

# Property Inspection Report

**Prepared For: Tony Inspection**

**Property Address:**  
65 West 1st Street  
Inspectionville NJ 76666



**Terra Home Inspections LLC**

**Frank Glomb /Home Inspector Lic. #24GI00128600**  
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Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page .....3](#)

[1 Grounds .....5](#)

[2 Exterior.....8](#)

[3 Garage .....17](#)

[4 Structural Components .....18](#)

[5 Roof/Chimney .....30](#)

[6 Attic and Insulation.....32](#)

[7 Electrical System .....33](#)

[8 Plumbing System.....36](#)

[9 Water Heater.....39](#)

[10 Heating System\(s\) .....41](#)

[11 Cooling System\(s\).....43](#)

[12 Interior.....44](#)

[13 Bathroom\(s\) .....47](#)

[14 Kitchen.....49](#)

[15 Laundry Area .....50](#)

[General Summary.....52](#)

<b>Date:</b> 9/16/2015	<b>Time:</b> 10:00am	<b>Report ID:</b> 20150288
<b>Property:</b> 65 West 1st Street Inspectionville NJ 76666	<b>Customer:</b> Tony Inspection	<b>Real Estate Professional:</b> Sally Realtor

Dear Client,

Thank you for choosing Terra Home Inspections LLC to provide your home inspection. I appreciate the opportunity to be of service to you by performing a visual inspection of your potential property.

This inspection is performed in accordance with the Standards of Practice of N.J.A.C. 13:40-15.16. These Standards of Practice can be viewed at [http://www.njconsumeraffairs.gov/hiac/hi\\_rules.htm](http://www.njconsumeraffairs.gov/hiac/hi_rules.htm)

This inspection report is intended only as a general guide to help the client make their 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 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.

This report is paid for by and prepared for the client(s) listed in the report title. This report is the exclusive property of Terra Home Inspections LLC and the client(s). This report is not valid without a signed Inspection Agreement and is not transferable, nor does Terra Home Inspections LLC assume any liability relative to any issues encountered by any third party viewing this report. Any other party not named in the Inspection Agreement is advised to retain his/her own inspection company should an additional report be desired. This report remains the exclusive property of the client and Terra Home Inspections LLC.

I recommend that you read the entire report and not just the summary section in order to fully assess the findings of the inspection.

I am available to you 7 days a week throughout your entire real estate transaction process and afterwards. Should you have any questions or need any clarifications, please feel free to call or email me anytime.

Sincerely,

Frank Glomb- Owner/Inspector

NJ Home Inspector Lic. #24GI00128600

NJ Radon Measurement Technician MET #13265

ASHI Inspector #254685

Garden State ASHI Member

Certified InterNACHI Inspector #14032411

IAC2 Mold Certification #IAC2-03-4647

HUD 203K Consultant #P1811

**Use of Photos:** Your report includes many photos. Some photos are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

**Notice To Third Parties:** This inspection report is exclusive property of Terra Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this dwelling/property. Any recommendations by the inspector for repair, replacement, maintenance, upgrade or further evaluation should be completed by a qualified, licensed contractor or specialty tradesman. All costs associated with further inspection fees and repair or replacement of item, component, unit or system should be considered before you purchase the dwelling/property..

Inspected (IN) = I visually observed the item, component, unit or system and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component, unit or system and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component, unit or system is not in this home, building or on the property.

Marginal/ Maintenance (MM) = This item, component, unit or system warrants attention, monitoring or has a potentially, limited remaining, useful life expectancy and may require replacement in the near future. Further evaluation or servicing may be needed by a qualified, licensed contractor or specialty tradesman.

Repair or Replace (RR) = The item, component, unit or system is not functioning as intended, or needs further inspection by a qualified, licensed contractor or specialty tradesman. Items, components, units or systems that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Client, Client's agent

**Occupancy:**

Basement and 2nd floor apartments are occupied- 3 occupants present in 2nd floor apartment during the inspection, 1st floor apartment was vacant

**Building Type/Style:**

3 Family (3 story), Colonial, 3 Apartments- Basement, 1st floor and 2nd floor

**Garage/Carport:**

No garage present

**Age of Building or Year Built:**

Built- 1908 (according to listing)

**Front of Building Faces:**

For the purpose of this report, the building is considered to be facing South

**Square Footage of Home/Unit:**

For the purpose of this report, the building is believed to be 1,967 square feet

**Bedrooms and Bathrooms:**

5 Bedrooms, 3 Full bathrooms

**Temperature at Time of Inspection:**

65 Degrees Fahrenheit

**Weather Conditions:**

Cloudy

**Ground/Soil Surface Condition:**

Dry

**Precipitation in The Last 3 Days:**

No

**Status of Utilities:**

All the utilities (gas, water and electric) were on at the time of the inspection

**Inspection/Testing Services Performed:**

Home Inspection, Wood Destroying Insect (Termite) Inspection, RadonTest

**Total Fee:**

Paid \$000.00, Check #1089 (Tony Inspection) on 09/16/2015



1. Grounds

Styles & Materials

Driveway Material:	Walkway Material:	Retaining Wall Material:
No driveway present	Concrete	Masonry/ Block
Fence Material:		
Metal chain link		

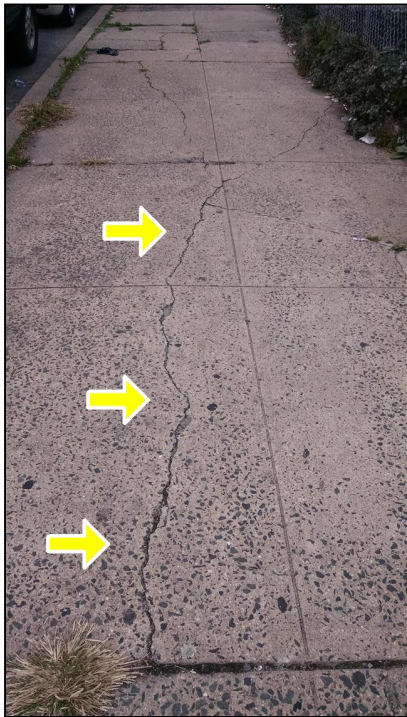
		IN	NI	NP	MM	RR
1.0	Driveway			•		
1.1	Sidewalk/Walkway(s)					•
1.2	Grading	•				
1.3	Vegetation Affecting Structure	•				
1.4	Retaining Wall(s)					•
1.5	Fencing					•
1.6	Shed			•		
1.7	Exterior Fireplace			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

INNI NPMMPRR

Comments:

1.1 The front sidewalk as well as the front and right side walkways all have numerous cracks present. If the walkways and sidewalk are not repaired, further deterioration could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.4 The front masonry retaining wall is extremely deteriorated. If not repaired, further deterioration of the retaining wall could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 The retaining wall and the chain link fencing on the right side of the house is in need of repairs. The retraining wall is deteriorating and the fencing is damaged and leaning. Part of this may or may not be on your property. I would consult with your agent and also look on a survey of the property for reference. Recommend further evaluation for repairs if this is part on your property.

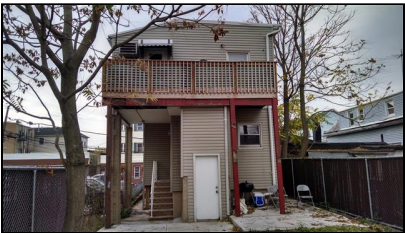


1.5 Item 1(Picture) Right side retaining wall and fencing is in need of repairs

2. Exterior

Exterior Views





Styles & Materials

<b>Exterior Cladding Material/Style:</b> Fiber cement siding Vinyl siding	<b>Eaves/Fascia/ Soffit Materials:</b> Eaves material- Wood Fascia material- Wood Soffit material- Vinyl	<b>Trim Material:</b> Aluminum, vinyl and wood
<b>Window Material:</b> Vinyl double hung Wood frame	<b>Exterior Door Material:</b> Wood	<b>Window Well Material:</b> N/A
<b>Exterior Stairs Material:</b> Masonry/brick	<b>Balcony Material:</b> N/A	<b>Deck Material:</b> Wood
<b>Porch Material:</b> N/A	<b>Patio Material:</b> Concrete	

		IN	NI	NP	MM	RR
2.0	Exterior Wall Surface/Cladding					•
2.1	Eaves, Soffits, Fascias	•				
2.2	Trim					•
2.3	Exterior Windows (Representative number)					•
2.4	Exterior Doors	•				
2.5	Window Wells			•		
2.6	Exterior Stairs	•				
2.7	Balcony			•		
2.8	Deck					•
2.9	Porch			•		
2.10	Patio	•				
2.11	Door Bell	•				
2.12	Lawn Sprinklers			•		
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Comments:



**2.0** There were numerous small sections of vinyl siding that appeared to be damaged or missing on the front, right side and rear of the house. Further damage to the siding and deterioration of the structure behind the siding could occur if the needed repairs are not completed. In addition, in the rear where the vinyl siding is missing, you can see what appeared to be 3 different types of exterior cladding that was installed on the house over the years. The middle exterior cladding material is called fiber cement siding may contain asbestos fibers. Asbestos cement is a composite material consisting of Portland cement reinforced with asbestos fibers. Asbestos fiber cement siding has been known to have been used on homes built from the 1920's until the early 1970's. In 1973, the EPA banned the use of asbestos in the manufacturing of building products. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged fiber cement siding materials were observed. All of the suspect fiber cement siding except where it is visible in the rear and in the rear basement stairwell appears to be covered up by the vinyl siding that is on the house currently. Recommend further evaluation of all of the exterior siding on the house for repairs by a qualified, licensed contractor. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety prior to closing.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture) 3 layers of siding



2.0 Item 4(Picture) Vinyl siding buckling on front porch



2.0 Item 5(Picture) Fiber cement siding visible in rear basement stairwell

2.2 (1) There was a piece of aluminum soffit trim on the front of th house that was damaged. Recommend further evaluation for repairs by a licensed contractor.



