



Detail Home Inspections

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CONFIDENTIAL INSPECTION REPORT

17 Clyde Rd
Flemington NJ 08822

April 2, 2021



PREPARED FOR:

John England

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

USA VETERAN



OWNED BUSINESS



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Monday, April 5, 2021

John England
17 Clyde Rd
Flemington NJ 08822

Inspection Site



17 Clyde Rd
Flemington NJ 08822

Dear Christina:

At your request, a visual inspection of the above referenced property was conducted on Friday, April 2, 2021. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. The inspection is conducted according to the NJ Standard of Practice. **No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.**

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion, expressed as a result of the inspection. The report does include information of concern to the client. **It is recommended that you read the complete report.**

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and standards in effect at the time of construction. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting Detail Home Inspections, LLC to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Nick Bruno

Detail Home Inspections, LLC

(908) 552-1897

Certified Master Inspector Instructor

NJ Home Inspector License # 24GI00129800

NJ Radon License # MET13250

NJ Real Estate Continuing Education Instructor License # I1000538

FAA Remote Pilot UAS #4218871

Nick@DetailHomeInspections.com

GENERAL INFORMATION

COMMENTS

The General Home Inspection is **NOT** a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection with your municipality.

The home may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspectors discretion. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

Houses built prior to 1978 have the potential of containing lead paint. The actual content of the paint on this structure can NOT be evaluated without special lead paint testing. If the house or any portion of the house was constructed prior to 1978 it is recommended to have the home tested for lead paint by a licensed lead paint specialist PRIOR to closing. Concerns regarding lead paint should be addressed with the local health department or the Consumer Product Safety Commission.

The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

Any suggestions in this report for evaluation, repair or replacement should be always be performed by a qualified professional or specialty tradesman dealing with that item or system. Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details.

CONDO/TOWNHOUSE DISCLAIMER

In the event that this is a Condominium or Town House inspection it is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas can be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected and are disclaimed. Any areas that are not the buyer or homeowners responsibility and is inspected is for informational purposes only and we assume no liability.

HOME ORIENTATION

All references to orientation through out the report are as if viewing the home from the front, street side.

ABOUT RATED ITEMS

OK = "Serviceable" - Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" - Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" - Item, component, or unit is not functioning as intended and needs repair or replacement by a qualified professional. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

N/A = "Not Applicable"



REPORT LIMITATIONS

A home inspection is a limited, non-invasive examination of the condition of a home. The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct inspections or otherwise to expose concealed or inaccessible conditions. Any areas not accessible at the time of inspection will not be inspected.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Security systems are NOT evaluated as part of a home inspection. Obtain all information from owner on use and specific codes for operation. Communication, entertainment and other low voltage wiring is NOT evaluated as part of a home inspection. Review operation of all such wiring with the owner PRIOR to closing.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The functionality of, power source for and placement of smoke/fire/carbon monoxide detectors is not part of this inspection. Upon taking occupancy, proper operating and placement of smoke/fire/carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited life span and should be replaced at a minimum every 10 years. If no smoke/fire/carbon monoxide detectors are installed you should consider installation of battery operated or hardwired smoke/fire/carbon monoxide detectors in all recommended locations.

CLIENT & SITE INFORMATION

1.1 Inspection Date:
4/2/2021 10:00 AM.

1.2 Client:
John England
17 Clyde Rd
Flemington NJ 08822
908-522-6777.

1.3 Inspection Site:
17 Clyde Rd
Flemington NJ 08822.

1.4 People Present:
Purchaser and purchasing agent.



BUILDING CHARACTERISTICS

1.5 Estimated Age Built: 1998.	1.6 Building Style & Type: 1 family.	1.7 Stories: 2	1.8 Space Below Grade: Basement.
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UTILITIES STATUS

1.9 Utilities Status: All utilities on.	1.10 Water Source: Public.	1.11 Sewage Disposal: Public.
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CLIMATIC CONDITIONS

1.12 Weather: Clear.	1.13 Soil Conditions: Dry.	1.14 Outside Temp (f): 40-50.
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GROUNDS

Limitations

The following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: bridges, detached buildings or structures; fences and gates; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Grading:

Grading should be such that water is directed away from home on all sides. This will protect the foundation and basements where applicable from the adverse effects of water. Paved surfaces such as driveways should slightly pitch away from home to direct water away.

Driveways, Sidewalks, and Other Walkways:

Depressions, uneven surfaces, holes, large cracks, sloped and/or deteriorated surfaces, pose trip hazards and should be corrected. Note concrete slab sidewalks may not have to be fully replaced to be made level. New "concrete jacking" techniques can raise concrete slabs without major reconstruction or expense.

Plantings, Trees and Vegetation:

Plantings, trees and other vegetation should be kept far enough away from home to allow the home to breath and prevent plants or trees from damaging the home.

Fence(s):

Fences are not part of a home inspection and are therefore not inspected.

Pool & Spa:

Pools and SPAs are not part of a home inspection and are not inspected. If your home has a pool or SPA it is recommend to hire a qualified professional to have it inspected prior to the expiration of your inspection deadline.

PAVING CONDITIONS

OK MM RR N/A

2.1 Driveway:

Driveway Type: Asphalt.

Common cracks (1/4-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding 1/4 inch should be filled with an appropriate sealant by a qualified professional to avoid continued damage to the driveway surface from freezing moisture.



2.2 Walkways:

Sidewalk type: Concrete and Paver/Tile



REAR PATIO

2.3 Condition:

Type: Paver/Tile. It was noted the surface has areas that are raised & settled. Tripping hazards were also noted. This is where an abrupt change of 1" or more in the height of the surface is seen. Recommend to have repaired by a qualified professional.



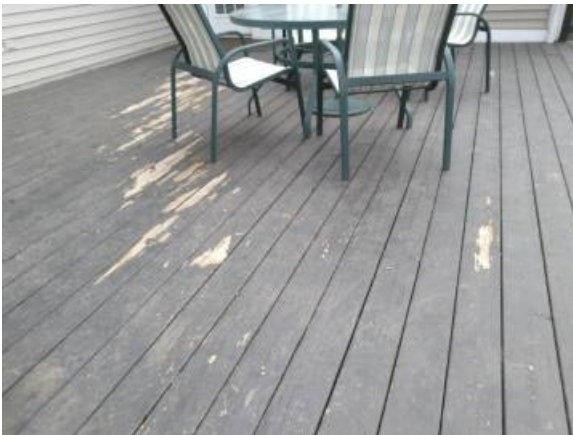
DECKS / BALCONY

OK MM RR N/A

2.4 Condition:

Deck type: Wood.

Deck surface is in need of maintenance to prevent continued deterioration. The deck should have routine maintenance performed on a regular schedule by a qualified professional. This will increase the decks life expectancy. Access hatch was sealed, inspector was able to observe underside through lattice hatch gaps. The Inspector specifically disclaims defective conditions in all areas not visible from access hatch.



2.5 Stairs Condition:

- Handrail are loose. This condition is a potential fall hazard. This should be corrected by a qualified professional.



GRADING

OK MM RR N/A

2.6 Site:

- Flat to negative grade was observed near the house/foundation in a few areas. Always pitch the slope of soils away from the foundation. Slope should fall away from the foundation at a minimum of 1/4" inch per foot and extend at least 6 feet away from the foundation. This is a common deferred maintenance concern that can be found in the majority of homes. Failure to have the correct grade can result in a wet basement along with unusual settlement in a building.



EXTERIOR & FOUNDATION

Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below grade foundation walls and footings; foundations, shutters, screens, awnings, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, this will limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.

It is impossible to determine where leakage may be occurring at or within exterior walls covered with wood, vinyl or aluminum siding materials. Sometimes rainwater leakage occurs at window and door openings, but without leaving telltale stains or efflorescence

which gives visual clues to its presence. In such cases, the existence or probability of leakage cannot be detected without destruction of wallboard or siding. This is beyond the scope of a visual home inspection. Homeowners would be prudent to caulk the exterior perimeters of all windows, and to monitor the status of wallboard at the interior of windows and floor coverings at the interior of door openings for formation of stains which would indicate the presence of a leak. Any exterior area with protruding trim that could catch rainwater should be suspect for leakage.

The following statements are based on an inspection of the **VISIBLE** portion of the exterior of the home. Exterior wood surfaces require some type of finish to help reduce the potential for rot and deterioration. This inspection does NOT attempt to determine the quality of such finishes. All untreated wood surfaces need regular applications of oil based paint or other special coatings to resist rot. In many instances, the original exterior wall cladding is covered with some type of siding and the original material is **NOT** visible for inspection.

Recommend replacing locks and hardware as needed after closing. If there are interior keyed deadbolts recommend that keys should be left in the locks or the locks replaced with a deadbolt lock that has an interior twist knob (to allow the door to be opened to allow for fire egress) to improve safety .

It should be noted that manual and electric awnings are not part of a home inspection. If one is present on the home it is recommend that you have the awning tested for proper operation prior to the expiration of your home inspection deadline.

