



Home Inspection Report for:

South Orange, NJ 07079



Report Prepared for:

Prepared by:

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May 30, 2026



Thank you for letting me 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 most 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	1924
Number of Bedroom	4.
Number of Bath	2.5
Direction House Faces	The house faces to the south.
Property Occupied	The property appeared to be currently occupied.
Type of Home	Single family.

Inspection Information

Inspection Date	5/27/26
Inspection Time	2:00 PM
Weather Conditions	Overcast.
Outside Temperature	It was 77 degrees at the start of inspection.
In Attendance	The buyers and their agent were present at the time of 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 the evaluation of the overall condition of the dwelling. The report is not intended to be a "checklist" 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 spaces, or other covered surfaces, 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.

While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common for homes of any age to have 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 in 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 recalls on components that could be in existence in this home. Always consider hiring an appropriately licensed expert for any repairs or further inspection. Checking to see if permits were obtained and closed out is not part of a home inspection. This should be done by the buyer or the buyer's representative.

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. Summary items are in **Red**.

Grounds

1.2 Sidewalk Conditions

At the time of inspection, it was observed that in two areas, the concrete sections of the public sidewalk had settled or raised. This has created a height difference that is a tripping hazard. Further evaluation and repair by a Licensed Masonry Contractor is recommended.

Common cracks were observed in the sidewalk surface at the time of inspection. It is recommended that these cracks be sealed to avoid water penetration. Water penetration leads to further deterioration through the freeze/thaw cycle of winter when trapped moisture expands. It is recommended that a Licensed Masonry Contractor be contacted for further evaluation and repair.

Exterior

2.9 Electrical and Lighting Conditions

At the time of inspection, there were 2 dead GFCI outlets at the exterior of the house. Repair is needed. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

Lights on dusk-to-dawn switches could not be tested.

Garage

4.6 Window Conditions

One or more windows in the garage would not open using normal force at the time of inspection. The windows may be stuck from lack of use or painted shut. Recommend further evaluation and repair by a Qualified Handyman.

Cracked glass pane(s) were observed at the time of inspection. Recommend repair as broken glass can be a safety hazard. Recommend further evaluation and repair by a Licensed Contractor.

4.10 Electrical Conditions

Outlets in the garage were not GFCI (Ground Fault Circuit Interrupter) outlets at the time of inspection. These are safety devices that detect changes in current. GFCI outlets are required to protect against electrical shock hazards, especially in areas where water or moisture may be present. Further evaluation and repair by a Licensed Electrical Contractor is recommended.

Missing receptacle or switch covers were observed. Recommend covers be installed for safety.

Foundation - Crawl Space - Structure

5.3 Flooring Support Conditions

It was observed at the time of inspection that one or more of the floor joists were excessively notched. Notches should not exceed 1/6th of the joist depth and should not be placed in the center 3rd of the joist span. Some of the floor joists were notched for installation or cut to allow passage of pipes or wire. Although this may have been common practice at the time of installation, today's construction limits cuts in floor joists and support framing. Notches and cuts that are too large weaken this structural part of the flooring system. Further evaluation and repair by a Licensed Structural Contractor is recommended.

In the center of the basement, it was observed that the sill plate appeared to have dry rot. The sill plate is an important structural element that supports the flooring system. Further evaluation and repair by a Licensed Structural Contractor is recommended.

In the gym area, framing appeared to be undersized. A wooden column was sitting on the concrete slab and was not secured. Beams have been notched and weakened. Improper and inadequate support of the joists was observed. Further evaluation and repair by a Licensed Structural Engineer is recommended. PRIOR TO CLOSE

Electrical

8.2 Electrical Panel Conditions

At the time of inspection, there was more than one neutral wire under each screw on the neutral bar. This can cause the wires to not be tightened down properly, which can lead to arcing and a possible fire. Recommend further evaluation by a Licensed Electrical Contractor.

Basement

9.8 Electrical Conditions

At the time of inspection, the outlet on the right tripped the GFCI next to it every time something was plugged into it. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

At the time of inspection, an outlet in the basement was not a GFCI (Ground Fault Circuit Interrupter) with a reset button. GFCI outlets are installed for safety. They detect changes in current and shut the power off if changes occur. Even if this outlet is GFCI-protected from the breaker in the electrical panel or from another outlet, a new one with a reset is recommended. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

Interiors

12.10 Electrical Conditions

An outlet in the interior rooms 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 recommended that a Licensed Electrical Contractor be contacted for further evaluation and repair.

12.14 Fireplace Conditions

It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects. A fireplace flue is the duct or pipe inside a chimney that carries smoke, toxic gases, and combustion byproducts safely from the firebox to the outside air. The NFPA (National Fire Protection Association) recommends that all chimneys and flues be inspected before buying or selling a home. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing.

It was observed that there was no damper in the fireplace at the time of inspection. This allows heated air in the interior spaces to escape up the chimney. It is suggested that a Licensed Chimney Contractor be contacted for further evaluation and repair.