2.2 Item 1(Picture)

2.2 (2) The paint on numerous areas of the wood trim on the exterior of the house (doors, windows, etc.) as well as the some of the door jambs was peeling leaving the wood exposed to the elements. If not repaired, moisture damage and wood rot could occur. Recommend further evaluation of all of these areas for repairs by a qualified, licensed contractor.



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

**2.3** The window in the 1st floor bathroom was not functioning properly. The bottom window sash would slam down when you opened it. This is a safety issue and should be repaired. Recommend further evaluation for repairs by a licensed contractor.



2.3 Item 1(Picture)



2.8 Numerous issues were observed pertaining to the rear deck...to name a few- 1) there are no support post to footing mechanical connectors 2) there are no support post to beam mechanical connectors 3) there are no beam to joist mechanical connectors 4) the entire guardrail assembly is extremely loose, not properly mechanically attached to the primary structure of the house and deck and is just overall poorly built 5) the main vertical support posts are made up of 3 framing member lag bolted together (these should be solid 6"x6" posts) 6) the two support posts on the right are not plum and are leaning 7) there are no lag bolts attaching the ledger boards to the primary structure of the house 8) no portion of a deck should be attached to any cantilevered portion of the house 9) there were two splices in the main support beams that did not have any support posts under them (any splices should have a support post underneath it). These are all safety and structural issues and with the guardrail being so loose, I would recommend not using this deck until the entire deck is further evaluated by a qualified, licensed contractor and the needed repairs are completed.



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)



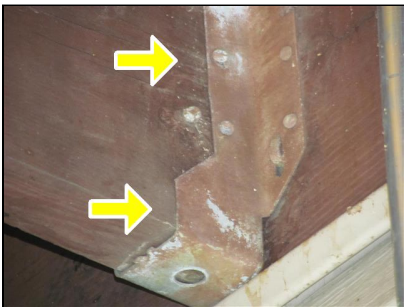
2.8 Item 4(Picture)



2.8 Item 5(Picture)



2.8 Item 6(Picture)



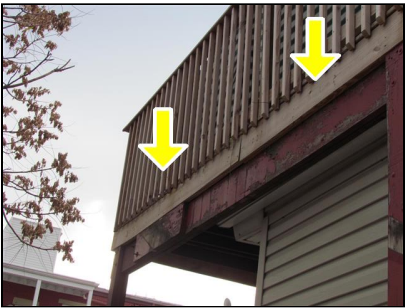
2.8 Item 7(Picture)



2.8 Item 8(Picture)



2.8 Item 9(Picture)



2.8 Item 10(Picture)



2.8 Item 11(Picture) Rusted nails



2.8 Item 12(Picture) No lag bolts



2.8 Item 13(Picture) Deck attached to cantilevered portion of the house



2.8 Item 14(Picture)



2.8 Item 15(Picture) Support posts leaning to the left



2.8 Item 16(Picture)





2.8 Item 17(Picture)



2.8 Item 18(Picture) No joist hangers



2.8 Item 19(Picture) No mechanical connectors



2.8 Item 20(Picture) No mechanical connectors



2.8 Item 21(Picture)

3. Garage

Styles & Materials

<b>Garage Type:</b> No garage present	<b>Garage Vehicle Door Material/Style:</b> N/A	<b>Garage Vehicle Door Opener(s):</b> N/A
<b>Safety Reverse::</b> N/A	<b>Safety Sensors::</b> N/A	<b>Occupant Door to Interior Material:</b> N/A
<b>Occupant Door to Exterior Material:</b> N/A	<b>Roof Info:</b> N/A	<b>Roof Material:</b> N/A
<b>Ceiling Material:</b> N/A	<b>Wall Material:</b> N/A	<b>Garage Floor Material:</b> N/A
<b>Garage Exterior Material:</b> N/A	<b>Gutter/Downspout Material:</b> N/A	

		IN	NI	NP	MM	RR
3.0	Garage			•		

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INNI NPMMRR

		IN	NI	NP	MM	RR
3.1	Garage Vehicle Door(s)			•		
3.2	Garage Vehicle Door Opener(s)			•		
3.3	Garage Vehicle Door Safety Features			•		
3.4	Garage Occupant Door to Interior			•		
3.5	Garage Occupant Door to Exterior			•		
3.6	Garage Window(s)			•		
3.7	Garage Roof			•		
3.8	Garage Ceiling			•		
3.9	Garage Interior Walls			•		
3.10	Garage Floor			•		
3.11	Garage Exterior			•		
3.12	Garage Roof Drainage System			•		

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INNI NPMMRR

Comments:

4. Structural Components

Styles & Materials

<b>Foundation:</b> Foundation construction- Masonry block/brick walls/Concrete floors	<b>Columns/Piers/Girders/Beams:</b> 2" x 9 1/2" (actual measurement) wood beams 2"x8" wood beams Masonry block columns Steel lally columns	<b>Basement:</b> Full unfinished basement Full basement- 75% of it was an apartment and 25% was unfinished
<b>Crawlspace:</b> Not present	<b>Wall Structure:</b> 2" x 4" wood platform construction	<b>Floor Structure:</b> 2" x 9 1/2" (actual measurement) wood joist platform construction 2"x8" on 16" centers wood joist platform construction Plywood sheathing subfloor Wood T&G subfloor
<b>Roof Structure:</b> Unknown-Roof structure was not visible		

		IN	NI	NP	MM	RR
4.0	Foundation					•
4.1	Columns/Piers/Girders/Beams					•

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

INNI NPMMRR

		IN	NI	NP	MM	RR
4.2	Basement	•				
4.3	Crawlspace			•		
4.4	Wall Structure	•				
4.5	Floor Structure					•
4.6	Roof Structure	•				

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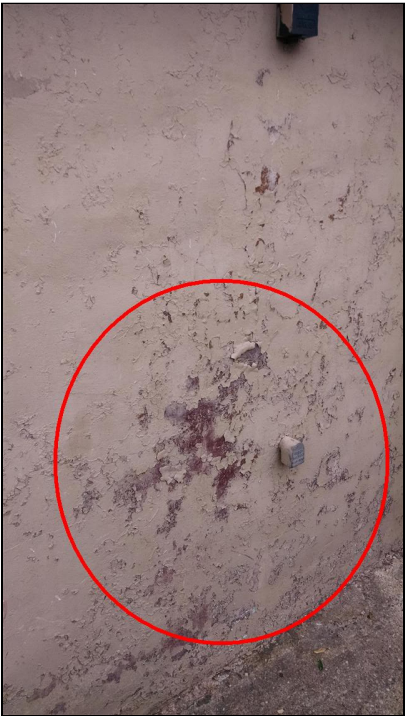
IN NI NP MM RR

Comments:

4.0 (1) Observed on the interior and exterior masonry foundation wall surfaces, there were several vertical cracks visible and the paint was peeling off of these surfaces in numerous areas. In addition, the parging on several areas of the interior and exterior foundation walls was cracked/missing/flaking off, portions of the basement concrete floor were cracked and portions of the brick foundation in the rear was deteriorated. Further deterioration of the foundation could occur if the needed repairs are not completed. Recommend further evaluation of the entire foundation (interior and exterior) for repairs by a qualified, licensed contractor.