EXTERIOR WALLS

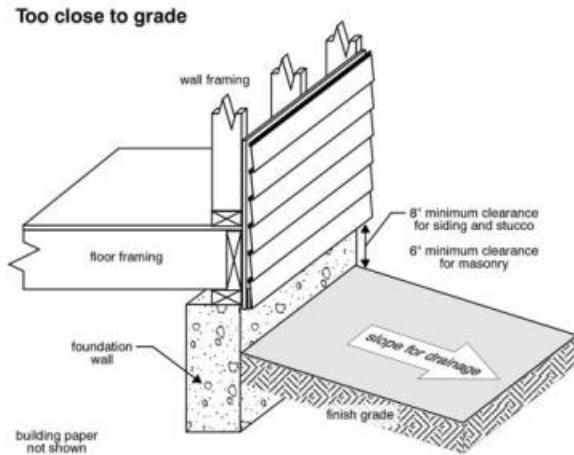
OK MM RR N/A

3.1 Materials & Condition:

Exterior cladding material is primary Vinyl.

Cladding is to close to grade. All types of exterior cladding should not be any closer than 6" to 8" above finished grade to prevent damaging water wicking and insect entry to the wall envelopes. If a foundation doesn't exist in this area it should be installed. Recommend to expose the masonry foundation between exterior finished grade and the existing wall cladding. Recommend to have corrected by a qualified professional.





OK MM RR N/A

3.2 Other Observations:

- The exterior of the home had rodent traps which indicates prior/current rodent activity. The Inspector recommends that you contact a pest control contractor to confirm rodent problem has been resolved prior to the end of your inspection obligation deadline.



EXTERIOR WINDOWS

3.3 Predominant Type:

Double Hung/Double Pane.



3.4 Overall Condition:

Satisfactory overall, considering age.



OK MM RR N/A

3.5 Condition Of Sills:

At the time of the inspection one or more window sills were flashing was not secure. This exposes the wood to the elements and can cause water infiltration and deterioration. Recommend to have corrected by a qualified professional.



GUTTERS & DOWNSPOUTS

Keep gutters clean and water leading away from the foundation should be channeled at least 6 to 10 feet from the home to prevent water from being discharged next to the foundation. Gutters do require re-nailing and should be checked periodically. Please keep in mind that if any downspouts at the home are connected to underground piping / perimeter drains periodic checks should be made to insure there is no blockage. Any blockage in the drain pipes may cause roof drainage to be diverted to soil around and beneath the home foundation.

Excessive moisture near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. You should be diligent in keep the roof and gutters free of debris to avoid creating blockages in the perimeter drain pipe.

GUTTERS & DOWNSPOUTS

3.6 Type & Condition:

Building is fully guttered. The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts. Gutters and downspout materials are aluminum.

One or more downspout(s) discharge next to foundation. Excessive moisture levels in soil near the

foundation from roof drainage can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. Recommend to Extend downspout to route rainwater at least 4 to 6 feet away from the structure by a qualified professional.

One or more downspout(s) drain into underground piping. The destination of the water after its entry into the ground is unknown. Recommend discussing drainage and piping with the owner. An evaluation of the underground pipes can not be made since the interior of the pipe is not visible.





EAVES - SOFFITS - FASCIAS

OK MM RR N/A

3.7 Condition:

Soffits vents appeared in satisfactory condition at the time of inspection.



EXTERIOR DOORS

OK MM RR N/A

3.8 Garage Entry Door:

DOOR FRAME: Minor rot is noted at the lower portion of the doorframe. Recommend to have repaired by a qualified professional.



FOUNDATIONS

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. 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

3.9 Materials & Condition:

A parge coat was visible at the foundation exterior surface. Parge coats are layers of Cementitious, plaster-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall. Therefore visibility and ability to inspect the foundation exterior wall material was not possible and is disclaimed.

VISIBILITY: The exterior view of the foundation is limited to the portions visible above grade and only

visible portions were inspected. Visibility was limited due to Deck.



3.10 Movement:

There is no evidence of any recent movement.

CHIMNEY

Limitations

The following items are not included in this inspection: coal stoves, gas logs, chimney flues. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

The interior flues, of chimneys (for heating, fireplaces and/or wood stoves) is very difficult to evaluate without special equipment and are NOT inspected. Chimneys should be inspected by a qualified chimney contractor/inspector PRIOR to closing. The best method of inspection is to perform a camera scan of the entire length of the interior of the flue which is known as a "Level 2" chimney inspection. It is advised to have a qualified chimney contractor/inspector conduct a full NPMA Level 2 type inspection on each chimney PRIOR to closing.

Recommend to have fireplace cleaned and serviced by a qualified chimney sweep prior to fist time use.

CHIMNEY

OK MM RR N/A

4.1 Chimney Exterior Condition:

Cracks were noted and have been sealed. This will help avoid damage to the chimneys exterior from freezing moisture. You should be diligent in having sealants examined annually and re-applied as needed.



OK MM RR N/A

4.2 Flashing:

"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet.

Satisfactory - The installed flashing around the chimney stack appears to be functional.

The area at which the chimney meets the roof was reliant upon a sealant to prevent moisture intrusion of the roof structure. Sealants eventually dry, shrink and crack and can allow moisture intrusion of the roof assembly. Moisture intrusion can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold. You should be diligent in having sealants examined annually and re-applied as necessary by a qualified professional.

**4.3 Chimney Cap/Crown:**

There is a chimney cap. The chimney caps function is to keep water from entering the stack and causing deterioration. The chimney cap is made of, metal. This cap is functioning as intended.



OK MM RR N/A

4.4 Height & Clearance: The chimney installation appears to meet clearance requirements.

ROOF SYSTEM

Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. We DO NOT certify roofs as leak proof. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Asphalt shingles must be installed according to the manufacturers recommendations, which often vary from one manufacturer to another, and also between different shingle types produced by each manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. It should also be noted that confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

It should also be noted that there are two types of warranties offered when new asphalt shingles are installed; The manufacturers warranty, which covers the shingles themselves and varies among manufacturers, and the contractors warranty, which covers installation and workmanship. When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet. Most plumbing vent pipes have a "rubber" gasket around the pipe. These gaskets typically dry out and crack over time. Monitor and replace the flashings as needed.

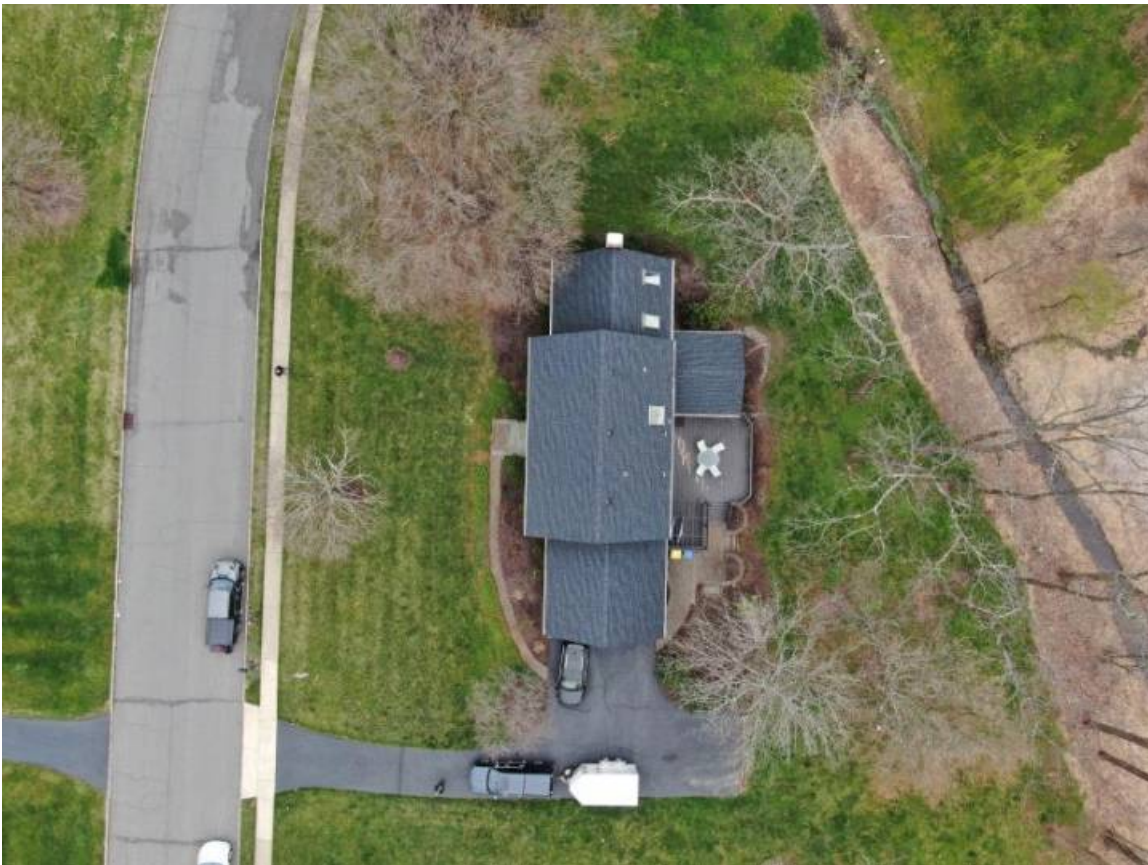
Attic ventilation is not an exact science and can change vary with variations in climate and home design. Although this home may have complied with local requirements which were in effect at the time of original construction, approaches to attic ventilation have sometimes changed over the years. The General Home Inspection is not a code compliance inspection. The Inspector may make suggestions for improved attic ventilation which are in accordance with modern building practices.

