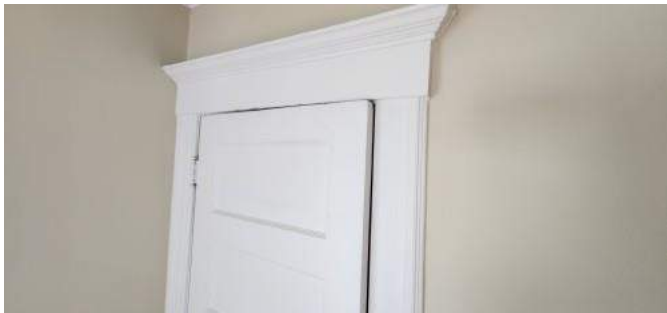
14.5) Interior Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

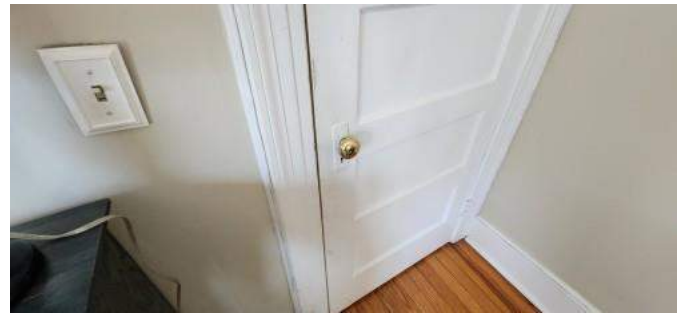
14.6) Interior Door Conditions

The closet door rubbed at the door frame and would not close at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.

It was observed at the time of inspection that the bedroom door didn't latch properly at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.



Closet door rubbed at frame.



Needs adjustment.

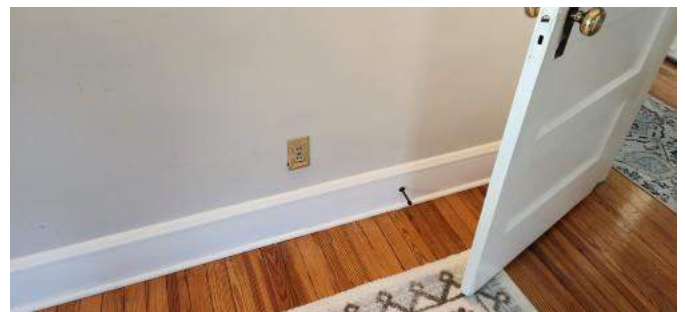
Electrical Conditions

14.7) Electrical Conditions

Two or more non-grounded (two prong) receptacles were observed at the time of inspection. Although these were commonly used years ago, we recommend a Licensed Electrical Contractor upgrade to grounded three prong receptacles.



2-prong outlet.



2-prong outlet.

14.8) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

14.9) Ceiling Fan Conditions

There was no ceiling fan in this room.

14.10) Smoke Detector Conditions

There was no smoke detector in this room at the time of inspection. It is strongly recommended that smoke detectors be present/installed in every bedroom.

15 Bedroom 3

General info



Walls - Ceilings - Floors

15.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

15.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

15.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

15.4) Heat Source Conditions

The radiator(s) in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

15.5) Interior Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

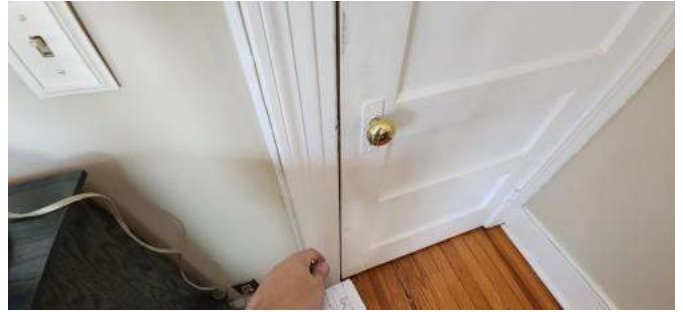
15.6) Interior Door Conditions

The closet door rubbed at the door frame and would not close at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.

It was observed at the time of inspection that the bedroom door didn't latch properly at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.



Closet door needs adjustment.



Would not latch.

Electrical Conditions

15.7) Electrical Conditions

No outlets were accessible for testing.

15.8) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

15.9) Ceiling Fan Conditions

There was no ceiling fan in this room.

15.10) Smoke Detector Conditions

There was no smoke detector in this room at the time of inspection. It is strongly recommended that smoke detectors be present/installed in every bedroom.