4.0 Item 1(Picture) Peeling paint front



4.0 Item 2(Picture) Peeling paint left side



4.0 Item 3(Picture)



4.0 Item 4(Picture) Cracks on right side



4.0 Item 5(Picture) Crack in rear



4.0 Item 6(Picture) Parging cracked in rear





4.0 Item 7(Picture)



4.0 Item 8(Picture) Peeling paint left side



4.0 Item 9(Picture) Cracks in rear



4.0 Item 10(Picture) Cracks in rear



4.0 Item 11(Picture) Parging deteriorated in rear



4.0 Item 12(Picture) Cracks in basement floor



4.0 Item 13(Picture) Cracks in basement floor



4.0 Item 14(Picture) Interior basement wall



4.0 Item 15(Picture) Brick foundation wall in rear deteriorated- bricks laying on floor



4.0 Item 16(Picture) Brick foundation in rear deteriorated



4.0 Item 17(Picture) Crack-interior right side basement wall



4.0 Item 18(Picture) Peeling paint and parging deteriorated in front basement





4.0 Item 19(Picture) Peeling paint and parging deteriorated in front basement

**4.0 (2)** The masonry staircase in the rear of the basement for the exterior rear door is severely deteriorated. Further deterioration of this staircase could occur if the needed repairs are not completed as well as this being a safety issue. Recommend further evaluation of the entire foundation (interior and exterior) for repairs by a qualified, licensed contractor.



4.0 Item 20(Picture)



4.0 Item 21(Picture)



4.0 Item 22(Picture)

**4.1** The front masonry support column supporting the cantilevered portion of the 2nd floor in the rear has a slight bow in the middle of it. Portions of it are not plumb and there is a crack in the mortar joint between the 4th and 5th blocks at the bottom. This is a safety concern as there may be some structural issues within the house that are causing the column to bow. In addition, just to bring this to your attention, there is no protection in place for these columns from the cars parking in the parking lot on the property to the right of the house. Due to the fire damaged structure that is still in place, the sloping floors and this issue, I would recommend further evaluation of the entire structure of the house for repairs by a qualified, licensed structural engineer.





4.1 Item 1(Picture)



4.1 Item 2(Picture) Bottom of column not plumb



4.1 Item 3(Picture) Crack in mortar joint



4.1 Item 4(Picture)



4.1 Item 5(Picture) Columns have no protection from cars parking in the parking lot on the right side of the house



4.1 Item 6(Picture) Columns supporting rear of house

**4.5** (1) There appeared to have been a fire in the basement at one time. There was numerous areas of the 1st floor wood structure (the sections that weren't covered up with drywall in the basement), basement stairs and walls and other areas of the basement that were charred/fire damaged. Also, as viewed from the inside of the 1st floor bathroom, there were sections of the right side exterior wall above the drop ceiling that were charred. Since most of the basement ceiling is covered with drywall as well as the 1st floor living space and the rest of the house, the extent of the fire damage to the structural framing members could not be determined. All this charred wood is a concern, as the fire may have compromised the structural integrity of the structural framing members and the foundation that is still in place. Recommend further evaluation of these areas by a qualified, licensed contractor.





4.5 Item 1(Picture) Charred wood-1st floor bathroom



4.5 Item 2(Picture) Charred wood-1st floor bathroom



4.5 Item 3(Picture) Basement



4.5 Item 4(Picture) Basement



4.5 Item 5(Picture) Basement



4.5 Item 6(Picture) Rear of basement



4.5 Item 7(Picture) Basement



4.5 Item 8(Picture) Main beam in basement



4.5 Item 9(Picture) Basement



4.5 (2) There were numerous rooms in the house that had noticeable sloping floors present. The areas of concern are as follows- 1) the 2nd floor kitchen floor was sloped downward left to right 2) the 2nd floor hallway floor was sloped downward from the rear to the front 3) the 1st floor kitchen floor was sloped downward from the rear to the front and it had a noticeable hump in it on the left side 4) the 1st floor front bedroom floor was sloped downward from right to left 5) the 1st floor living room floor was sloped downward from the front to the rear. Due to the fire damaged structure that is still in place, the exterior masonry column issues and this issue, I would recommend further evaluation of the entire structure of the house for repairs by a qualified, licensed structural engineer.



4.5 Item 10(Picture) 2nd floor hallway



4.5 Item 11(Picture) 2nd floor kitchen



4.5 Item 12(Picture) 1st floor kitchen



4.5 Item 13(Picture) Hump in 1st floor kitchen floor



4.5 Item 14(Picture) 1st floor living room



4.5 Item 15(Picture) 1st floor front bedroom

5. Roof/Chimney

Roof Views



Styles & Materials

<b>Method of Roof Inspection:</b> Roof was mounted, walked and visually inspected.	<b>Roof Style:</b> Flat roof Shed	<b>Roof Covering Material:</b> 3 tab asphalt shingles Rolled asphalt roof
<b>Roof Penetrations:</b> Metal chimney Piping for plumbing vent stack(s)	<b>Roof Drainage System:</b> Aluminum gutters and aluminum downspouts	<b>Exposed Flashings:</b> Metal/rubber flashing around roof penetrations
<b>Chimney:</b> Metal chimney/vents which serve the heating equipment and water heaters	<b>Limitations of Roofing Inspection:</b> It highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).	

		IN	NI	NP	MM	RR
5.0	Roof Covering					•
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI	NP	MM	RR

		IN	NI	NP	MM	RR
5.1	Roof Penetrations	•				
5.2	Roof Drainage System	•				
5.3	Exposed Roof Flashing(s)	•				
5.4	Sky Lights			•		
5.5	Chimney	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI	NP	MM	RR

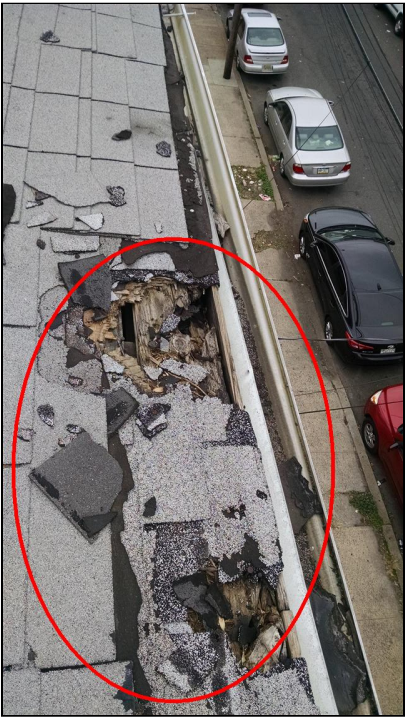
**Comments:** \_\_\_\_\_



5.0 Observed on the flat roof in the rear of the house, the rolled asphalt roofing membrane had several blisters present. Blisters are typically created by voids resulting from improper adhesion during the application of the roofing membrane. If these blisters or the seams open up, water could enter the structure below. In addition, there were large holes in the shingle roof covering and decking on the front of the house. These open holes are letting water into the living space below potentially causing water damage. Recommend further evaluation of the entire roof by a qualified, licensed roofing contractor and repaired as needed.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture) Ponding water on flat roof



5.0 Item 5(Picture)



5.0 Item 6(Picture)

6. Attic and Insulation

Styles & Materials

Attic access/Methods to inspect:

The attic space above the 2nd floor was not accessible and therefore could not be inspected

Attic Floor Structure: Attic Insulation

Unknown

Type:

Unknown

Attic Insulation Depth:

Unknown

Attic/ Roof Ventilation:

Side wall vents

		IN	NI	NP	MM	RR
6.0	Attic		•			
6.1	Attic Floor Structure		•			
6.2	Attic Insulation		•			
6.3	Attic/Roof Ventilation	•				

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IN
NI
NP
MM
RR

Comments:

7. Electrical System



4 electric meters on right side exterior



4 electric main service panels in basement

Styles & Materials

<b>Service Entrance/Conductors:</b> Electric service entrance is overhead drop.	<b>Electric Meter Location:</b> 4 electric meters located outside on the right side of the house	<b>Service Rating:</b> 120/240 Volt 100 Amp-each unit
<b>Main Disconnect:</b> 100 Amp main disconnect located in each main service panel	<b>Main Service Panel(s):</b> Main service panel manufacturer- Murray There were 4 main service panels located in the front of the basement	<b>Sub Panel(s):</b> 2 Federal Pacific sub panels were located in the 1st and 2nd floor apartments
<b>Service Equipment Grounding:</b> Copper service equipment grounding present	<b>Overcurrent Protection Type:</b> Circuit breakers Stab-Lok circuit breakers	<b>Wiring Methods:</b> Predominant type of branch wiring- Copper- Type NM and flexible metal armored cable

Connected Devices- Lighting Fixtures-Ceiling Fans- Switches- Outlets:

Inspection applicable to the interior and exterior connected devices, lighting fixtures, ceiling fans, switches and outlets

Number of Bad and Missing Fuses:

N/A

Amp Rating of Fuses:

N/A

Ground Fault Circuit Interrupter (GFCI) Outlets:

GFCI outlets were present in all required areas

Arc Fault Circuit Interrupter (AFCI):

None present

Smoke Detectors:

Smoke detectors and carbon monoxide detectors were only visually inspected and were not tested

Carbon Monoxide (CO) Detectors:

Smoke detectors and carbon monoxide detectors were only visually inspected and not tested