Full Bath 2nd Floor

19.12 Sink Conditions

At the time of inspection, there was improper piping at the drain tailpiece. Flexible piping is a DIY solution that is more prone to leaks and clogs. Rigid piping is needed. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.

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

Common cracks were observed in the driveway at the time of inspection. Cracks allow water penetration, which leads to further deterioration during the freeze/thaw winter cycle. Sealants can extend the life of asphalt and are recommended every three to five years.



Common cracks.

Sidewalk Material Concrete.

1.2) Sidewalk Conditions

At the time of inspection, it was observed that in two areas, the concrete sections of the public sidewalk had settled or raised. This has created a height difference that is a tripping hazard. Further evaluation and repair by a Licensed Masonry Contractor is recommended.

Common cracks were observed in the sidewalk surface at the time of inspection. It is recommended that these cracks be sealed to avoid water penetration. Water penetration leads to further deterioration through the freeze/thaw cycle of winter when trapped moisture expands. It is recommended that a Licensed Masonry Contractor be contacted for further evaluation and repair.



Common cracks.



Trip hazard.



Trip hazard.

1.3) Bluestone Walkway

The walkway at the front entrance had missing mortar and cracked stones. Repair is recommended to avoid water intrusion. It is suggested that a Licensed Masonry Contractor be contacted for further evaluation and repair.



Missing/cracked mortar.

Grading

Grading Slope The ground around the perimeter of the house appeared to be flat in some areas at the time of inspection.

1.4) Grading Conditions

It was observed at the time of inspection that re-grading near the foundation was needed. Improving the grade to ensure all water drains away from the home's foundation is recommended. A 6" slope in the first 10 feet from the foundation is suggested. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement/crawlspace, and/or cracks or movement in the foundation. The ground around the foundation should slope away from the house. It is recommended that a Licensed Landscaping Contractor be contacted for further evaluation and repair.



Improve grading at the front of the house.



Improve grading.

1.5) Drain Conditions

It was observed that there was a long drain on the left side of the house. Testing of exterior drains falls outside the scope of a home inspection. It was observed that the drain was clogged with debris. The covers did not appear to lift off easily. It is recommended that the sellers be asked how these grates are removed. Cleaning of the drain is needed. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Needs cleaning.



Needs cleaning.

Vegetation

1.6) Vegetation Conditions

At the time of inspection, the vegetation around the house appeared to be in serviceable condition. It is important to keep vegetation trimmed so that it is not too close to the house or hanging over the roof.

Retaining Wall

Retaining Wall Material Block.

1.7) Retaining Wall Conditions

The visible and accessible portions of the retaining wall(s) appeared to be in serviceable condition at the time of the inspection.

2 Exterior

General info

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

Front - Side - Rear Entrances

Front Entrance Type Masonry steps and landing.

2.1) Front Entrance Conditions

The masonry steps and landing were in serviceable condition at the time of inspection. The bricks and mortar were in satisfactory condition, and the railing was secure. Previous repairs were noted.

Rear Entrance Type Deck.

2.2) Rear Entrance Conditions

At the time of inspection, it was observed that the ledger board was attached to the house with nails; lag bolts offer more strength and are the preferred method of attachment. Most deck failures occur at the ledger board. The posts appeared to have footings but were covered with dirt. Direct wood-to-ground contact can lead to moisture-related deterioration. It is recommended that the dirt surrounding each post be cleared. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Lag bolts are the preferred method of attachment.



Posts in contact with the ground.

Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering Wood clapboard.

2.3) Exterior Wall Conditions

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at

the time of the inspection.

2.4) Exterior Foundation Conditions

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

Exterior Windows - Doors

Window Type Double hung. Sliding.

Window Material Vinyl. Wood.

2.5) Window Conditions

The windows appeared to be in serviceable condition from the exterior of the house. They will be further commented on throughout this report. It is recommended that window caulking be checked seasonally to ensure windows and trim are sealed.

2.6) Exterior Door Conditions

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

2.7) Window Well Conditions

There were no window wells present.

Exterior Water Faucet(s) - Electric

Faucet Location Exterior faucets were located at the front and left side of the house.

2.8) Faucet Conditions

The water faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Anti-siphon exterior faucets are recommended. These prevent contaminated water from being sucked back into the water supply and keep freezing temperatures away from the supply pipe.

2.9) Electrical and Lighting Conditions

At the time of inspection, there were 2 dead GFCI outlets at the exterior of the house. Repair is needed. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

Lights on dusk-to-dawn switches could not be tested.



No power.



No power.

3 Roofing

Roofing General

Roofing

Inspection of the roof covering, drainage systems, flashings, skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys that 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 determine the age of roof coverings or predict their remaining life expectancy, or guarantee that they 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	Gable. Flat.
Roof Covering Material	Asphalt composition shingles. Rolled roofing.
Number of Layers	There appeared to be one layer of shingles at the time of inspection.