The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming. It should also be noted if attic was view from the attic hatch due to limitations or not accessed it is impossible for the inspector to properly assess if the attic properly vented. If this is the case it is recommend before the expiration of your inspection deadline to have the attic inspected by a qualified professional to ensue attic ventilation is adequately.

ROOF

5.1 Roof Access:

UAS Remote Aerial Inspection.



5.2 Roof Style:

Gable.

5.3 Roof Covering:

Roof was covered with Composition shingles. Architectural heavy duty design (Also called Dimensional Composition).



OK MM RR N/A

5.4 Roof Condition:

Appears serviceable. General condition appears serviceable with normal signs of weathering/curling and aging. Regular maintenance and inspections are advised.



SKYLIGHTS

5.5 Condition:

Skylights do have a tendency to leak overtime. It should be noted that there was no leaking at the time of inspection the skylight should be examined on an annual basis.

The skylight in the bathroom had double-pane glazing in which stains which appeared to be the result of condensation were visible at the time of the inspection. This condition indicates a loss of thermal integrity. The skylight should be repaired or replaced as necessary by a qualified professional.



ROOF FLASHINGS:

OK MM RR N/A

5.6 Roof

TYPE: Metal & Rubber.

ROOF VENTILATION PROVISIONS:

5.7 Attic & Insulation

Satisfactory - There appears to be adequate ventilation provided. Ventilation is provided by gable end, vent cap(s), and soffit vents.



AIR CONDITIONING

Limitations

The following items are not included in this inspection: units that are not permanently installed hard-wired, electronic air filter, thermostat or temperature control accuracy and timed functions; components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, does not test coolant pressure, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's switch to be operated. It is beyond the scope of this inspection to determine the cooling temperature or air drop range.

Condensation pans and drain lines may clog or leak at any time and should be monitored while operation in the future. It should also be noted that condensation lines are often in walls and ceiling, are not fully visible and termination points cannot be verified. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a cooling source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Equipment access panels not intended for routine homeowner maintenance are NOT removed during a home inspection. The inspector will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Thermostats are not checked for calibration or timed functions and the inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

The best preventative maintenance for cooling systems is regular yearly cleaning and service by a professional HVAC company or licensed plumbing and heating contractor. Service agreements can be put into place to warrant the equipment for a year at a time. If this type of contract has not been established by the present owner, it is advised to obtain such a contract after closing. It is important to determine exactly what is covered under the service contract PRIOR to purchase (coverage can vary widely between the various plans).

The capacity of the HVAC system to cool the home and the cost of operation are NOT part of the inspection process due to the engineering requirements necessary to complete such an analysis. It is recommended that heating/cooling adequacy be discussed with the homeowner and/or heating/cooling specialist and/or licensed plumbing and heating contractor if so desired PRIOR to closing.

AIR CONDITIONING I

6.1 Primary Type & Fuel Source:

Central.



6.2 Brand:
Trane.

6.3 Approximate Age:
Unit was manufactured in 2017.



OK MM RR N/A

6.4 System Condition:

Due to temperature limitations the air-conditioning system could not be tested during the inspection. It needs to be **65 degrees or above for 24 hours** to operate a home central air condition system. If the unit is operated below 65 degrees fahrenheit it would risk damaging the coils. A visual inspection was done of the exterior of the condenser unit and any deficiencies found will be noted in this report.

The best way to test the functionality of home central air conditioning system when the unit can not be run is to have a HVAC pressure diagnostic test. A HVAC pressure diagnostic test does require special equipment. The Inspector recommends having a air conditioning pressure diagnostic test a licensed HVAC professional before the expiration of your Inspection Objection Deadline to ensure it is functioning properly.



HEATING

Limitations

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms). It should also be noted that it is beyond the scope of this inspection to determine the heating temperature or air drop range.

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. We perform a conscientious evaluation of the system, but we are not specialists.

Heat exchangers are very difficult to evaluate since most areas are NOT visible for inspection. The inspector will attempt to determine the condition of the visible areas of the heat exchanger but can NOT warrant its complete condition as the MAJORITY OF THE HEAT EXCHANGER IS NOT VISIBLE FOR INSPECTION.

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. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

During this inspection it is impossible to determine the condition of the interior of the flue/vent piping. Therefore flues are not part of a home inspection and are not inspected. It is recommended to have a full NPMA Level 2 inspection prior to use of your fireplace for the first time by a qualified chimney sweep. A level 2 chimney inspection should include a video camera or other device to examine the interior of the flue in order to check for serviceability. The interior of the flue/vent may be deteriorated, but during a visual inspection we were unable to see the interior walls. Please note that only the visible exterior portions are inspected.

We do **NOT** determine the presence of underground fuel storage tanks. The inspector will attempt to identify evidence of an

underground tank, but in many cases visible evidence is concealed or unavailable. An underground tank search, performed by a professional tank search company, may serve as the best method to locate the presence of underground storage tanks. An underground fuel storage tank search, performed by a qualified environmental contractor, is recommended prior to the expiration of your inspection objection deadline.

HEATING EQUIPMENT

7.1 Primary Type:

Forced Air.



7.2 Fuel Source:

The fuel source for this unit is Natural Gas.

OK MM RR N/A

7.3 Burners / Heat Exchangers:

Satisfactory.



7.4 Brand:

Carrier.

7.5 Approximate Age:

Unit was manufactured in 2012.



OK MM RR N/A

7.6 Flues, Vents, Plenum:

The flue/vent pipe is metal.



7.7 Combustion Air:

Satisfactory.

7.8 General Operation & Cabinet:

Unit was operational at the time of inspection. This does not however guarantee future performance, operation, or condition.



OK MM RR N/A

7.9 Blower Fan / Pump:

Satisfactory. No access to blower, not viewed.



7.10 Air Filters:

The furnace air filter was located behind a sliding panel in the return air duct at the furnace.

Filter(s) are Disposable types.

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.



DUCTWORK / DISTRIBUTION

OK MM RR N/A

7.11 Ducts / Air Supply / Baseboard:

The visible air supply ducts appeared to be in serviceable condition at the time of the inspection.

FIREPLACES / SOLID FUEL HEATING:

7.12 Family Room

GAS: - The fireplace is designed to use gas fuel only.

Gas valve is found in the fire box. Although this was probably the standard at the time of construction modern building standards now require gas valves to be installed outside the fire box. For safety reasons consideration should be given to have valved removed and located outside of the fire box. Recommend to have corrected by a qualified professional.

CLEAN: Dirty flues are potential fire hazards. Recommend to have fireplace cleaned and serviced by a qualified chimney sweep prior to fist time use.

DAMPER: The damper should be open at all times since a gas set is installed. Gas fireplaces are required to have a partially open flue passage at all times for fire safety and health reasons. Damper was modified to remain opened at the time of inspection.

GLASS DOOR: There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney. Recommend to have glass doors installed by a qualified professional.

Flues are not part of a home inspection and are not inspected. It is recommended to have a full NPMA Level 2 inspection prior to use of your fireplace for the first time by a qualified chimney sweep. A level 2 chimney inspection should include a video camera or other device to examine the interior of the flue in order to check for serviceability.



PLUMBING SYSTEM

Limitations

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector will confirm if the home hot water system is functioning as intended however testing the hot water output temperature would require special tools and is beyond the realm of a home inspections.

Finding, locating or inspecting any underground tanks (oil, propane etc) are not part of a home inspection. It is recommended to have the home/property swept for tanks by a qualified professional prior to the end of your inspection objection deadline.

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. 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. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector does not inspect or state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high-water pressure is not. Therefore, a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails, and high pressure begins to stress washers and diaphragms within various components. Water pressure testing is not part of a home inspection. This is because in order to accurately conduct a water pressure test it would require special equipment and possible disassembly of the home water supply system. If an inline water pressure gauge is found during an inspection the home inspector will reference the PSI at the time of inspection (acceptable range is between 40 psi - 80 psi). If one is not found during the inspection the inspector will reference whether in the inspectors experience the pressure appears adequate or not and if corrective action is needed.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged

to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Water softener/filtration system are beyond the scope of this inspection and not inspected. It should also be noted that determining whether water supply and waste disposal systems are public or private are not part of a home inspection.

Main Line Shut-off valves and Shut-off valves that are provided at water lines serving fixtures are not tested for operation during the inspection. Be forewarned that most shut-off valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

WATER HEATER

8.1 Power Source:

Gas.