		IN	NI	NP	MM	RR
7.0	Service Entrance/Conductors	•				
7.1	Electric Meter	•				
7.2	Main Disconnect	•				
7.3	Main Service Panel(s)	•				
7.4	Sub Panels(s)					•
7.5	Service Equipment Grounding	•				
7.6	Overcurrent Protection	•				
7.7	Wiring Methods					•
7.8	Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Receptacles/Outlets					•
7.9	Fuses			•		
7.10	Smoke Detectors	•				
7.11	Carbon Monoxide (CO) Detectors	•				
7.12	Ground Fault Circuit Interrupter (GFCI) Outlets	•				
7.13	Arc Fault Circuit Interrupter (AFCI)			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI	NP	MM	RR

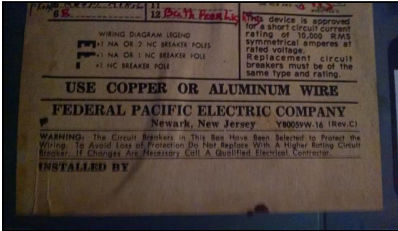
Comments:



7.4 There were two Federal Pacific Electric Stab-Lok electric sub panels present in the 1st and 2nd floor apartments (one in each apartment) which is a safety concern. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Due to the other electrical related issues observed in the house, I would recommend further evaluation of these sub panels as well as the entire electrical system by a qualified, licensed electrician. Additional information pertaining to these electric panels can be found at <http://www.ismypanelsafe.com/fpe.aspx> and [http://inspectapedia.com/fpe/FPE\\_Stab\\_Lok\\_Hazards.htm](http://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.htm).



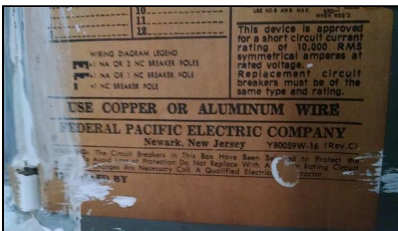
7.4 Item 1(Picture) 2nd floor  
Federal Pacific sub panel



7.4 Item 2(Picture) 2nd floor sub  
panel data tag



7.4 Item 3(Picture) 1st floor  
Federal Pacific sub panel



7.4 Item 4(Picture) 2nd floor sub  
panel data tag

**7.7** There were numerous electrical junction boxes observed in the basement area that didn't have the required cover plates on them. The cover plates are required in order to contain any arcing which would potentially cause a fire. If a wire is loose, the amperage will go up, which causes heat. This excessive heat is also capable of causing a fire. The idea is to keep all splices enclosed to reduce the risk of fire and to prevent damage to the wires due to accidental contact. Recommend further evaluation for repairs by a qualified, licensed electrician.



7.7 Item 1(Picture)

**7.8** Observed in the basement, there were numerous light fixtures that were not functioning and there was an outlet in which the front cover was loose. These are safety issues. Recommend further evaluation for repairs by a licensed contractor.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

## 8. Plumbing System



3 natural gas meters located in the front of the basement

Styles & Materials

<b>Water Supply Source:</b> Public	<b>Water Supply Material:</b> 3/4" copper	<b>Water Supply Location:</b> Main water supply shut off valve and water meter located in the basement along the front wall
<b>Main Water Distribution Lines Material:</b> Readily visible, predominant, interior distribution piping material- Copper and pex	<b>Drain-Waste and Vent Systems Material:</b> Readily visible, predominant interior drain, waste and vent piping material- PVC and cast iron	<b>Fuel (Natural Gas) Distribution System Material:</b> 3 main natural gas shut offs and gas meters were located in the basement on the front wall

		IN	NI	NP	MM	RR
8.0	Main Water Supply (into home)					•
8.1	Main Water Distribution Lines	•				
8.2	Drain, Waste and Vent Systems					•
8.3	Fixtures & Faucets					•
8.4	Sump Pump			•		
8.5	Sump Pump Plumbing			•		
8.6	Sump Pump Pit			•		
8.7	Fuel (Natural Gas) Distribution System					•
8.8	Radon Mitigation System			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace



**Comments:**

---

**8.0** One of the main water supply shutoff valves located in the basement is missing the required handle. In the event of an emergency, this valve could not be closed. Recommend installing the required handle.



8.0 Item 1(Picture)

**8.2** The main cast iron DWV piping in the basement appeared to be leaking. This leak could allow sewer waste to drip onto the basement floor which is a health hazard. Recommend further evaluation for repairs by a licensed plumber.



8.2 Item 1(Picture)

**8.3** The faucet on the 1st floor bathroom sink was not functioning properly. Turning it either way would turn the water on. Recommend further evaluation for repairs by a qualified, licensed plumber.



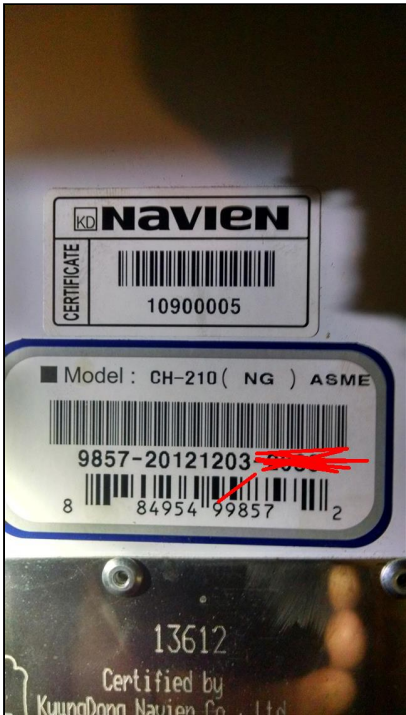
8.3 Item 1(Picture)

8.7 A small section of the gas supply piping on the top of one of the gas meters located in the front of the basement was extremely rusted. It is unknown how much of the sidewall of the pipe is rusted and it may be compromised. For safety purposes, I would recommend a further evaluation by a qualified, licensed plumber.

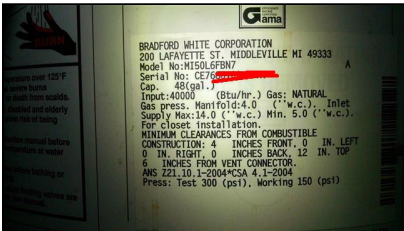


8.7 Item 1(Picture)

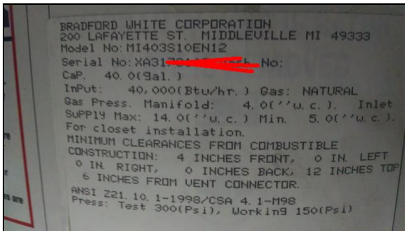
9. Water Heater



Combination unit #1 data tag



Unit #2 data tag



Unit #3 data tag

Styles & Materials

<b>Water Heater Energy Source:</b> Natural gas	<b>Water Heater Location:</b> There were 2 upright water heaters and 1 combination boiler/water heater unit located in the basement	<b>Water Heater Number of Gallons:</b> 40 Gallons 50 gallons Combi unit-Unlimited
<b>Water Heater Manufacturer:</b> Bradford White Combi unit- Navien	<b>Water Heater Model:</b> Unit #1-Combi unit- CH-210 (NG) Unit #2-MI50L6FBN7 Unit #3-MI403S10EN12	<b>Water Heater Serial Number:</b> Unit #1-9857-20121203-0000 Unit #2-CE7680000 Unit #3-XA3170000

Manufacture Date by Serial Venting Materials:

Number:	PVC
Unit #1-2012	Metal single wall vent pipe
Unit #2-May 2006	
Unit #3-January 2001	

		IN	NI	NP	MM	RR
9.0	Water Heater					•
9.1	Venting					•
9.2	Temperature Pressure Relief Valve/ Discharge Pipe	•				
9.3	Gas Valve/Piping	•				
9.4	Bonding Wire	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

Comments:

9.0 (1) There was a visible water leak at the drain valve at the bottom of the water heater ending in serial #6100. This leak is it were to become worse, could result in water damage and/or a flooded basement. Recommend further evaluation of the entire water heater for repairs by a qualified, licensed plumber.



9.0 Item 1(Picture)



**9.0** (2) The water supply piping at the top of the water heater ending is serial #8103 was extremely rusted and deteriorated. This condition could result in water damage and/or a flooded basement. Recommend further evaluation of the entire water heater for repairs by a qualified, licensed plumber.