3.1) Roof Covering Condition

The roof coverings showed normal wear for their age and appeared to be in overall serviceable condition at the time of the inspection. Some previous repairs were observed on the main roof. It appeared there were 2 damaged shingles behind the chimney that need repair. It is suggested that a Licensed Roofing Contractor be contacted for further evaluation and repair.

Approximate roof covering life expectancy:

Asphalt composition shingles: 20 to 30 years

Rolled roofing: 5 to 10 years

Torched down rubber: 15 to 20 years.



Should be sealed.

3.2) Condition of Roof Penetrations

It was observed at the time of inspection that one of the roof penetrations was covered with tar. Tar is not a roofing product but is often used for sealing leaks. The metal boot flashing for the roof penetration was not visible. Further evaluation by a Licensed Roofing Contractor is recommended.



No boot flashing.

3.3) Flashing Conditions

It was observed that drip edge flashing on the flat roof was not sealed at the time of inspection. The drip edge that overlaps the roof covering at the rake can be a place for water intrusion and should be sealed. It is suggested that a Licensed Roofing Contractor be contacted for further evaluation and repair.



Should be sealed.



Should be sealed.

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

It was observed that the downspouts empty into an underground drainage system. The functionality of these underground drains is unknown. Testing and tracing where they empty is outside the scope of a home inspection. Recommend testing the drains to make sure they are operational and don't overflow next to the house. Water next to the foundation can seep into the basement and, over time, cause movement in the foundation.

The gutter on the flat roof was clogged at the time of inspection. This condition can lead to overflowing and cause water penetration in the eave area. It is suggested that a Licensed Contractor be contacted for further evaluation and to clear the gutters.

Seasonal maintenance and cleaning of gutters and downspouts are recommended to ensure water is drained properly and does not damage the home. An immediate cleaning once the client has taken possession of the house is recommended.



Water in the gutter.

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 was made of brick.

3.6) Chimney Conditions

It was observed that the chimney crown was cracked at the time of inspection. A cracked crown can allow water penetration, which leads to further deterioration during the freeze/thaw cycle of winter when trapped moisture expands. Further evaluation and repair by a Licensed Masonry or Chimney Contractor is recommended.

At the time of inspection, cracked and missing mortar were observed. Gaps/cracks in the chimney brick can allow water penetration, which will lead to further deterioration during the freeze/thaw cycle of winter when trapped moisture expands. Recommend re-pointing and repair. It is suggested that a Licensed Masonry Contractor be contacted for further repair.

At the time of inspection, the area of flashing was covered in tar. Flashing is pieces of metal in the space between the chimney and the roof that prevent water intrusion. Tar is not a roofing product but is often used to seal leaks. The condition of any metal flashing, if present, cannot be assessed. Tar-covered flashings are fairly common. The tar appeared not to be sealing the bottom of the chimney. 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.



Cracked crown.



Does not appear to be sealed.

4 Garage

Walls - Ceilings - Floors

Garage Type The two car garage was detached from the house.

4.1) Siding Conditions (if detached)

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

4.2) Roof Conditions (if detached)

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

4.3) Wall Conditions

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

4.4) Ceiling Conditions

The ceiling in the garage was open to framing at the time of inspection.

4.5) Floor Conditions

There was cracking in the concrete slab. This is typical, and no further action is recommended.

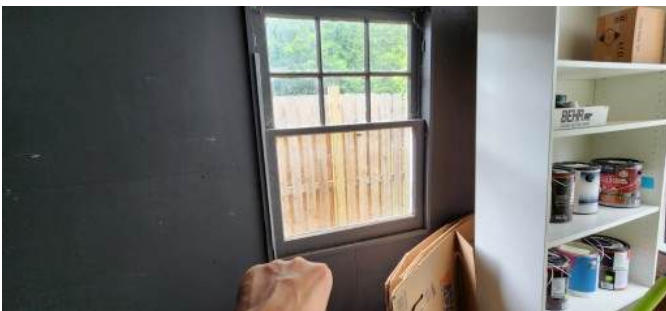


Typical cracking.

4.6) Window Conditions

One or more windows in the garage would not open using normal force at the time of inspection. The windows may be stuck from lack of use or painted shut. Recommend further evaluation and repair by a Qualified Handyman.

Cracked glass pane(s) were observed at the time of inspection. Recommend repair as broken glass can be a safety hazard. Recommend further evaluation and repair by a Licensed Contractor.



Would not open.



Broken glass.

4.7) Door Conditions

There was no people door at the time of inspection.

4.8) Vehicle Door Conditions

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

4.9) Automatic Door Opener Condition

The automatic garage opener(s) functioned properly at the time of inspection. The safety sensors were tested and were operational.

4.10) Electrical Conditions

Outlets in the garage were not GFCI (Ground Fault Circuit Interrupter) outlets at the time of inspection. These are safety devices that detect changes in current. GFCI outlets are required to protect against electrical shock hazards, especially in areas where water or moisture may be present. Further evaluation and repair by a Licensed Electrical Contractor is recommended.

Missing receptacle or switch covers were observed. Recommend covers be installed for safety.