8.2 Brand:

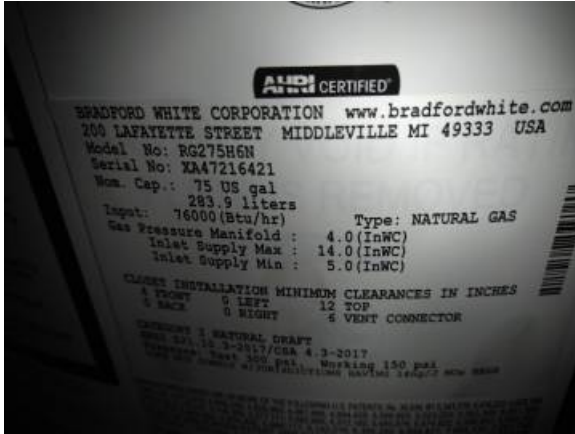
Bradford White.

8.3 Approximate Age:

Unit was manufactured in 2021.

8.4 Approximate Capacity:

75 Gallons.



8.5 Location:

Basement.

OK MM RR N/A

8.6 Condition:

- Unit was operational at the time of inspection. This does not however guarantee future performance, operation, or condition. The water heater was equipped with a Temperature Pressure Relief Valve (TPR) which was not tested. A water shutoff valve is installed. Flue vent appeared serviceable at the time of inspection.

The vent pipe "Y" that was supplied was not approved for this purpose. Gaps were also noted. This condition has the potential to allow the toxic products of combustion to enter the living space. **The Inspector recommends immediate replacement by a qualified HVAC contractor.**



MAIN LINE

8.7 Shut Off:

The home had a water softener installed. This is beyond the scope of this inspection and not inspected. It should be noted that the products of water softener backflush are corrosive to concrete septic tanks. The Inspector recommends that if the septic tank serving this property is constructed of concrete, the products of backflushing be disposed of at a location other than in the septic tank.



8.8 Material & Pressure:

The main line material could not be determined because it is not visible. No active leakage is noted at this time. Monitor in the future. Water pressure appears adequate, Plastic.

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



SUPPLY LINES

8.9 Material:

Copper. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings. Visible pipes only were inspected.



OK MM RR N/A

8.10 Condition:

No leakage is noted, but monitor in the future.

WASTE LINES**8.11 Material:**

Waste line material Cast Iron, Plastic, and Copper.



OK MM RR N/A

8.12 Condition:

Plumbing vents appear serviceable. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings. Visible pipes only were inspected.

Surface rust/corrosion was noted. It appears to be from a current/prior leak above the floor which was inaccessible to the inspector. The Inspector recommends to ensure leak has been repaired/fixnd corroded piping is replaced by a qualified contractor.



FUEL SYSTEM

OK MM RR N/A

8.13 Gas Meter:

-

The grade should be 6" below base of meter, this will prevent prematurely aging of the meter. Should lowering the grade create surface runoff that drains towards the foundation a window well should be installed around the meter. This excavation will ensure that runoff is kept away from the meter and foundation. Recommend to have grade lowered to at least 6" below base of meter by a qualified professional.



EXTERIOR HOSE BIBS / HOOKUPS:

OK MM RR N/A

8.14 Exterior Hose Bibs / Hookups

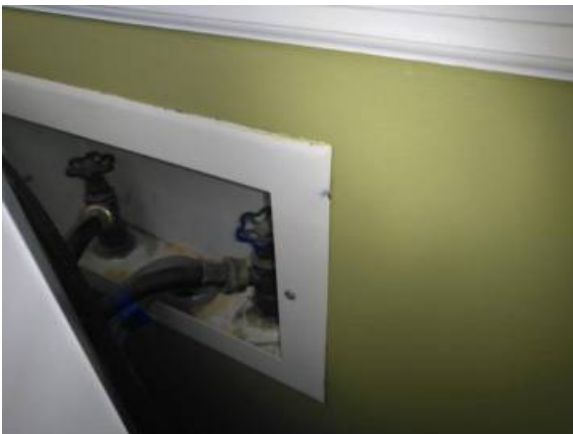
- One or more hose bibs were not operational, it could not be determined if the water had been shut off internally. Operation of the hose bibs should be tested, weather and temperature permitting, PRIOR to closing. It is advised to turn the interior shutoff valves off for the exterior hose bibs off during the winter season to help reduce the potential for freezing and damage to the hose bibs and piping. If no interior shutoffs are provided then it is recommended to have shutoff valves installed by a qualified professional.

SUMP PUMP:**8.15 Basement Floor**

- Cover to sump pump is sealed and could not be removed. This is common with homes that have radon mitigations systems such as this one. Because the sump pump cover could not be remove the sump pump was not inspected.

**LAUNDRY HOSE BIBS / HOOKUPS:****8.16 Laundry**

Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials. There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



LAUNDRY WASTE LINES:**8.17 Laundry**

Satisfactory. The drain pipe was not flood tested.

ELECTRICAL SYSTEMLimitations

The following items are not included in this inspection: Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities and systems, low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. Peripheral (yard, pool, low voltage, etc.) exterior lighting not attached to the home is not inspected/tested. Lights/fixtures on sensors, timers are outside the scope of the inspection. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per NJ standards of practice. Operation of time clock motors is not verified.

When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Outlets in use (items plugged in) are also not tested. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, functionality of all switches in the home may not be confirmed by the inspector.

It should be noted that every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

The home contained an electrical system which, while it may technically meet National Electric Code requirements, may not meet today's modern safety standards since standards do change sporadically. As electrical technology has advanced over the years, so has our knowledge of electrical safety practices. This means that often, older systems (5 years or more), though not technically defective, do not meet modern safety standards. Because the General Home Inspection is not a code compliant inspection but an inspection for safety issues and system/component defects, this report will mention any conditions in areas viewed which in the Inspectors opinion may affect the personal safety of those who may come into contact with it.

The current version of the National Electrical Code (NEC) requires that nearly all branch circuits in the interior of the home are equipped with arc fault circuit interrupters (AFCI). This code requirement applies to new homes and renovations and is not part of the home inspection. The purpose of an AFCI is to detect arc faults (essentially loose wires) in electrical circuits that could cause a fire. For improved safety, we suggest the installation of AFCI protection on the branch circuits. An electrician can easily advise where the protection is needed and install the devices. Monthly, the operation of the AFCI should be tested using the test button on the device (located in the service panel). Keep in mind that testing an AFCI device is beyond the realm of a home inspection. Any accessible

AFCI outlets that are tested during a home inspection are only tested for serviceability not AFCI ability.

The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. It is considered to be the primary authority on safe wiring practices and has been updated frequently. Because the NEC never disallows something once it has been approved, older systems which have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the NEC is updated. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with the NEC/building codes in effect at the time in which the remodel work is performed. For safety reasons, the Inspector recommends code compliant evaluation of the entire electrical system by a qualified electrical contractor.

MAIN SERVICE

OK MM RR N/A

9.1 Type & Condition:

Appears serviceable.



9.2 Grounding Equipment:

The electric meter ground was not visible. The meter enclosure should be grounded for safety reasons. The Inspector recommends to ensure meter is properly grounded by a qualified electrical contractor.

ELECTRICAL DISTRIBUTION PANEL

9.3 Main Panel Location:

Basement.



9.4 Service Panel Brand:

Crouse-Hinds.

9.5 Service Disconnect Switch:

Located at the top of main panel.



9.6 Room For Expansion:

Yes.

9.7 Main Circuit Rating/Type:

The type of circuit protection is, circuit breakers. **PREDOMINANT TYPE OF WIRING:** Romex. **AMPS:** 200 amps. **VOLTS:** 110/220.

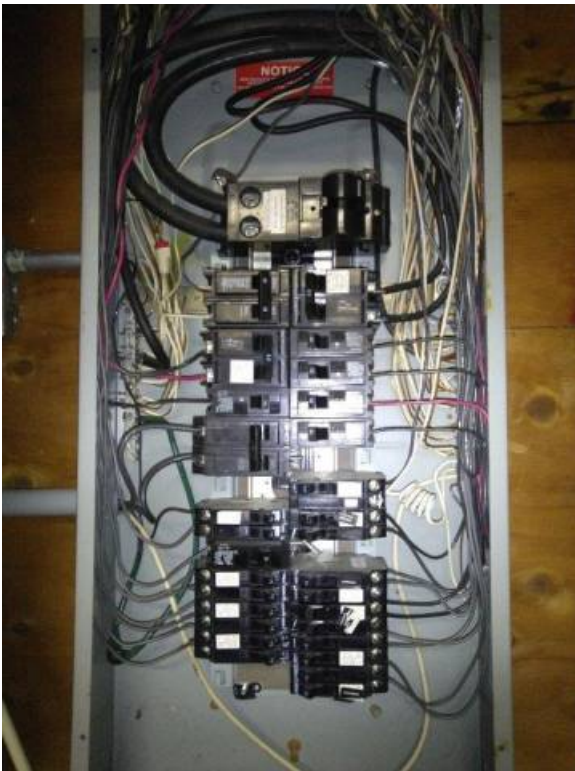


OK MM RR N/A

9.8 Main Panel Observations:

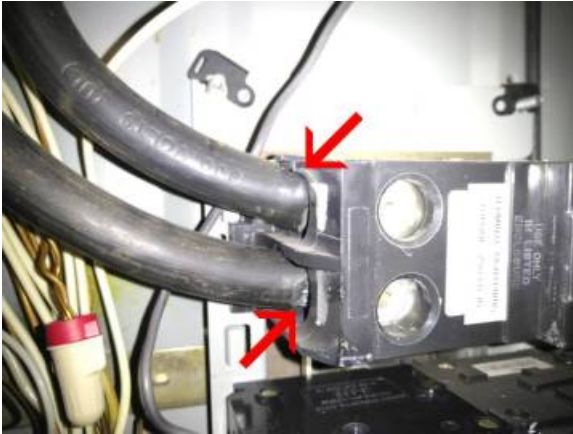
Circuit and wire sizing correct so far as visible. Grounding system is present.