9.0 Item 2(Picture)



9.0 Item 3(Picture)

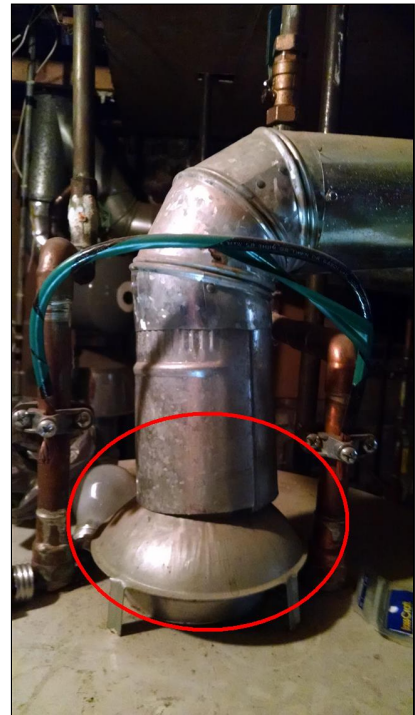
**9.1** The vent connectors on both of the water heaters are not properly screwed to the draft hoods on the top of the water heaters and are sloped downward. This is a safety issue as carbon monoxide could leak out and enter the basement space if the vent connector were to get knocked off the draft hood. In addition, the vent connectors appeared to be oversized for the draft hoods. They are not the proper size to fit on the top of the draft hoods. Recommend further evaluation for repairs by a qualified, licensed plumber.



9.1 Item 1(Picture)

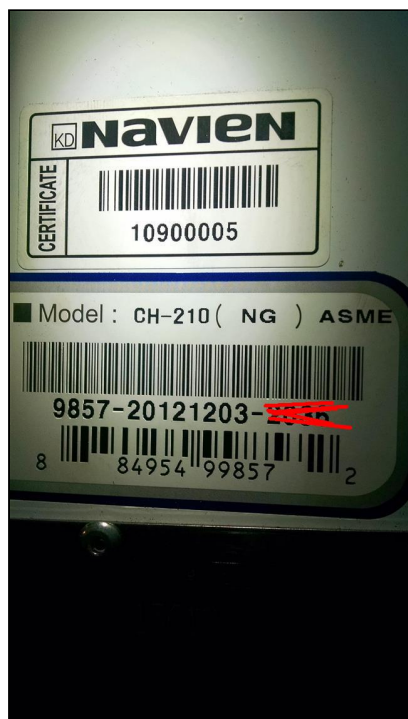


9.1 Item 2(Picture) Vent sloped downward

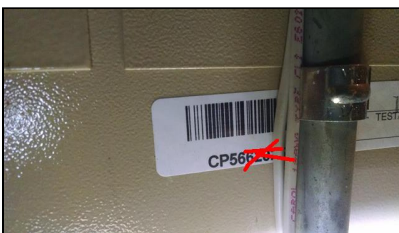


9.1 Item 3(Picture)

## 10. Heating System(s)



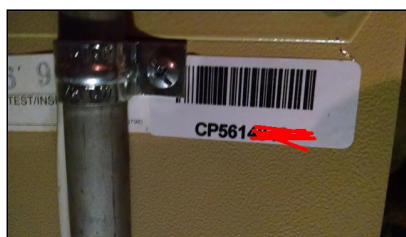
Combi unit #1 data tag



Unit #2



Unit #2 data tag



Unit #3



Unit #3 data tag

## Styles & Materials

### Heating Type/BTU's:

Gas fired water boilers (59,000 and 88,000 BTU's)

Combination boiler/water heater

### Heating Unit Manufacturer:

Weil-McLain

Combi unit-Navien

### Manufacture Date by Serial Number:

Unit #1-2012

Unit #2-10/17/2007

Unit #3-09/18/2007

### Filter Type/Size:

Not applicable

### Fuel (oil) Storage Tank/Piping Info:

N/A

### Heating Energy Source:

Natural gas

### Heating Unit Model Number:

Unit #1-Combi unit-CH-201 (NG)

Unit #2-CGA-4-SPDN

Unit #3-CGA-3-SPDN

### Heating Distribution Material:

Copper pipes with hot water baseboard heaters

### Thermostat Type:

Honeywell

### Heating Unit Location:

The heating equipment is located in the basement

### Heating Unit Serial Number:

Unit #1-9857-20121203-0000

Unit #2-CP5660000

Unit #3-CP5610000

### Venting Materials:

Metal single wall vent pipe

PVC vent

### Thermostat Location:

Thermostats located in each unit in the main hallway

		IN	NI	NP	MM	RR
10.0	Heating Unit					•
10.1	Heating Distribution System	•				
10.2	Venting	•				
10.3	Gas Valve/Piping	•				
10.4	Filter			•		
10.5	Thermostat	•				
10.6	Fuel (Oil) Storage Tank/Piping			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

INNI NPMMRR

Comments:

10.0 There was no discharge piping on the TPR (temperature pressure relief) valves on either of the two Weil-McLain boilers present in the basement. Proper discharge pipes are needed and should be within 6 inches from the basement floor. This is a safety issue as a person in the vicinity boilers could get scalded should a discharge situation occur. Recommend further evaluation for repairs by a qualified, licensed plumber.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture) Charred floor joists in front of basement

11. Cooling System(s)

Styles & Materials		
Type:	Energy Source:	Condenser Manufacturer:
N/A	N/A	N/A
Condenser Model:	Condenser Serial Number:	Condenser Manufacture Date by Serial Number:
N/A	N/A	N/A

Evaporator Manufacturer:

N/A

Evaporator Model:

N/A

Evaporator Serial Number:

N/A

Evaporator Manufacture Date by Serial Number:

N/A

Cooling Distribution Material:

N/A

Filter Type/Size:

N/A

Thermostat Type:

N/A

Thermostat Location:

N/A

		IN	NI	NP	MM	RR
11.0	Cooling System			•		
11.1	Cooling Distribution System			•		
11.2	Refrigerant Lines			•		
11.3	Cooling System Filter			•		
11.4	Thermostat			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

Comments:

12. Interior

Styles & Materials

Ceiling Finishes:

Drywall and plaster ceilings present

Wall Finishes:

Tile  
Drywall and plaster walls present

Floor Finishes:

Hardwood  
Ceramic tile  
Vinyl flooring

Interior Door Materials:

Wood

Fireplace Materials/ Locations:

None present

Fireplace Materials:

N/A

Limitations of Interior Inspection:

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

		IN	NI	NP	MM	RR
12.0	Interior Rooms	•				
12.1	Ceiling Finishes					•
12.2	Wall Finishes	•				
12.3	Floor Finishes	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace



		IN	NI	NP	MM	RR
12.4	Closets	•				
12.5	Stairways, Steps, Railings					•
12.6	Window/Wall AC/ Heat			•		
12.7	Interior Doors	•				
12.8	Fireplace			•		

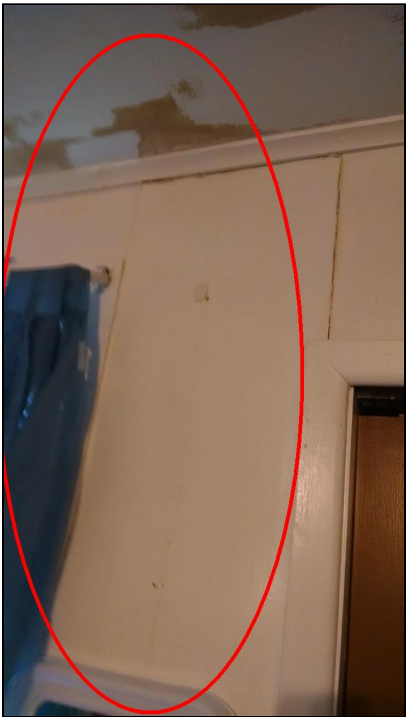
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

Comments:

12.1 (1) Evidence of previous moisture intrusion was observed in the rear 2nd floor bedroom on the ceiling and rear wall. This area appeared to be dry at the time of the inspection. Consult with the owner/occupant to ascertain if any previous repairs were performed to rectify this situation and provide documentation if any is available. If this cannot be done or if this condition is still a concern to you, I would recommend a further evaluation be done by a qualified, licensed contractor.



12.1 Item 1(Picture)

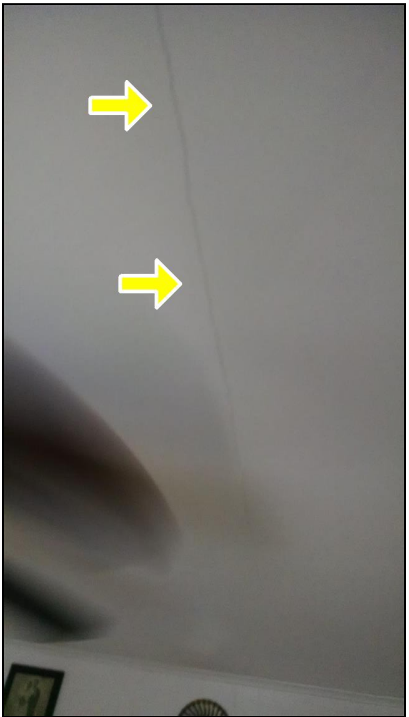


12.1 Item 2(Picture)



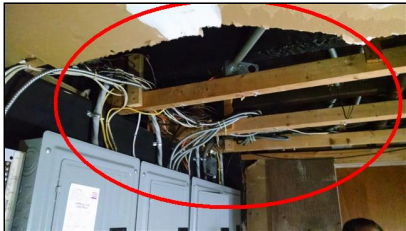
12.1 Item 3(Picture)

12.1 (2) There was a crack observed in the ceiling surface in the 2nd floor living room. This crack could get bigger if the needed repairs are not completed. Recommend further evaluation by a licensed contractor.