Cover plate needed.



Not GFCI.

4.11) Lighting Conditions

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

4.12) Limitations

Not all areas of the garage were visible due to the homeowner's belongings.



Limitations.



Limitations.

4.13) Exhaust Fan

An exhaust fan installed in the roof was in serviceable condition at the time of inspection.

5 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, the overall structure, and the structural elements of the building are 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 inquiries be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation

Foundation Type Basement.

Foundation Material Block.

5.1) Foundation Conditions

Efflorescence was observed on the foundation wall at the time of inspection. This is an indication that water has passed through the foundation wall. Efflorescence is a crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface. Re-grading the exterior grounds so that water drains away from the house can reduce water seeping into the foundation.



Efflorescence.

Column Type Steel.

5.2) Column Conditions

The visible and accessible 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.

5.3) Flooring Support Conditions

It was observed at the time of inspection that one or more of the floor joists were excessively notched. Notches should not exceed 1/6th of the joist depth and should not be placed in the center 3rd of the joist span. Some of the floor joists were notched for installation or cut to allow passage of pipes or wire. Although this may have been common practice at the time of installation, today's construction limits cuts in floor joists and support framing. Notches and cuts that are too large weaken this structural part of the flooring system. Further evaluation and repair by a Licensed Structural Contractor is recommended.

In the center of the basement, it was observed that the sill plate appeared to have dry rot. The sill plate is an important structural element that supports the flooring system. Further evaluation and repair by a Licensed Structural Contractor is recommended.

In the gym area, framing appeared to be undersized. A wooden column was sitting on the concrete slab and was not secured. Beams have been notched and weakened. Improper and inadequate support of the joists was observed. Further evaluation and repair by a Licensed Structural Engineer is recommended. PRIOR TO CLOSE



Dry rot of the sill plate.



Large notch in laundry room.



Joists are resting on a 2"x4" nailed to a 2"x4". (gym area)



Wood support is sitting on the floor. (gym area)



Beams have been notched and weakened. (gym area)



No support.



No joist support.

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 be detected that may gradually restrict the 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. We recommend immediately acquiring insurance on your water line and sewer line.

Water Main Line

Water Supply

The water supply appeared to be public.

Main Shutoff Location

The main valve is located in the utility room/closet.



Shutoff.

Main Line Material

The visible material of the main line/pipe appears to be galvanized steel. Galvanized pipes are still fairly common in older homes around the country. It was a commonly used piping material before the 1960s. Galvanized pipes are steel pipes that are coated with zinc. This was done to prevent corrosion and rust. But after years of exposure to water, galvanized pipes will rust and corrode from the inside out. This narrows the diameter of the pipe on the inside and can present water pressure issues. Some clients also choose to install a filtration system to filter out minerals that form within the pipes. NJ American Water is replacing all galvanized water service lines by 2031. Please visit their website at <https://amwater.com/njaw/Water-Quality/Lead-and-Drinking-Water/> for more information on replacement and the effects galvanized water lines have on the water.

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 PEX and copper.

6.2) Supply Line Conditions

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

6.3) Water Filtration System

A water filtration system was present. Testing of these systems falls outside the scope of a home inspection but the piping was inspected as a courtesy and found to be in serviceable condition.

Drain - Waste Lines - Vent

Drain Line Material The visible portions of the waste lines are plastic.

6.4) 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.

Assessing the condition of the sewer line from the house to the street is outside the scope of a home inspections. Clients are encouraged to get a sewer scope from a reputable and licensed contractor. A sewer scope is a camera inspection which checks the condition of the sewer line from the house to the street to assess condition.

Plumbing Vent Pipe Material Galvanized. PVC.

6.5) 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 Utility room.

Water Heater Capacity 48 gallons

6.6) Water Heater Conditions

The Bradford White water heater was manufactured in 2012. The life expectancy of a water heater 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. Annual maintenance by a Licensed Plumber can extend the life of the water heater.

6.7) Water Heater Ventilation Conditions

Ventilation of the water heater appeared to be in serviceable condition at the time of inspection.

Fuel System

Type of Fuel Natural gas.

Main Shutoff Location The main shutoff was at the gas meter.



Shutoff.

Fuel Line Material Black steel. Galvanized piping. CSST (flexible line).

6.8) Fuel Line Conditions

The home contains CSST (corrugated stainless steel tubing) gas piping that is not properly bonded. Current safety standards require CSST to be bonded to the home's electrical grounding system to reduce the risk of damage from lightning-induced electrical surges. Recommend evaluation and proper bonding by a Licensed Electrical Contractor.



Not bonded.

6.9) Fuel Storage Tank Condition

There were no fuel tanks inside the house. An oil tank sweep at the exterior of the house falls outside the scope of a home inspection. Client is encouraged to hire a reputable and licensed contractor to perform an oil tank sweep to search for underground fuel tanks.