The buss bar set screws had more wire than it was rated for. Buss bar set screws are only rated for two (2) ground wires or one (1) neutral wire under each screw. Having more wires that the set screw is rated for may result in a poor connection, excessive heat and should be corrected by a licensed electrician.



9.9 Entrance Cables:

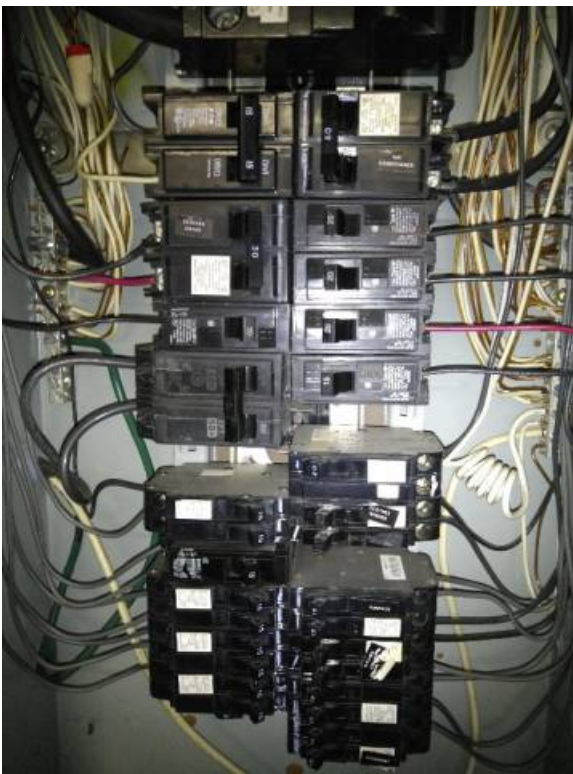
Entrance cables are Stranded Aluminum - OK.



OK MM RR N/A

9.10 Branch Wiring:

Copper. Appears serviceable.



SWITCHES & FIXTURES

9.11 General:

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. Stored items prevent access and testing at some switches.

ELECTRICAL OUTLETS

9.12 General:

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Stored items prevent access and testing at some outlets.

WIRING:

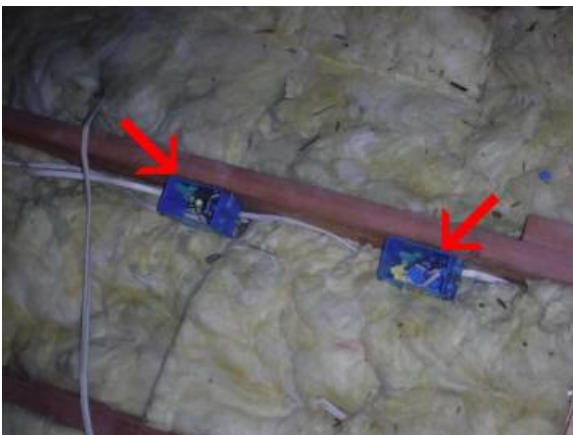
OK MM RR N/A

9.13 Basement Wall/Foundation

- JUNCTION BOX:** One or more electrical junction boxes without covers were noted. Electrical junction boxes without covers are a **FIRE HAZARD**. Overheating at any exposed wiring junctions could cause a fire. Electrical junction boxes with covers are used to contain any overheating which may rarely occur. Recommend to have a license electrician to install junction box covers.

**ATTIC WIRING:****9.14 Attic & Insulation**

- One or more electrical junction boxes without covers were noted. Electrical junction boxes without covers are a **FIRE HAZARD**. Overheating at any exposed wiring junctions could cause a fire. Electrical junction boxes with covers are used to contain any overheating which may rarely occur. Each of the areas where uncontained electrical junctions occur should have an electrical junction box and cover installed. Recommend to have corrected by a licensed electrician.

**BASEMENT****Limitations**

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the

adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity. The inspector does not determine the cause of cracking or determine the effectiveness of previous repairs on foundation walls.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Description, an area below a dwelling with sufficient height to allow a person to stand. The evaluation of structural components are not structural engineering evaluations, but rather, inspections looking for evidence of a need for possible further evaluation by an engineer or other specialist.

Crawlspace:

An area without sufficient height for a person to stand - NOT A LIVING AREA.

Slab on Grade:

This type of construction places the lowest floor directly on the ground. Much of floor (slab) usually is not visible do to floor coverings. Exterior visibility is hampered by the relatively low visibility of the foundation.

Moisture:

Moisture can damage framing members and foundations. It can lead to mold/mildew which can effect those with allergies. Moisture is sometimes noticeable and sometimes not noticeable at the time of the inspection. One form of evidence of moisture penetration is efflorescence, usually a white powdery substance.

Water Penetration:

Water penetration of the foundation, with or without flooding, is another matter. If water damages or causes inconvenience to the building occupant, it can usually be rectified. Sometimes just diverting runoff away from the foundation is helpful, other times it may be necessary to re-grade around the foundation. In other instances it may be necessary to repair or install below grade, or under slab drainage systems. Water may also penetrate other parts of the home. Left un-corrected, water penetration often leads to decay, rot or other deterioration which can lead to major problems. Once water penetration is detected, it should be rectified to prevent major damage.

Moisture, Water & Stains:

While they are related, they are different. Moisture has to do with dampness of something or the air, and water has to do with the actual fluid being present or absent. Some areas may be damp without showing signs of actual water penetration into them. Other areas may seem very dry and yet have water penetration. The two conditions are not necessarily related to each other. Water penetration and flooding may be a regular occurrence, or a rare occurrence. It may never happen. A dry basement may flood after years of not flooding. To determine if a basement has active water penetrations often requires monitoring over time, which is not possible during a one visit visual inspection. Dry stains may indicate active water or moisture or may be left behind after a repair or cure has been applied. By observing the inspector cannot tell if a dry stain represents an active situation or not. Ask current owner for an explanation and monitor dry stain areas over time is recommended. It is beyond the scope of this inspection to determine if conditions will get worse, how often and under what conditions water infiltration occurs, whether or not future water infiltration will occur or to what extent it may occur, and whether installed water proofing methods will prevent future water infiltration. Use of moisture meter or other device may not be conclusive as to the status of a water stain. These devices only indicate the status of the stain at the time of testing, not the potential of future leaks.

Floor Drainage:

Floor drains are not evaluated during the inspection because filling or attempting to fill with water is an invasive procedure which is not part of a Home Inspection.

Efflorescence:

This is usually a white powdery substance found on a masonry surface. Masonry is porous and moisture can penetrate into and through it. When moisture penetrates masonry, it dissolves chemicals and salts from within the masonry. Then, when moisture evaporates from the surface of the masonry, these chemicals and salts leave a white powdery residue. Efflorescence is **an indication of possible drainage deficiencies on the exterior and/or water infiltration. Presence of efflorescence indicated moisture and/or water infiltration.**

Exterior Egress:

For safety, a basement area should not be used as a living space if there are not at least 2 ways to egress in case of fire or other emergency. A fire at the top of the only stairs could block escape and also consume the oxygen from the basement air causing loss of life. This includes rooms in finished basements.

Limited Visibility:

Portions of the building below grade are not excavated by the inspector. Portions of the building which have coverings, such as; sheetrock, wall board, flooring, siding and others attached to the framing members are not visible to the inspector. Portions of the building may not be observed because the inspector vision is blocked by items stored, placed, and/or growing in front of the portions of the building. Any of these situations may create a situation where the inspector cannot see the whole or portions of the building. In this case the inspector cannot reasonably be expected to inspect. The inspector may even "miss" the item completely because it is thus hidden.