12.1 Item 4(Picture)

12.1 (3) There were numerous sections in the basement that was missing drywall on the ceiling. The basement ceiling should be 100% sealed up to provide the proper fire protection for the basement living space as well as the units above. Recommend further evaluation of all of the ceiling and wall surfaces for repairs by a qualified, licensed contractor.



12.1 Item 5(Picture)



12.1 Item 6(Picture)

12.1 (4) There was a drop ceiling present in the 1st floor bathroom which covered the entire ceiling. This is an issue as the metal framing could rusted due to the moisture while taking a shower and also moisture could get trapped in the space above the drop ceiling and the 2nd floor subfloor. Mold could possibly form on the ceiling tiles as well as the space above the drop ceiling. There was no exhaust fan present in this bathroom. Recommend further evaluation for repairs by a qualified, licensed contractor.



12.1 Item 7(Picture) Drop ceiling in bathroom

12.5 There were numerous issues observed pertaining to the basement staircase- 1) some of the wood structure was charred from a previous fire 2) the supporting wood supporting the stair treads was inadequate 3) the handrail was mounted too low and was missing the required balusters 4) the risers were opened and should be boxed in 5) the staircase itself was very narrow. These are safety issues and for safety, the needed repairs should be completed. Recommend further evaluation by a licensed contractor.



12.5 Item 1(Picture) Open risers, handrail too low and no balusters



12.5 Item 2(Picture) Fire charred wood supporting stair treads



12.5 Item 3(Picture) Handrail loose and too low

13. Bathroom(s)

Styles & Materials

<b>Bathroom(s):</b> 3 Full bathrooms present	<b>Exhaust Fan(s):</b> Exhaust fan present in basement bathroom	<b>Sink(s):</b> One sink present in each bathroom
<b>Tub(s):</b> Three shower/tub combos present	<b>Toilet(s):</b> Basic toilets present in each bathroom	<b>Shower(s):</b> Three shower/tub combos present

Cabinetry/Countertop(s):  
Wood vanities present in each bathroom

		IN	NI	NP	MM	RR
13.0	Bathroom(s)					•
13.1	Exhaust Fan(s)	•				
13.2	Sink(s)	•				
13.3	Tub(s)					•
13.4	Toilet(s)	•				
13.5	Shower(s)	•				
13.6	Cabinetry/Countertop(s)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

INNI NPMMRR

Comments:

**13.0** There was what appeared to be a wall mounted electric heater present between the shower and the toilet in the 2nd floor bathroom. This is a safety issue as this heater is very close to an open water source and it is not appear to be GFCI protected. For safety, GFCI protection is required in all areas within a close proximity of a water source. A ground fault circuit interrupter (GFCI) is a device (outlet or circuit breaker) that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. It is used to reduce the risk of electric shock. They can also prevent fires, like when a live wire touches a metal conduit. For safety purposes, I would recommend a further evaluation of this heater for GFCI protection to be done by a qualified, licensed electrician.



13.0 Item 1(Picture)



**13.3** The mechanical integrated tub stopper in the 2nd floor bathroom bathtub is inoperable. You will not have the ability to fill up the tub if you desired to do so. Recommend further evaluation for repairs by a licensed plumber.



13.3 Item 1(Picture)

## 14. Kitchen

### Styles & Materials

**Countertop:**

Laminate  
countertops present

**Sink:**

Basic sinks  
present in each unit

**Hood/Exhaust Fan:**

Exhaust fan/hood present in 2nd floor kitchen

**Dishwasher:**

Dishwasher  
present in 2nd floor  
kitchen

**Garbage Disposal: Microwave:**

Not present Not present

**Range-Oven-**

**Cooktop:**

Gas range  
present in each unit

**Refrigerator:**

One refrigerator  
present in each unit

**Limitations of Appliances Inspection:**

Appliances were tested by turning them on for a short period of time. It is recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

		IN	NI	NP	MM	RR
14.0	Kitchen(s)	•				
14.1	Cabinetry	•				
14.2	Countertop	•				
14.3	Sink	•				
14.4	Hood/Exhaust Fan	•				
14.5	Dishwasher					•
14.6	Garbage Disposal			•		
14.7	Microwave			•		
14.8	Range, Oven, Cooktop	•				
14.9	Refrigerator	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

IN NI NP MM RR

### Comments:

**14.5** The dishwasher present in the 2nd floor kitchen was not functioning when tested. Recommend further evaluation for repairs by a qualified, licensed appliance repair professional.



14.5 Item 1(Picture)

## 15. Laundry Area

### Styles & Materials

**Laundry Location:**

Laundry appliances are present in the 2nd floor apartment

**Clothes Washer Drain:**

Washer water drain hookup observed

**Wash Basin:**

No wash basin present

**Clothes Washer:**

Clothes washer present

**Clothes Dryer:**

GE clothes dryer present

**Clothes Washer Supply:**

Rubber supply lines present

**Clothes Dryer Gas Valve:**

Natural gas valve present

		IN	NI	NP	MM	RR
15.0	Clothes Washer		•			
15.1	Clothes Washer Supply	•				
15.2	Clothes Washer Drain	•				
15.3	Clothes Dryer		•			
15.4	Clothes Dryer Venting					•
15.5	Clothes Dryer Gas Valve	•				
15.6	Wash Basin			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace

IN NI NP MM RR

**Comments:**

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**15.4** The dryer vent for the 2nd floor dryer appears to be clogged. This is a fire hazard and it may also effect the performance of the clothes dryer. Recommend further evaluation for repairs by a licensed contractor.



15.4 Item 1(Picture)

## General Summary

### Terra Home Inspections LLC

211 Meadowbrook Drive, North Plainfield, NJ 07062

Direct 908-379-9311/ Fax 908-548-8863

Email: [terrahomeinspectionsllc@comcast.net](mailto:terrahomeinspectionsllc@comcast.net)/ [www.terrahomeinspectionsllc.com](http://www.terrahomeinspectionsllc.com)

### Customer

Tony Inspection

### Address

65 West 1st Street

Inspectionville NJ 76666

The following items or discoveries indicate that these systems, units or components **do not function as intended or adversely affects the habitability of the dwelling; and/or warrants further investigation by a qualified, licensed contractor or specialty tradesman, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Grounds

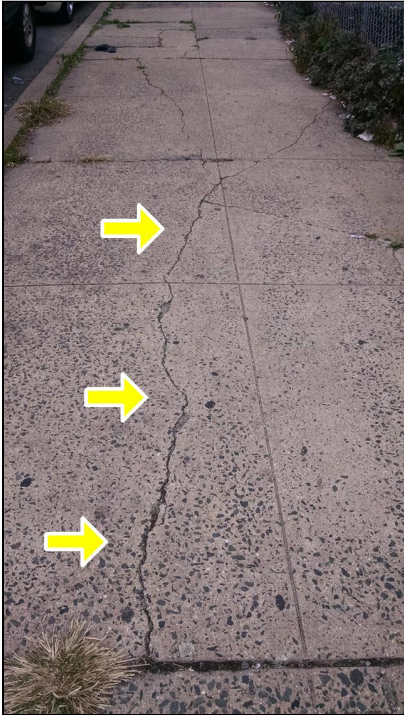
### 1.1 Sidewalk/Walkway(s)

#### Repair/Replace

The front sidewalk as well as the front and right side walkways all have numerous cracks present. If the walkways and sidewalk are not repaired, further deterioration could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.



1. Grounds



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.4 Retaining Wall(s)  
Repair/Replace

The front masonry retaining wall is extremely deteriorated. If not repaired, further deterioration of the retaining wall could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.

**1. Grounds**

1.4 Item 1(Picture)



1.4 Item 2(Picture)

**1.5 Fencing****Repair/Replace**

The retaining wall and the chain link fencing on the right side of the house is in need of repairs. The retaining wall is deteriorating and the fencing is damaged and leaning. Part of this may or may not be on your property. I would consult with your agent and also look on a survey of the property for reference. Recommend further evaluation for repairs if this is part on your property.