An oil tank sweep at the exterior of the house falls outside the scope of a home inspection. Client is encouraged to hire a reputable and licensed contractor to perform an oil tank sweep to search for underground fuel tanks. Old leaking oil tanks can be extremely expensive to remove if not found during the inspection period.

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, to 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 exchangers or fireboxes. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. 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 of warranty or guarantee. A carbon monoxide detector is recommended in the vicinity of all gas-burning appliances.

Location of Unit Utility room. 3rd floor.

Heating Type	Forced air.
Energy Source	Natural gas.
Approximate BTU Rating	Utility room: 80,000 BTUs 3rd floor: 66,000 BTUs

7.1) Unit Conditions

Utility room: The Guardian furnace was manufactured in 2024. The life expectancy of similar units is 15 to 20 years. Annual maintenance by a Licensed HVAC Contractor is recommended. The filter should be changed every 3 months. The heating system was operational at the time of inspection. This is not an indication of future operation or condition.

3rd floor: The Comfort-Aire furnace was manufactured in 2022. The life expectancy of similar units is 15 to 20 years. Annual maintenance by a Licensed HVAC Contractor is recommended. The filter should be changed every 3 months. The heating system was operational at the time of inspection. This is not an indication of future operation or condition.



Filter goes here.



Filter goes here.

Distribution Type	The visible areas of the heat distribution system is ductwork with registers.
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7.2) Distribution Conditions

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

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.

7.4) Thermostat Condition

The normal operating controls appeared to be serviceable at the time of the inspection.

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.

7.5) AC Unit Conditions

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

7.6) AC Condenser Condition

There were 2 condensers outside the house. Both were manufactured in 2022. The life expectancy of similar units is 10 to 15 years. Both use R410A refrigerant. Annual maintenance by a Licensed HVAC Contractor is recommended. The condensers were in serviceable condition at the time of inspection.

7.7) AC Line Conditions

The insulation on the AC lines was in serviceable condition at the time of inspection.

AC Unit Power 230V

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 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 was overhead at the exterior of the house.

Electrical Service Material Aluminum.

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 meter.



Disconnect.

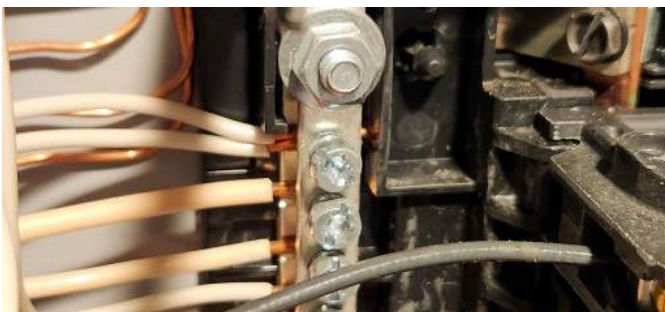
Electric Panel Location The main electric panel is located at the laundry area.

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

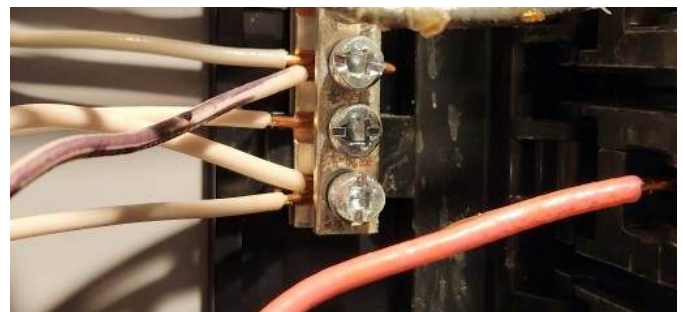
Panel Manufacturer Siemens

8.2) Electrical Panel Conditions

At the time of inspection, there was more than one neutral wire under each screw on the neutral bar. This can cause the wires to not be tightened down properly, which can lead to arcing and a possible fire. Recommend further evaluation by a Licensed Electrical Contractor.



Multiple neutrals under one screw.



Multiple neutrals under one screw.

Circuit Protection Type Breakers.

8.3) Wiring Methods

The main power cable is aluminum. The branch cables are copper.

Ground The system was grounded by connection to the plumbing and by a rod in

the ground.

8.4) Knob and Tube Wiring

No knob and tube wiring was observed at the time of inspection. The presence of knob and tube behind the finished walls and ceiling could not be determined.

9 Basement

Walls - Ceilings - Floors

9.1) Basement Stair Conditions

The interior stairs appeared serviceable at the time of the inspection.

9.2) Wall Conditions

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

9.3) Ceiling Conditions

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

9.4) 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.

9.5) Heat Source Conditions

The registers in the basement were observed to be distributing heat at the time of inspection.

Windows - Doors

9.6) Basement Window Conditions

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

9.7) Basement Door Conditions

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

Electrical Conditions

9.8) Electrical Conditions

At the time of inspection, the outlet on the right tripped the GFCI next to it every time something was plugged into it. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.