Basement dampness is frequently noted in homes and the conditions that cause it can NOT always be determined by your inspector. Evidence of moisture penetration is often concealed by recent painting and/or extensive storage around the perimeter of the foundation. The detection of mold is BEYOND THE SCOPE of a home inspection. It is advised that a qualified environmental contractor be contacted for further evaluation of the home PRIOR to closing. Any identified mold growth should be professionally remediate as needed. A pest control inspection is NOT performed as part of a home inspection. No deliberate attempt is made by the inspector to detect past or present insect and/or rodent activity. We recommend contacting a qualified pest control inspector if you desire more information on this subject or if a pest control inspection of the home is desired.

THE CLIENT MUST NOT EXPECT THE INSPECTOR TO SEE AND REPORT ON ITEMS WHICH WERE NOT VISIBLE TO THE INSPECTOR AT THE TIME OF INSPECTION.

BASEMENT

10.1 Access:

Basement is fully accessible. Basement is not fully accessible. Some areas were not inspected due to occupants/clutter items. There is the potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.

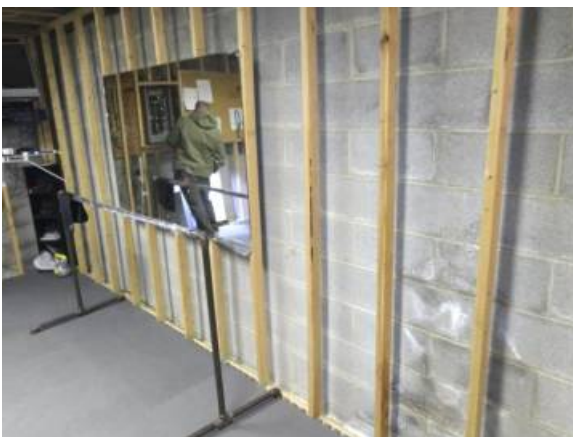


BASEMENT WALL/FOUNDATION

OK MM RR N/A

10.2 Walls/Foundation:

Walls are concrete block. Visibility and ability to inspect the basement walls in unfinished area was limited due to the occupants stored items and/or furnishings. There is the potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



10.3 Moisture:

- No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Efflorescence seen on walls indicates the presence of periodic moisture. Efflorescence (white powdery deposits) seen on walls indicates the presence of periodic moisture. Efflorescence visible on the inside surfaces of the foundation walls in the basement is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage materials and encourage the growth of microbes such as mold. You should monitor this area for future signs of moisture intrusion in an effort to identify and correct the source of moisture.



BASEMENT STRUCTURE

OK MM RR N/A

10.4 Main Support Beams:

- Main support beam(s) are wood. No engineering analysis was completed.

Satisfactory - The main support beam installed appears to be in satisfactory condition. Support beam is only partially visible, only visible area were inspected.



10.5 Posts/Piers & Columns:

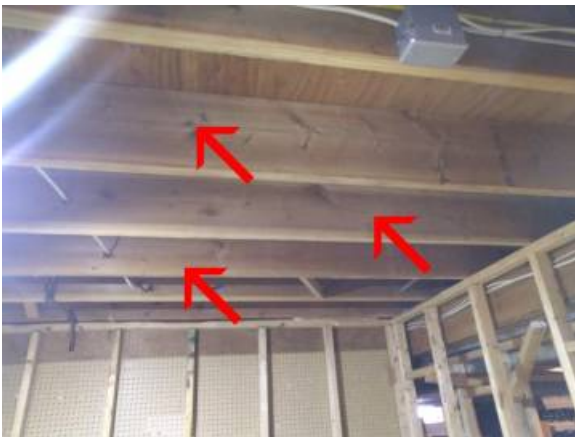
Support posts are steel. No engineering analysis was completed.



OK MM RR N/A

10.6 Underfloor Beams:

Underfloor support beams are Wood.



BASEMENT FLOOR

10.7 Floor:

The floor material in unfinished area is Concrete.

Visibility and ability to inspect the floor is limited due to the floor covering, stored items and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.

OK MM RR N/A

The floor material in unfinished area is Concrete.

Visibility and ability to inspect the floor is limited due to the floor covering, stored items and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



KITCHEN & APPLIANCES

Limitations

The following items are NOT inspected: warming ovens, griddles, broilers, free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, Refrigerators, ice makers, hot water dispensers, water filters/purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, oven lights and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Any comments made regarding these items are as a courtesy only.

Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. The inspector does not report on cleanliness of appliances. Anyone accepting used appliances is advised to clean the appliances thoroughly before use. Ask seller for any or all available operating manuals for appliances. Most appliance manufactures have operating manuals online or by request. Viewing cabinets below sinks are often restricted by owners items and/or cabinet liners. This limits the ability for the inspector to view cabinet fully. All non viewed areas below sinks are disclaimed.

Major appliances such as range and hood or downdraft, built-in dishwasher, built-in microwave, built-in conventional ovens and cooktops only are inspected. *Appliances are tested for basic function 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.*

Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Dishwasher - *water to enter, splash around inside and to pump out. Not to evaluate the cleaning ability or the dry cycle.*

DISHWASHER KICK PLATES ARE NOT REMOVED.

Range/cooktop & Ovens - *to give heat for cooking (burners, baking & broiling). Not to evaluate evenness of heat, the amount of heat, self-cleaning functions, or other features secondary to primary/basic function. Most ranges/cooktops & ovens vary in their ability to heat and settings do not seem to be precise.*

Ventilation - *fan operates, light if equipped operates, filters if equipped are present. Not to ventilate the entire room. Some homes do, and some homes do not, provide for ventilation in the cooking area. Some units only re-circulate filtered air with in the room. Many units have filters which should be cleaned and/or replaced on a regular basis.*

Microwave Oven - to heat items. Not the way they heat or for microwave radiation leaks. Only built-in units are tested.
Refrigerator - Refrigerators are not part of a home inspection and are not inspected. If the refrigerator is include in the sale of the home it is recommended that you check it for serviceability prior to the expiration of your Inspection Objection Deadline.

The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions.

Gas appliance connectors: Some older, flexible gas appliance connectors can leak. This can be a deadly condition. **DO NOT** move gas appliances to check connector or for any reason, especially if the connection is suspected to be older. Call your Gas Company or supplier and have them check it for you.

IF YOU SMELL GAS LEAVE THE HOME IMMEDIATELY! DO NOT LIGHT A MATCH, TURN ON or TURN OFF LIGHTS or SWITCH ON ANY ELECTRICAL DEVICE or DIAL A TELEPHONE. AFTER LEAVING HOME CALL GAS COMPANY AND/OR FIRE DEPARTMENT.

KITCHEN SINK

OK MM RR N/A

11.1 Sink & Cabinetry 1:

Satisfactory - Sink fixtures were operational at the time of inspection.



11.2 Sink & Cabinetry 2:

Satisfactory - Sink fixtures were operational at the time of inspection.



DISHWASHER

OK MM RR N/A

11.3 Dishwasher Condition:

- Unit was operational at the time of the inspection. The unit was NOT tested in the various different cycles. Be sure to operate the dishwasher again prior to closing.

**RANGE / COOKTOP / OVEN****11.4 Range - Condition:**

- Gas. Unit was operational at the time of the inspection. Unit was not tested for gas leaks. Free-standing combination cooktop/oven. The back of the oven is NOT visible for inspection. The inspector can NOT determine if an anti-tip bracket is installed on the rear of the oven. Have further evaluated by a qualified appliance technician and have an anti-tip bracket installed as needed to prevent the oven from tipping forward should the door be loaded while open. Oven thermostat not checked for accuracy.

**VENTILATION****11.5 Ventilation - Type & Condition:**

- Externally vented. Unit was operational at the time of the inspection.



KITCHEN INTERIOR

OK MM RR N/A

11.6 Counters & Cabinets:

Satisfactory. Cabinets appear serviceable.



INTERIOR ROOMS

Limitations

The following items are not included in this inspection: security, intercom and sound systems; communications or its wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. Items such as window, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings or stored goods were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured prior to the end of your inspection deadline.

The inspector does not test for asbestos, radon, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of a home inspection. Determining the cause and/or source of odors is also not within the scope of a home inspection.

We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Central vacuums are not part of the home inspection and are not inspected. If a central vacuum is installed in the home it is

recommend to have the central vacuum tested by a qualified professional prior to the expiration of your Inspection Objection Deadline.

Our 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. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies.

We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

Floor covering damage or stains may be hidden by furniture, appliances, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

GENERAL COMMENTS

12.1
The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupants belongings. Typically there will be furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection.

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Furniture, decorator or stored items restrict viewing at some wall and floor areas.

DOORS

12.2 Overall Interior Door Condition:
Doors as a grouping are generally in good working order.

WINDOWS

12.3 General Condition:
A representative sampling of windows was tested throughout the house. As a whole the windows as a grouping are generally operational. Some window(s) not tested. Access may have been blocked by furniture, belongings, or window coverings that the inspector did not wish to possibly damage. Recommend these be tested during final walk through.

WALLS

12.4 General Material & Condition:
Drywall. The general condition of the walls throughout the house was satisfactory at the time of inspection. Stored items or furnishings prevent full inspection. Potential for damage that is **NOT** visible to the inspector. Be sure to check all areas carefully prior to closing.