16 Bedroom 4

General info



Walls - Ceilings - Floors

16.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

16.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

16.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

16.4) Heat Source Conditions

The radiator(s) in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

16.5) Interior Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

16.6) Interior Door Conditions

It was observed at the time of inspection that the bedroom door didn't latch properly at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.



Needs adjustment.

Electrical Conditions

16.7) Electrical Conditions

One or more non-grounded (two prong) receptacles were observed at the time of inspection. Although these were commonly used years ago, we recommend a Licensed Electrical Contractor upgrade to grounded three prong receptacles.



Ungrounded, 2-prong outlet.

16.8) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

16.9) Ceiling Fan Conditions

There was no ceiling fan in this room.

16.10) Smoke Detector Conditions

There was no smoke detector in this room at the time of inspection. It is strongly recommended that smoke detectors be present/installed in every bedroom.

17 Full Bath 2nd Floor

General info

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected; water is run at each fixture. Readily visible water-supply and drain pipes are inspected. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. We do not perform water leak tests on drain lines or shower pans.



Walls - Ceilings - Floors

17.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

17.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

17.3) Closet Condition

No closet.

17.4) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

17.5) Heat Source Conditions

The radiator in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

17.6) Bathroom Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

17.7) Bathroom Door Conditions

It was observed at the time of inspection that the bathroom door didn't latch properly at the time of inspection. Recommend repair/adjustment by a Qualified Handyman as needed.



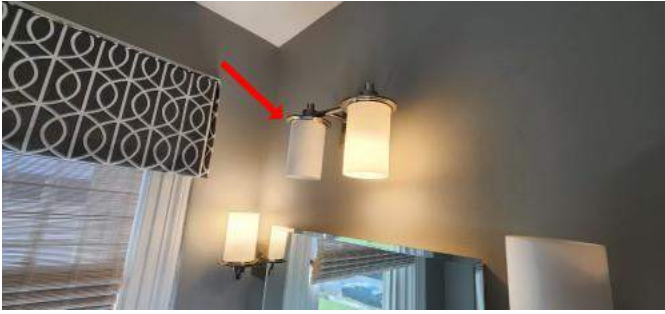
Electrical Conditions

17.8) Electrical Conditions

All accessible outlets were operational and tested for proper wiring at the time of inspection.

17.9) Lighting Conditions

At the time of inspection a light in this room did not function. Recommend changing the bulb and re-testing. If necessary, it is recommended a Licensed Electrical Contractor be contacted for further evaluation and repair.



Recommend replacing bulb and retesting.

17.10) Vent Fan Conditions

At the time of inspection the bathroom vent/exhaust fan was tested and was functional. A heating function in this fan was also functional at the time of inspection.

Bathroom Sink

17.11) Counter - Cabinet Conditions

No cabinet.

17.12) Sink Conditions

The sink appeared to be in serviceable condition at the time of inspection.

17.13) Faucet Conditions

The cold water faucet was threaded backwards. This means it turns the wrong way. Repair as needed.



Threaded the wrong way.

Shower - Tub - Toilet

17.14) Shower - Tub Conditions

The bathtub, shower head, enclosure, and drain appeared to be in serviceable condition at the time of inspection.

17.15) Bath Faucet Condition

At the time of inspection the faucet continued to drip after the water was turned off. Recommend repair. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Water continued to run from the spout when water was off.

17.16) Toilet Conditions

The toilet did not flush completely at the time of inspection. Recommend adjustment. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Needs adjustment.

18 Attic

Attic Area

Attic

Attic inspection is limited to only those areas that are accessible via flooring and/or proper walkways. In some cases, a view from a hatch may not be sufficient to inspect all areas. It is impossible to probe every area of all structural components. Attics contain important structural and/or other concerns are are prone to wood destroying insect infestation. Due to certain designs, completely accessing all areas is not possible during a home inspection.

Attic Access

Walk up stairs.

18.1) Stairs Conditions

At the time of inspection it was observed that the guardrail around the stairs was loose. Part of the opening was unprotected with no guardrail. The gap between the balusters was wider than 4" which could allow a child to stick their head into the space. Recommend repair/replacement for safety.



Loose guardrail.



Missing guardrail.



Loose guardrail. Balusters too far apart.

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

18.2) Attic Conditions

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

18.3) Attic Window Conditions

A thermal pane window in the attic appeared to have lost its thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window or window pane. The casement crank was missing on this window.

A casement window near the stairs would not open using normal force. Recommend adjustment/repair. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Broken thermal seal (foggy glass).



Missing casement crank.