At the time of inspection, an outlet in the basement was not a GFCI (Ground Fault Circuit Interrupter) with a reset button. GFCI outlets are installed for safety. They detect changes in current and shut the power off if changes occur. Even if this outlet is GFCI-protected from the breaker in the electrical panel or from another outlet, a new one with a reset is recommended. It is suggested that a Licensed Electrical Contractor be contacted for further evaluation and repair.



The right-side outlet was unusable.



Outlet should be a GFCI.



Cover needed.

9.9) Lighting Conditions

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

9.10) Sump Pump Conditions

No sump pump/pit was observed in the house at the time of inspection. It appeared there had been one in the gym area but the pit was covered and there was no piping for a pump.



Appeared to be a covered sump pit.

Other Conditions

9.11) French Drain

A perimeter “French” drain was observed. These are typically installed to channel any possible water penetration from the foundation walls to a sump pit. Testing of the water flow or operation of this drain is beyond the scope of this general inspection. The client should obtain disclosure information from the homeowner regarding any previous water penetration.

Laundry Room

Laundry

We do not test clothes dryers or washing machines and their water connections and drainpipes. 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.

9.12) Laundry Room Conditions

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

9.13) Laundry Sink Conditions

The laundry sink, faucet, and drain appeared to be in serviceable condition at the time of inspection.

Emergency Escape

Emergency Escape and Rescue

Emergency escape and egress: 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.

10 Full Bath Basement**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****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

No closet.

10.5) Heat Source Conditions

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

Windows - Doors

10.6) Bathroom Window Conditions

There was no window in this bathroom.

10.7) Bathroom Door Conditions

At the time of inspection the door lock would not engage. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



Lock would not engage.

Electrical Conditions

10.8) Electrical Conditions

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

10.9) Lighting Conditions

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

10.10) Vent Fan Conditions

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

Bathroom Sink

10.11) Counter - Cabinet Conditions

The general condition of the counter and cabinet appeared to be in serviceable condition at the time of the inspection.

10.12) Sink Conditions

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

10.13) Faucet Conditions

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

Shower - Tub - Toilet**10.14) Shower - Tub Conditions**

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

10.15) Faucet Condition

At the time of inspection, the faucet handle (temp control) was loose. Recommend repair. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



The faucet handle was loose.

10.16) Toilet Conditions

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

11 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 or 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 a 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 can be reset.



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) Heat Source Conditions

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

Windows - Doors

11.5) Kitchen Window Conditions

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

11.6) Kitchen Door Conditions

No door.

Electrical Conditions

11.7) Electrical Conditions

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

The GFCi to the left of the sink were connected to one in the cabinets.

11.8) Lighting Conditions

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

11.9) Ceiling Fan Conditions

There was no ceiling fan in the kitchen.

Kitchen Sink - Counter tops - Cabinets

11.10) Counter Conditions

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

11.11) Cabinet Conditions

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

11.12) 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 sink appeared to be in serviceable condition.

11.13) Sink Faucet Condition

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

11.14) 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 electric.

11.15) Stove - Range Condition

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

11.16) Hood Fan Conditions

The fan built into the microwave was in serviceable condition at the time of inspection.

11.17) Dishwasher Conditions

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

11.18) Refrigerator Condition

The refrigerator was operational at the time of inspection.

11.19) Microwave Conditions

The microwave was operational at the time of inspection.

12 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 obviously broken gas seal windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light sources, 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

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) Closet Condition

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

12.5) Heat Source Conditions

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

12.6) Stairs Conditions

The interior stairs and handrail(s) appeared to be in serviceable condition at the time of inspection.

Windows - Doors

12.7) Interior Window Conditions

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

It was observed that there was moisture damage to one of the window sills on the stair landing. Repair is recommended. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.

A window on the 3rd floor was prevented from opening due to a wooden block fastened to the frame. This prevents escape to the roof in the case of an emergency. Removal is needed. It is suggested that a Qualified Handyman be contacted for further evaluation and repair.



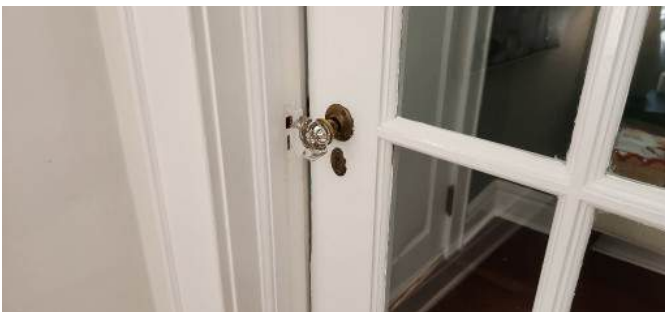
Moisture damage.



Remove.

12.8) Interior Door Conditions

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



Would not latch.

12.9) Skylight Conditions

The skylights and associated flashing on the 3rd floor were in serviceable condition at the time of inspection.

Electrical Conditions

12.10) Electrical Conditions

An outlet in the interior rooms 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 recommended that a Licensed Electrical Contractor be contacted for further evaluation and repair.



Missing ground.