CEILINGS

12.5 General Material & Condition:
Drywall. The general condition of the ceilings throughout the house was satisfactory at the time of inspection.

FLOORS

12.6 General Condition:
The general condition of the floors throughout the house was satisfactory at the time of inspection. Rugs and floor coverings prevent viewing of primary floor materials throughout the house. Stored items or furnishings prevent full inspection. Potential for damage that is **NOT** visible to the inspector. Be sure to check all areas carefully prior to closing.

CLOSETS

12.7 General Condition:

The general condition of the closets throughout the house was satisfactory at the time of inspection. Stored items or occupants personal belongings prevented a full inspection. Potential for damage that is **NOT** visible to the inspector. Be sure to check all areas carefully prior to closing.

FLOORS:

OK MM RR N/A

12.8 Enclosed Porch

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the decking is limited due to the owners items. No crawl space access provided or access panel was sealed and could not be removed. Therefore the underside crawlspace was not inspected and is disclaimed.



12.9 Living Room

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



12.10 Dining Room

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for

damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



OK MM RR N/A

12.11 Family Room

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



12.12 Master Bedroom

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



OK MM RR N/A

12.13 Bedroom 2

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



12.14 Bedroom 3

The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



OK MM RR N/A

12.15 Bedroom 4 The floor covering appeared to be satisfactory at the time of inspection.

Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.



BATHROOMS

Limitations

In accordance with the Standards of Practice, the inspector will not comment on simple cosmetic deficiencies. *The following items are not included in this inspection: evaluation of window coverings, overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, bidets and steam showers. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, etc. due to the possibility of valves leaking or breaking when operated.*

All bathrooms should have some type of ventilation in the form of an exhaust vent or window. This is to remove damp air from bathing activities to the home exterior. While the home inspector will determine if a window or vent is present in each bathroom and if it is operable, they are not able to determine whether the exhaust fan is correctly terminated to the home exterior. This is because vent piping is in the walls/ceiling and cannot be observed.

The inspector does not perform leak-testing of shower pans or tub/shower enclosures *or determine if they are water tight. The inspector will comment on obvious leakage when fixtures are operated at the time of the inspection.*

DOWNSTAIRS BATH

OK MM RR N/A

13.1 Sink & Cabinetry:

Satisfactory - Sink fixtures were operational at the time of inspection.



MASTER BATH

13.2 Sink & Cabinetry 1:

Satisfactory - Sink fixtures were operational at the time of inspection.



13.3 Sink & Cabinetry 2:

Satisfactory - Sink fixtures were operational at the time of inspection.



BATH BETWEEN BEDROOMS

OK MM RR N/A

13.4 Sink & Cabinetry 1:

Satisfactory - Sink fixtures were operational at the time of inspection.



13.5 Sink & Cabinetry 2:

Satisfactory - Sink fixtures were operational at the time of inspection.



TUB/SHOWER FIXTURES:

OK MM RR N/A

13.6 Master Bath Satisfactory - Tub/Shower fixtures were operational at the time of inspection.

HYDROSPA: Hydro-spa is functional. Its supply pipes should be periodically flushed with anti-bacterial cleanser.

**13.7 Bath Between Bedrooms** Satisfactory - Tub/Shower fixtures were operational at the time of inspection.**SINK & CABINETS:****13.8 Laundry** Satisfactory - Sink fixtures were operational at the time of inspection. Counters/cabinets appear serviceable.



LAUNDRY AREA

Limitations

Laundry appliances are not tested or moved during the inspection and the condition of any piping, walls or flooring hidden by them cannot be judged. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. If the washer and dryer is included in the sale of the home it is recommended that you check it for serviceability prior to the expiration of your Inspection Objection Deadline.

Dryers and dryer vents are not part of the Home Inspection. The inspector will comment if damage is visible on EXPOSED vent piping. Keep in mind that a visual examination of EXPOSED piping will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

LAUNDRY

14.1 Location:

Main Floor. Clothes washers and dryers are not part of a home inspection and are not inspected.



14.2 Dryer Vent:

Dryers and dryer vents are not part of the Home Inspection. The inspector will comment if damage is visible on EXPOSED vent piping. Keep in mind that a visual examination of EXPOSED piping will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.

The Inspector recommends that you have the dryer vent cleaned and inspected for operability by a qualified professional at the time

of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. Dryer vent piping was not visible at the time of inspection and could not be inspected.

OK MM RR N/A

14.3 Fuel System:

There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

ATTIC & INSULATION

Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic ventilation is not an exact science and can change vary with variations in climate and home design. Although this home may have complied with modern building standards were in effect at the time of original construction, approaches to attic ventilation have sometimes changed over the years. The General Home Inspection is not a code compliance inspection. The Inspector may make suggestions for improved attic ventilation which are in accordance with modern building practices.

The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming.

In accordance with our standards, we do not attempt to enter attics that have less than thirty inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Stains from condensation are commonly located in most attics. Such stains may contain fungal growth of some type. The home inspector does NOT perform mold testing. A qualified environmental contractor should be contacted for evaluation of the attic for mold growth PRIOR to closing. If it has not rained recently prior to the inspection, it can be quite difficult to determine if moisture stains are active. Although stained areas may be dry during the home inspection, there is the potential for intermittent leaks to be active depending on weather conditions. Active leaks can occur at any time regardless of the age and condition of the roofing. It is advised to monitor the attic during and after rain and snow events to determine if active leaks may be present.

ATTIC & INSULATION

15.1 Access:

Attic is full size. Viewing limited, attic is only partially floored. The Inspector specifically disclaims defective conditions in all areas not visible in the attic from partially floored area at the time of the inspection and which are not listed in the area of this report pertaining to attic conditions.



OK MM RR N/A

15.2 Structure:

A rafter system is installed in the attic cavity to support the roof decking. The visible rafters or truss system appears to be in satisfactory condition.

The roof decking material is 1/2" plywood sheeting. The visible roof decking appears to be in satisfactory condition.



15.3 Insulation:

The type of insulation observed was fiberglass batts.



GARAGE

Limitations

The inspector does not determine the adequacy of firewall ratings. Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. Requirements for ventilation in garages vary between municipalities.

Garages and Carports:

Garages and carports receive a much quicker, more limited inspection. The same basic components that are inspected in a house are inspected in these areas. Due to the specialized usage of the area, the components are usually fewer, simpler and easier to evaluate. The number of bays reported indicates the number of spaces. This is not a representation that a given number of vehicles will fit into the space. A large automobile or vehicle may not fit into one bay. Walls & ceilings separating garages from living space in the home should be fire retarded or protected perhaps by masonry products or drywall applications and fire rated doors (not hollow core interior style doors). If this is not done in your home, it should be done for your safety. Contact the local building authorities or fire marshal for further information.

Visual Obstructions:

Normal floor coverings, wall coverings (including wall board, plaster, paint and/or wallpaper) ceiling coverings and other parts of home which block the viewing of other components by the nature of home construction. The items reported above may have prevented the inspector from seeing something and therefore not reporting about the unobserved item or condition. Once these conditions change or are changed defects or deficiencies may be found. The inspector cannot be expected to observe and report defects or deficiencies hidden or obstructed at time of the inspection.

GARAGE

16.1 Type:

Attached, Two car.



LEFT GARAGE DOOR

OK MM RR N/A

16.2 Condition:

Garage door was in satisfactory condition at the time of inspection.



OK MM RR N/A

16.3 Door Operator:

Automatic door opener(s) are operational. The photoelectric sensor did respond to testing in a satisfactory manner.

RIGHT GARAGE DOOR

16.4 Condition:

Garage door was in satisfactory condition at the time of inspection.



16.5 Door Operator:

The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. The Inspector recommends correction by a qualified contractor.



SERVICE DOOR

OK MM RR N/A

16.6 Service Door Condition:

- Hardware operational.

There is a fire rated door separating the garage from the living areas of the house. The door between the living space and the garage failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. Recommend to have corrected by a qualified professional.



GARAGE WALLS

OK MM RR N/A

16.7 Type & Condition:

- Walls are Drywall. The general condition of the walls throughout the garage was satisfactory at the time of inspection. Walls are not fully visible and was limited due to the occupants stored items. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.

**16.8 Fire Wall:**

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

**16.9 Moisture:**

- No - There were no elevated moisture levels noted on the exposed areas of the garage walls.

GARAGE CEILINGS**16.10 Type & Condition:**

- Ceilings are, Drywall. The general condition of the ceilings throughout the garage was satisfactory at the time of inspection.



GARAGE FLOOR

OK MM RR N/A

16.11 Condition:

Concrete, Satisfactory.



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VOLUME 34, NUMBER 11
RULE ADOPTION
LAW AND PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
HOME INSPECTION ADVISORY COMMITTEE

Federal Standards Statement

A Federal standards analysis is not required for the adopted new rules because the subject matter is not subject to Federal standards.