## 1. Grounds



1.5 Item 1(Picture) Right side retaining wall and fencing is in need of repairs

## 2. Exterior

### 2.0 Exterior Wall Surface/Cladding

#### Repair/Replace

There were numerous small sections of vinyl siding that appeared to be damaged or missing on the front, right side and rear of the house. Further damage to the siding and deterioration of the structure behind the siding could occur if the needed repairs are not completed. In addition, in the rear where the vinyl siding is missing, you can see what appeared to be 3 different types of exterior cladding that was installed on the house over the years. The middle exterior cladding material is called fiber cement siding may contain asbestos fibers. Asbestos cement is a composite material consisting of Portland cement reinforced with asbestos fibers. Asbestos fiber cement siding has been known to have been used on homes built from the 1920's until the early 1970's. In 1973, the EPA banned the use of asbestos in the manufacturing of building products. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged fiber cement siding materials were observed. All of the suspect fiber cement siding except where it is visible in the rear and in the rear basement stairwell appears to be covered up by the vinyl siding that is on the house currently. Recommend further evaluation of all of the exterior siding on the house for repairs by a qualified, licensed contractor. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety prior to closing.



2. Exterior



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture) 3 layers of siding



2.0 Item 4(Picture) Vinyl siding buckling on front porch



2.0 Item 5(Picture) Fiber cement siding visible in rear basement stairwell

2.2 Trim  
Repair/Replace

(1) There was a piece of aluminum soffit trim on the front of th house that was damaged. Recommend further evaluation for repairs by a licensed contractor.

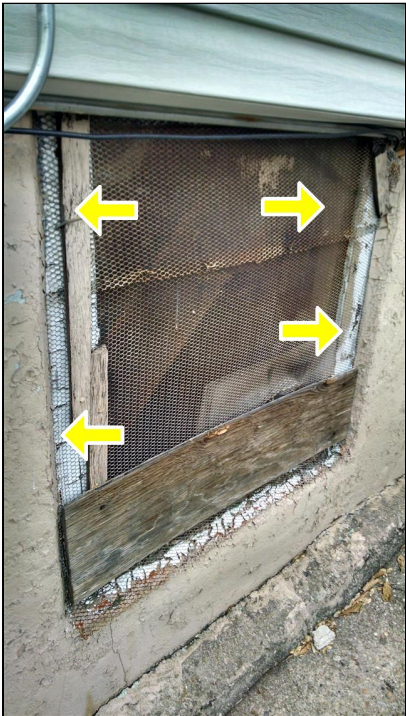


2. Exterior



2.2 Item 1(Picture)

(2) The paint on numerous areas of the wood trim on the exterior of the house (doors, windows, etc.) as well as the some of the door jambs was peeling leaving the wood exposed to the elements. If not repaired, moisture damage and wood rot could occur. Recommend further evaluation of all of these areas for repairs by a qualified, licensed contractor.



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.3 Exterior Windows (Representative number)

Repair/Replace

The window in the 1st floor bathroom was not functioning properly. The bottom window sash would slam down when you opened it. This is a safety issue and should be repaired. Recommend further evaluation for repairs by a licensed contractor.

## 2. Exterior



2.3 Item 1(Picture)

### 2.8 Deck

#### Repair/Replace

Numerous issues were observed pertaining to the rear deck...to name a few- 1) there are no support post to footing mechanical connectors 2) there are no support post to beam mechanical connectors 3) there are no beam to joist mechanical connectors 4) the entire guardrail assembly is extremely loose, not properly mechanically attached to the primary structure of the house and deck and is just overall poorly built 5) the main vertical support posts are made up of 3 framing member lag bolted together (these should be solid 6"x6" posts) 6) the two support posts on the right are not plum and are leaning 7) there are no lag bolts attaching the ledger boards to the primary structure of the house 8) no portion of a deck should be attached to any cantilevered portion of the house 9) there were two splices in the main support beams that did not have any support posts under them (any splices should have a support post underneath it). These are all safety and structural issues and with the guardrail being so loose, I would recommend not using this deck until the entire deck is further evaluated by a qualified, licensed contractor and the needed repairs are completed.

2. Exterior



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)



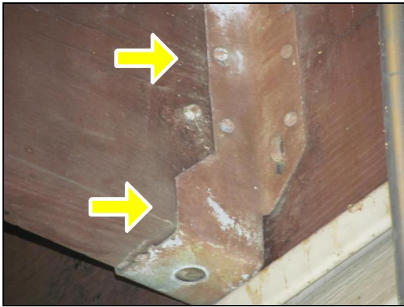
2.8 Item 4(Picture)



2.8 Item 5(Picture)



2.8 Item 6(Picture)



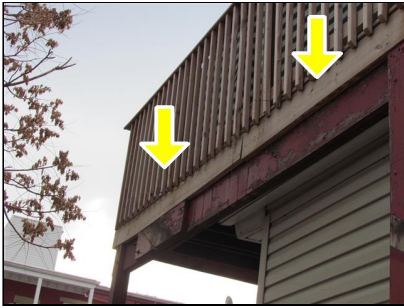
2.8 Item 7(Picture)



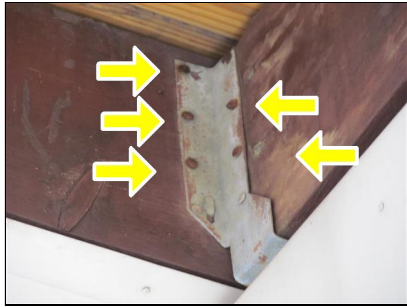
2.8 Item 8(Picture)



2.8 Item 9(Picture)



2.8 Item 10(Picture)



2.8 Item 11(Picture) Rusty nails



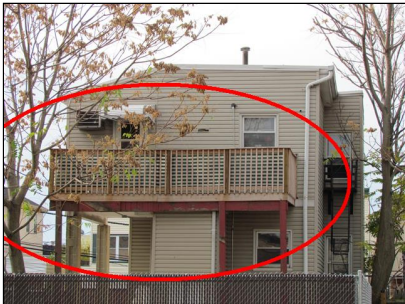
2. Exterior



2.8 Item 12(Picture) No lag bolts



2.8 Item 13(Picture) Deck attached to cantilevered portion of the house



2.8 Item 14(Picture)



2.8 Item 15(Picture) Support posts leaning to the left



2.8 Item 16(Picture)



## 2. Exterior



2.8 Item 17(Picture)



2.8 Item 18(Picture) No joist hangers



2.8 Item 19(Picture) No mechanical connectors



2.8 Item 20(Picture) No mechanical connectors



2.8 Item 21(Picture)

## 4. Structural Components

### 4.0 Foundation

#### Repair/Replace

(1) Observed on the interior and exterior masonry foundation wall surfaces, there were several vertical cracks visible and the paint was peeling off of these surfaces in numerous areas. In addition, the parging on several areas of the interior and exterior foundation walls was cracked/missing/flaking off, portions of the basement concrete floor were cracked and portions of the brick foundation in the rear was deteriorated. Further deterioration of the foundation could occur if the needed repairs are not completed. Recommend further evaluation of the entire foundation (interior and exterior) for repairs by a qualified, licensed contractor.

4. Structural Components



4.0 Item 1(Picture) Peeling paint front



4.0 Item 2(Picture) Peeling paint left side



4.0 Item 3(Picture)



4.0 Item 4(Picture) Cracks on right side



4.0 Item 5(Picture) Crack in rear



4.0 Item 6(Picture) Parging cracked in rear



4. Structural Components



4.0 Item 7(Picture)



4.0 Item 8(Picture) Peeling paint left side



4.0 Item 9(Picture) Cracks in rear



4.0 Item 10(Picture) Cracks in rear



4.0 Item 11(Picture) Parging deteriorated in rear



4.0 Item 12(Picture) Cracks in basement floor

4. Structural Components



4.0 Item 13(Picture) Cracks in basement floor



4.0 Item 14(Picture) Interior basement wall



4.0 Item 15(Picture) Brick foundation wall in rear deteriorated- bricks laying on floor



4.0 Item 16(Picture) Brick foundation in rear deteriorated



4.0 Item 17(Picture) Crack-interior right side basement wall



4.0 Item 18(Picture) Peeling paint and parging deteriorated in front basement



4. Structural Components



4.0 Item 19(Picture) Peeling paint and parging deteriorated in front basement

(2) The masonry staircase in the rear of the basement for the exterior rear door is severely deteriorated. Further deterioration of this staircase could occur if the needed repairs are not completed as well as this being a safety issue. Recommend further evaluation of the entire foundation (interior and exterior) for repairs by a qualified, licensed contractor.



4.0 Item 20(Picture)



4.0 Item 21(Picture)



4.0 Item 22(Picture)

4.1 Columns/Piers/Girders/Beams

#### 4. Structural Components

**Repair/Replace**

The front masonry support column supporting the cantilevered portion of the 2nd floor in the rear has a slight bow in the middle of it. Portions of it are not plumb and there is a crack in the mortar joint between the 4th and 5th blocks at the bottom. This is a safety concern as there may be some structural issues within the house that are causing the column to bow. In addition, just to bring this to your attention, there is no protection in place for these columns from the cars parking in the parking lot on the property to the right of the house. Due to the fire damaged structure that is still in place, the sloping floors and this issue, I would recommend further evaluation of the entire structure of the house for repairs by a qualified, licensed structural engineer.