12.11) Lighting Conditions

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

12.12) Ceiling Fan Conditions

There were no interior room ceiling fans.

Smoke Alarms

Smoke alarms 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.

12.13) Smoke Alarm Conditions

A smoke alarm(s) was observed in the interior rooms but not tested. In New Jersey, a home cannot be sold without first obtaining a fire certificate which requires that smoke alarms are installed and working in the house. This is the responsibility of the owner/seller. The testing of smoke alarms is outside the scope of a home inspection.

Fireplace

Fireplace	The fireplace was visually examined to determine if there were any visible structural defects or hazardous conditions in the areas accessible from the hearth. We cannot make any representation of 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 on the adequacy of the draft of the fireplace. The fireplace is a wood burning fireplace.
Fireplace Location	A fireplace is located at the living room.
Fireplace Type	A natural gas fireplace was present.
Fireplace Materials	The fireplace was mason built.

12.14) Fireplace Conditions

It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects. A fireplace flue is the duct or pipe inside a chimney that carries smoke, toxic gases, and combustion byproducts safely from the firebox to the outside air. The NFPA (National Fire Protection Association) recommends that all chimneys and flues be inspected before buying or selling a home. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing.

It was observed that there was no damper in the fireplace at the time of inspection. This allows heated air in the interior spaces to escape up the chimney. It is suggested that a Licensed Chimney Contractor be contacted for further evaluation and repair.

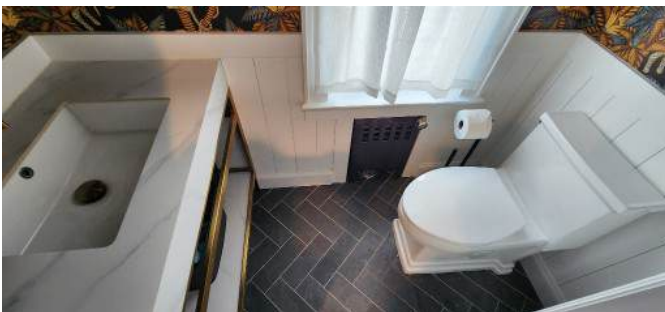


No damper.

13 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

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(s) 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

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

Electrical Conditions

13.8) Electrical Conditions

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

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.



Bulb burned out.

13.10) Vent Fan Conditions

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

Bathroom Sink

13.11) Counter - Cabinet Conditions

Console sink.

13.12) Sink Conditions

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

13.13) Faucet Conditions

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

Toilet

13.14) Toilet Conditions

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

14 Primary Bedroom

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 register 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

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

14.7) Electrical Conditions

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

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 Alarm Conditions

A smoke alarm was observed in this room but not tested. In New Jersey, a home cannot be sold without first obtaining a fire certificate which requires that smoke alarms and carbon monoxide detectors are installed and working in the house. This is the responsibility of the owner/seller. The testing of smoke alarms is outside the scope of a home inspection.

15 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

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) Closet Condition

There was no closet in this bathroom.

15.5) Heat Source Conditions

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

Windows - Doors

15.6) Bathroom Window Conditions

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

15.7) Bathroom Door Conditions

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

Electrical Conditions

15.8) Electrical Conditions

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

15.9) Lighting Conditions

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

15.10) Vent Fan Conditions

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

Bathroom Sink

15.11) Counter - Cabinet Conditions

The general condition of the counter and cabinet appeared to be in serviceable condition at the time of the inspection.

15.12) Sink Conditions

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

15.13) Faucet Conditions

The faucets were tested and appeared in serviceable condition at the time of inspection.

Shower - Tub - Toilet

15.14) Shower Conditions

The shower enclosure, faucet, and drain appeared to be in serviceable condition at the time of inspection. Light cracking was observed in some of the shower floor grout. Repair is recommended. It is suggested that a Licensed Contractor be contacted for further evaluation and repair.



Grout repair is needed.

15.15) Tub Condition

The tub, faucet, and drain were in serviceable condition at the time of inspection.

15.16) Toilet Conditions

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

16 Bedroom 2**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

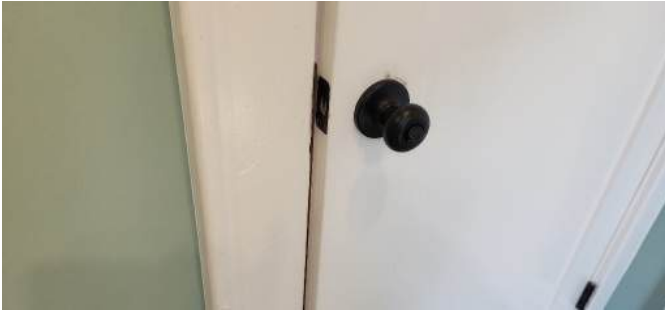
The register in this room was observed to be distributing heat at the time of inspection.

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.



Would not latch.