SUBCHAPTER 15. HOME INSPECTION ADVISORY COMMITTEE

NJ ADC 13:40-15.16

13:40-15.16 Standards of practice

(a) All licensees shall comply with the standards of practice contained in this section when conducting home inspections. The scope of home inspection services performed in compliance with the standards set forth in this section shall provide the client with objective information regarding the condition of the systems and components of the home as determined at the time of the home inspection.

(b) Nothing in this section shall be construed to require a licensee to:

1. Enter any area or perform any procedure that is, in the opinion of the licensee, unsafe and likely to be dangerous to the inspector or other persons;
2. Enter any area or perform any procedure that will, in the opinion of the licensee, likely damage the property or its systems or components;
3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
4. Identify concealed conditions and latent defects;
5. Determine life expectancy of any system or component;
6. Determine the cause of any condition or deficiency;
7. Determine future conditions that may occur including the failure of systems and
8. Determine the operating costs of systems or components;

9. Determine the suitability of the property for any specialized use;
10. Determine compliance with codes, regulations and/or ordinances;
11. Determine market value of the property or its marketability;
12. Determine advisability of purchase of the property;
13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
14. Identify the presence of, or determine the effectiveness of, any system installed or method utilized to control or remove suspected hazardous substances;
15. Operate any system or component which is shut down or otherwise inoperable;
16. Operate any system or component which does not respond to normal operating controls;
17. Operate shut-off valves;
18. Determine whether water supply and waste disposal systems are public or private;
19. Insert any tool, probe or testing device inside electrical panels;
20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;
21. Inspect, identify, or disclose ancillary electrical devices and/or systems, such as, but not limited to, Arc Fault Circuit Interrupters (AFCIs), standby generators, and photovoltaic (solar) panels;
22. Walk on unfloored sections of attics; and
23. Light pilot flames or ignite or extinguish fires.

(c) Licensees shall:

1. Inspect the following systems and components in residential buildings and other related residential housing components:
 - i. Structural components as required by (e) below;
 - ii. Exterior components as required by (f) below;

- iii. Roofing system components as required by (g) below;
 - iv. Plumbing system components as required by (h) below;
 - v. Electrical system components as required by (i) below;
 - vi. Heating system components as required by (j) below;
 - vii. Cooling system components as required by (k) below;
 - viii. Interior components as required by (l) below;
 - ix. Insulation components and ventilation system as required by (m) below; and
 - x. Fireplaces and solid fuel burning appliances as required by (n) below;
2. Prepare a home inspection report, which shall:
- i. Disclose those systems and components as set forth in (c)1 above which were present at the time of inspection;
 - ii. Disclose systems and components as set forth in (c)1 above that were present at the time of the home inspection, but were not inspected, and the reason(s) they were not inspected:

(1) If a system and/or component was present at the time of inspection, but not inspected at the request of the client or because the system or component could not be observed, the report must note this.
- iii. Describe the systems and components specified in (c)1 above;
 - iv. State material defects found in systems or components specified in (c)1 above;
 - v. State the significance of findings where any material defects in the systems and components of (c)1 above were found; and
 - vi. Provide recommendations where material defects were found to repair, replace, or monitor a system or component specified in (c)1 above or to obtain examination and analysis by a qualified professional, tradesman, or service technician without determining the methods, materials, or cost of corrections; and
3. Retain copies of all home inspection reports prepared pursuant to (c)2 above, for a period of five years upon completion of the report;
- (d) Subsection (c) above is not intended to limit licensees from:

1. Inspecting or reporting observations and conditions observed in systems and components in addition to those required in (c)1 above and inspecting systems and components other than those mandated for inspection in (c)1 above, as long as the inspection and reporting is based on the licensee's professional opinion, prior work experience, education, and training, unless these standards of practice prohibit the licensee from inspecting such systems or components.

2. Contracting with the client to provide, for an additional fee, additional inspection services provided the licensee is educated, trained, certified, registered, or licensed, pursuant to the provisions of N.J.A.C. 13:40-15.21 and other applicable statutes and rules; and

3. Excluding systems and components from the inspection pursuant to N.J.A.C. 13:40-15.15(b) and (c)2ii above.

(e) When conducting the inspection of the structural components, the licensee shall:

1. Inspect:

i. Foundation;

ii. Floors;

iii. Walls;

iv. Ceilings; and

v. Roof;

2. Describe:

i. Foundation construction type and material;

ii. Floor construction type and material;

iii. Wall construction type and material;

iv. Ceiling construction type and material; and

v. Roof construction type and material;

3. Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and

4. Describe in the home inspection report the methods used to inspect under-floor crawl spaces and attics.

(f) When conducting the inspection of the exterior components, a licensee shall:

1. Inspect:

- i. Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories;
- ii. Exterior doors excluding storm doors or safety glazing;
- iii. Windows excluding storm windows and safety glazing;
- iv. Attached or adjacent decks, balconies, stoops, steps, porches, and their railings;
- v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;
- vi. Attached or adjacent walkways, patios, and driveways; and
- vii. Garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and

2. Describe exterior wall surface type and material.

(g) When inspecting the roof of a residential building, the licensee shall:

1. Inspect:

- i. Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes;
- ii. Roof drainage systems;
- iii. Flashing;
- iv. Skylights; and
- v. Exterior of chimneys;

2. Describe:

- i. Roof surface;
- ii. Deficiencies of the roof drainage systems;

- iii. Deficiencies in the flashing;
 - iv. Skylights; and
 - v. Chimneys;
3. Employ reasonable, practicable, and safe methods to inspect the roof, such as:
- i. Walking on the roof;
 - ii. Observation from a ladder at roof level;
 - iii. Visual examination with binoculars from ground level; or
 - iv. Through the use of a drone or similar unmanned aircraft systems (consistent with applicable State or Federal laws, rules, and regulations on licensure or certification requirements for the commercial use of drones or similar unmanned aircraft systems); and
4. Describe the methods used to inspect the roof.

(h) When inspecting the plumbing system, a licensee shall:

1. Inspect:
- i. Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems;
 - ii. All interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment;
 - iii. Drain, waste and vent systems;
 - iv. Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems;
 - v. Combustion vent systems excluding interiors of flues and chimneys;
 - vi. Fuel distribution systems; and
 - vii. Drainage sumps, sump pumps and related piping; and
2. Describe:

i. Predominant interior water supply and distribution piping materials, including the presence of lead water service and/or supply piping;

ii. Predominant drain, waste and vent piping materials; and

iii. Water heating equipment including energy sources.

(i) When inspecting the electrical system, a licensee shall:

1. Inspect:

i. Service entrance system;

ii. Main disconnects, main panel and sub panels, including interior components of main panel and sub panels;

iii. Service grounding;

iv. Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems;

v. Over-current protection devices and the compatibility of their ampacity with that of the connected wiring;

vi. At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and

vii. Ground fault circuit interrupters; and

2. Describe:

i. Amperage and voltage rating of the service;

ii. Location of main disconnect, main panels, and sub-panels;

iii. Type of over-current protection devices;

iv. Predominant type of wiring;

v. Presence of knob and tube branch circuit wiring; and

vi. Presence of solid conductor aluminum branch circuit wiring.

(j) When inspecting the heating system, a licensee shall:

1. Inspect:

- i. Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems;
- ii. Combustion vent systems and chimneys, excluding interiors of flues or chimneys;
- iii. Fuel storage tanks, excluding propane and underground storage tanks; and
- iv. Visible and accessible portions of the heat exchanger; and

2. Describe:

- i. Heating equipment and distribution type; and
- ii. Energy sources.

(k) When inspecting the cooling system, a licensee shall:

1. Inspect:

- i. Central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment;
- ii. Permanently installed hard-wired, through-wall individual cooling systems; and
- iii. Energy sources; and

2. Describe:

- i. Cooling equipment and distribution type; and
- ii. Energy sources.

(l) When inspecting the interior of a residential building, a licensee shall:

1. Inspect:

- i. Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments,

carpeting and other non-permanent floor coverings;

ii. Steps, stairways, and railings;

iii. Installed kitchen wall cabinets to determine if secure;

iv. At least one interior passage door and operate one window per room excluding window treatments; and

v. Household appliances limited to:

(1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;

(2) Dishwasher to determine water supply and drainage; and

(3) Garbage disposer.

(m) When inspecting the insulation components and ventilation system of a residential building, the licensee shall:

1. Inspect:

i. Insulation in unfinished spaces without disturbing insulation;

ii. Ventilation of attics and crawlspaces; and

iii. Mechanical ventilation systems; and

2. Describe:

i. Insulation in unfinished spaces adjacent to heated areas; and

ii. Evidence of inadequate attic and crawlspace ventilation.

(n) When inspecting fireplaces and solid fuel burning appliances, a licensee shall:

1. Inspect:

i. Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; and

ii. Chimneys and combustion vents excluding interiors of flues and chimneys; and

2. Describe:

- i. Type of fireplaces and/or solid fuel burning appliances;
- ii. Energy source; and
- iii. Visible evidence of improper draft characteristics.

N.J. Admin. Code § 13:40-15.16

Amended by 52 N.J.R. 46(a), effective January 6, 2020