Would not open.

Attic Ventilation Type

Roof vents. Windows.

18.4) Attic Ventilation Conditions

The roof vents were not visible from inside the attic due to finished ceilings. Ventilation appeared to be adequate.

Attic Insulation Type

Batt Insulation.

18.5) Attic Insulation Conditions

Insulation conditions of the floors and walls could not be assessed due to finishes. One open area of the rafters and floor had no insulation. Recommend installing batt insulation in this area. Knee walls around the attic can also be insulated if necessary. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Missing insulation.

18.6) Attic Fan Conditions

No fan.

18.7) Attic Chimney Conditions

The chimney was not visible in the attic.

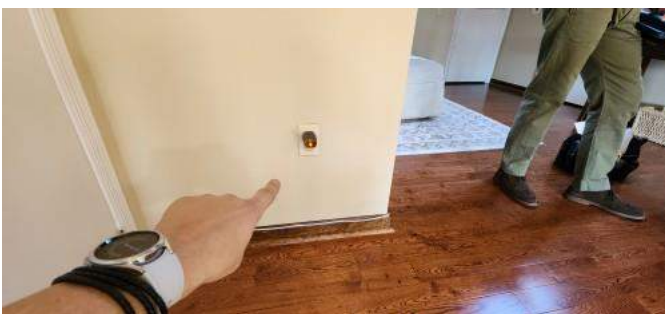
18.8) Attic Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

18.9) Electrical Conditions

At the time of inspection two outlets in this room tested for missing ground. Missing ground is a common wiring problem that can usually be repaired by an electrician at the outlet. Recommend repair. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

A two prong (non-grounded) outlet was observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.



Missing ground.



Missing ground.



Ungrounded outlet at the top of the stairs.

18.10) Attic Heating Conditions

Two electric baseboard heaters controlled by thermostats were present in the attic. Both were tested and found to be functional.

18.11) Skylight Conditions

There was one skylight in the attic at the time of inspection. There was no indication of any leaking and the window appeared to be in serviceable condition. Flashing appeared to be serviceable.

19 Environmental Concerns

Enviornmental

Beyond the Scope of this Inspection

The following conditions, which are excluded from this inspection, may be of concern to you as a home owner. **Possible Underground Storage Tanks** - Due to the age of the house, it is possible that there may be an old abandoned underground storage tank on the property. Identification and inspection of underground storage tanks is excluded from this home inspection. You should contact a tank service company to search the property to determine the location of any underground storage tanks. If such tanks exist, they should be properly decommissioned in accordance with the local, state, and federal regulations. We recommend an oil tank sweep and the removal of all underground storage tanks. **Asbestos** - Due to the age of the house, there may be some asbestos in some of the typical old building materials commonly found in old houses including old pipe insulation, old rock wool insulation, old plaster, old floor tiles, old ceiling tiles, old fiber cement siding, old roof shingles, and many other old composition building materials. We recommend that you contact an asbestos specialist to survey the house, test any suspected material, test the air for asbestos contamination, and make recommendations for professional abatement of all asbestos containing materials if you are concerned about asbestos. **Lead Based Paint** - Due to the age of the house, some of the old paint may be lead-based paint. Most houses constructed before 1978 have a high probability of having some old lead based paints. The old lead paint may have been covered with new lead-free paints in recent years. All chipping and peeling paint should be mitigated to reduce the possibility of lead paint dust and chip ingestion. We recommend a lead paint inspection if you are concerned about lead paint. **Mold** - Inspection for mold is excluded from this home inspection. We generally recommend a mold inspection by a certified mold inspector if you are concerned about mold. **Pests** - Inspection for pests is excluded from this home inspection. **Sewer Scope** - Many older homes in the area have deteriorating sewer pipes that run from the house to the street. We recommend a sewer scope by a Licensed Plumbing Contractor.

20 Limitations

Limitations

Limitations

Possible Latent or Concealed Defects - All concealed and inaccessible conditions are excluded from this inspection. There may be deficiencies, defects, mold, and non-conforming construction that are concealed by finished walls and ceilings. There may be concealed damage inside inaccessible wall, floor, attic and crawl space cavities, particularly in areas where surface deterioration, moisture stains, and/or insect infestation were noted. In many cases the full extent of a defect is not known until repair work has started, or until a detailed internal or subsurface inspection is made. These examinations, which are beyond the scope of the home inspection, may reveal conditions which would alter the assessment of the condition as viewed during the home inspection. I strongly recommend that all follow-up inspections, examinations, servicing, testing and/or repairs be made prior to closing.