Electrical Conditions

16.7) Electrical Conditions

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

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 Alarm Conditions

A smoke alarm was observed in this room but not tested. In New Jersey, a home cannot be sold without first obtaining a fire certificate which requires that smoke alarms and carbon monoxide detectors are installed and working in the house. This is the responsibility of the owner/seller. The testing of smoke alarms is outside the scope of a home inspection.

17 Bedroom 3

General info



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) 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.

17.4) Heat Source Conditions

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

Windows - Doors**17.5) Interior Window Conditions**

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

17.6) Interior Door Conditions

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

Electrical Conditions**17.7) Electrical Conditions**

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

17.8) Lighting Conditions

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

17.9) Ceiling Fan Conditions

There was no ceiling fan in this room.

17.10) Smoke Alarm Conditions

A smoke alarm was observed in this room but not tested. In New Jersey, a home cannot be sold without first obtaining a fire certificate which requires that smoke alarms are installed and working in the house. This is the responsibility of the owner/seller. The testing of smoke alarms is outside the scope of a home inspection.

18 Bedroom 4**General info****Walls - Ceilings - Floors****18.1) Wall Conditions**

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

18.2) Ceiling Conditions

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

18.3) 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.

18.4) Heat Source Conditions

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

Windows - Doors**18.5) Interior Window Conditions**

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

18.6) Interior Door Conditions

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

Electrical Conditions**18.7) Electrical Conditions**

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

18.8) Lighting Conditions

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

18.9) Ceiling Fan Conditions

There was no ceiling fan in this room.

18.10) Smoke Alarm Conditions

A smoke alarm was observed in this room but not tested. In New Jersey, a home cannot be sold without first obtaining a fire certificate which requires that smoke alarms are installed and working in the house. This is the responsibility of the owner/seller. The testing of smoke alarms is outside the scope of a home inspection.

19 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****19.1) Wall Conditions**

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

19.2) Ceiling Conditions

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

19.3) Closet Condition

There was no closet in this bathroom.

19.4) 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.

19.5) Heat Source Conditions

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

Windows - Doors

19.6) Bathroom Window Conditions

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

19.7) Bathroom Door Conditions

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

Electrical Conditions

19.8) Electrical Conditions

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

19.9) Lighting Conditions

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

19.10) Vent Fan Conditions

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

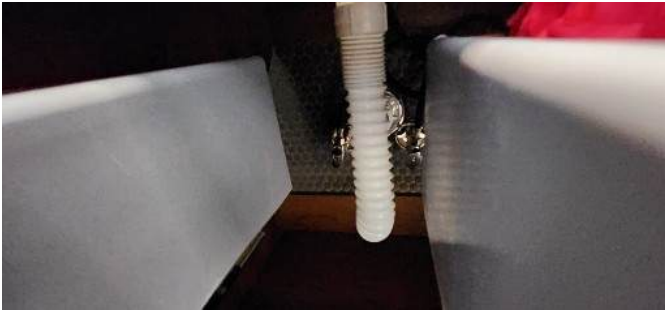
Bathroom Sink

19.11) Counter - Cabinet Conditions

The general condition of the counter and cabinet appeared to be in serviceable condition at the time of the inspection.

19.12) Sink Conditions

At the time of inspection, there was improper piping at the drain tailpiece. Flexible piping is a DIY solution that is more prone to leaks and clogs. Rigid piping is needed. It is suggested that a Licensed Plumbing Contractor be contacted for further evaluation and repair.



Incorrect piping.

19.13) Faucet Conditions

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

Shower - Tub - Toilet

19.14) Shower - Tub Conditions

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

19.15) Faucet Condition

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

19.16) Toilet Conditions

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

20 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 that are prone to wood-destroying insect infestation. Due to certain designs, completely accessing all areas is not possible during a home inspection.

The attic was a finished space with heating and cooling. For the purposes of this report, "Attic" and "3rd Floor" are synonymous.

Attic Access Walk up stairs.

20.1) Stairs Conditions

The attic stairs and handrail(s) appeared to be in serviceable condition at the time of inspection.

Method of Inspection Entered attic area.

Roof Frame Type The roof framing is constructed with rafter framing.

20.2) Attic Conditions

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

Attic Ventilation Type The attic/3rd floor was a finished space with heating and cooling. No ventilation is required.

Attic Insulation Type Batt insulation.

20.3) Attic Insulation Conditions

Appeared to be in serviceable condition at the time of inspection.

Recommended insulation in the attic floor is R-25 to R-40. (fiberglass is approximately 2.9 - 4.2 per inch, mineral wool is 3 - 3.2 per inch, cellulose is 3.4 - 3.6 per inch)

20.4) Attic Chimney Conditions

The chimney was not visible in the attic.

20.5) Attic Lighting Conditions

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

20.6) Electrical Conditions

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

20.7) Attic Heating Conditions

The register(s) in the attic was observed to be distributing heat at the time of inspection.

21 Environmental Concerns

Environmental

Beyond the Scope of this Inspection

The following conditions, which are excluded from this inspection, may be of concern to you as a homeowner. **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.

22 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 walls, 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 that 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.