4. Structural Components



4.1 Item 1(Picture)



4.1 Item 2(Picture) Bottom of column not plumb



4.1 Item 3(Picture) Crack in mortar joint



4.1 Item 4(Picture)



4.1 Item 5(Picture) Columns have no protection from cars parking in the parking lot on the right side of the house



4.1 Item 6(Picture) Columns supporting rear of house

4.5 Floor Structure  
Repair/Replace

#### 4. Structural Components

(1) There appeared to have been a fire in the basement at one time. There was numerous areas of the 1st floor wood structure (the sections that weren't covered up with drywall in the basement), basement stairs and walls and other areas of the basement that were charred/fire damaged. Also, as viewed from the inside of the 1st floor bathroom, there were sections of the right side exterior wall above the drop ceiling that were charred. Since most of the basement ceiling is covered with drywall as well as the 1st floor living space and the rest of the house, the extent of the fire damage to the structural framing members could not be determined. All this charred wood is a concern, as the fire may have compromised the structural integrity of the structural framing members and the foundation that is still in place. Recommend further evaluation of these areas by a qualified, licensed contractor.



4. Structural Components



4.5 Item 1(Picture) Charred wood-1st floor bathroom



4.5 Item 2(Picture) Charred wood-1st floor bathroom



4.5 Item 3(Picture) Basement



4.5 Item 4(Picture) Basement



4.5 Item 5(Picture) Basement



4.5 Item 6(Picture) Rear of basement

**4. Structural Components**

4.5 Item 7(Picture) Basement



4.5 Item 8(Picture) Main beam in basement



4.5 Item 9(Picture) Basement

(2) There were numerous rooms in the house that had noticeable sloping floors present. The areas of concern are as follows- 1) the 2nd floor kitchen floor was sloped downward left to right 2) the 2nd floor hallway floor was sloped downward from the rear to the front 3) the 1st floor kitchen floor was sloped downward from the rear to the front and it had a noticeable hump in it on the left side 4) the 1st floor front bedroom floor was sloped downward from right to left 5) the 1st floor living room floor was sloped downward from the front to the rear. Due to the fire damaged structure that is still in place, the exterior masonry column issues and this issue, I would recommend further evaluation of the entire structure of the house for repairs by a qualified, licensed structural engineer.

#### 4. Structural Components



4.5 Item 10(Picture) 2nd floor hallway



4.5 Item 11(Picture) 2nd floor kitchen



4.5 Item 12(Picture) 1st floor kitchen



4.5 Item 13(Picture) Hump in 1st floor kitchen floor



4.5 Item 14(Picture) 1st floor living room



4.5 Item 15(Picture) 1st floor front bedroom

#### 5. Roof/Chimney

##### 5.0 Roof Covering

##### Repair/Replace

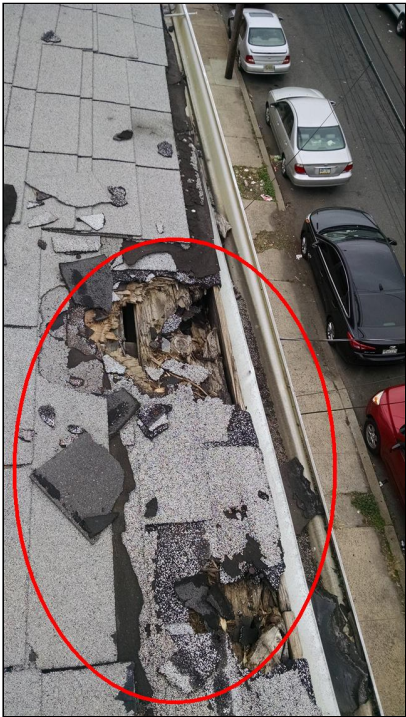
Observed on the flat roof in the rear of the house, the rolled asphalt roofing membrane had several blisters present. Blisters are typically created by voids resulting from improper adhesion during the application of the roofing membrane. If these blisters or the seams open up, water could enter the structure below. In addition, there were large holes in the shingle roof covering and decking on the front of the house. These open holes are letting water into the living space below potentially causing water damage. Recommend further evaluation of the entire roof by a qualified, licensed roofing contractor and repaired as needed.



5. Roof/Chimney



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture) Ponding water on flat roof



5.0 Item 5(Picture)



5.0 Item 6(Picture)

7. Electrical System

7.4 Sub Panels(s)  
Repair/Replace

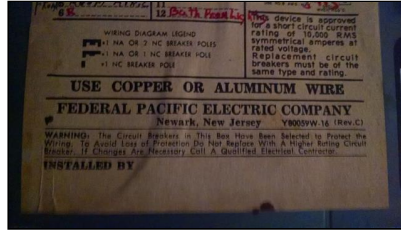


## 7. Electrical System

There were two Federal Pacific Electric Stab-Lok electric sub panels present in the 1st and 2nd floor apartments (one in each apartment) which is a safety concern. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Due to the other electrical related issues observed in the house, I would recommend further evaluation of these sub panels as well as the entire electrical system by a qualified, licensed electrician. Additional information pertaining to these electric panels can be found at <http://www.ismypanelsafe.com/fpe.aspx> and [http://inspectapedia.com/fpe/FPE\\_Stab\\_Lok\\_Hazards.htm](http://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.htm).



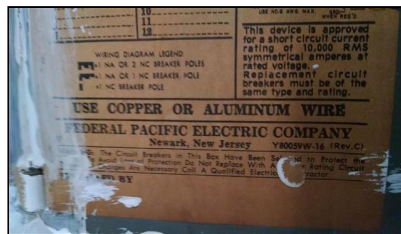
7.4 Item 1(Picture) 2nd floor  
Federal Pacific sub panel



7.4 Item 2(Picture) 2nd floor sub  
panel data tag



7.4 Item 3(Picture) 1st floor  
Federal Pacific sub panel



7.4 Item 4(Picture) 2nd floor sub  
panel data tag

### 7.7 Wiring Methods

#### Repair/Replace

There were numerous electrical junction boxes observed in the basement area that didn't have the required cover plates on them. The cover plates are required in order to contain any arcing which would potentially cause a fire. If a wire is loose, the amperage will go up, which causes heat. This excessive heat is also capable of causing a fire. The idea is to keep all splices enclosed to reduce the risk of fire and to prevent damage to the wires due to accidental contact. Recommend further evaluation for repairs by a qualified, licensed electrician.

## 7. Electrical System



7.7 Item 1(Picture)

### 7.8 Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Receptacles/Outlets

#### Repair/Replace

Observed in the basement, there were numerous light fixtures that were not functioning and there was an outlet in which the front cover was loose. These are safety issues. Recommend further evaluation for repairs by a licensed contractor.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

## 8. Plumbing System

### 8.0 Main Water Supply (into home)

#### Repair/Replace

One of the main water supply shutoff valves located in the basement is missing the required handle. In the event of an emergency, this valve could not be closed. Recommend installing the required handle.

## 8. Plumbing System



8.0 Item 1(Picture)

### 8.2 Drain, Waste and Vent Systems

#### Repair/Replace

The main cast iron DWV piping in the basement appeared to be leaking. This leak could allow sewer waste to drip onto the basement floor which is a health hazard. Recommend further evaluation for repairs by a licensed plumber.



8.2 Item 1(Picture)

### 8.3 Fixtures & Faucets

#### Repair/Replace

The faucet on the 1st floor bathroom sink was not functioning properly. Turning it either way would turn the water on. Recommend further evaluation for repairs by a qualified, licensed plumber.



8.3 Item 1(Picture)



## 8. Plumbing System

### 8.7 Fuel (Natural Gas) Distribution System

#### Repair/Replace

A small section of the gas supply piping on the top of one of the gas meters located in the front of the basement was extremely rusted. It is unknown how much of the sidewall of the pipe is rusted and it may be compromised. For safety purposes, I would recommend a further evaluation by a qualified, licensed plumber.



8.7 Item 1(Picture)

## 9. Water Heater

### 9.0 Water Heater

#### Repair/Replace

(1) There was a visible water leak at the drain valve at the bottom of the water heater ending in serial #6100. This leak is it were to become worse, could result in water damage and/or a flooded basement. Recommend further evaluation of the entire water heater for repairs by a qualified, licensed plumber.



9.0 Item 1(Picture)

(2) The water supply piping at the top of the water heater ending is serial #8103 was extremely rusted and deteriorated. This condition could result in water damage and/or a flooded basement. Recommend further evaluation of the entire water heater for repairs by a qualified, licensed plumber.

## 9. Water Heater



9.0 Item 2(Picture)



9.0 Item 3(Picture)

### 9.1 Venting

#### Repair/Replace

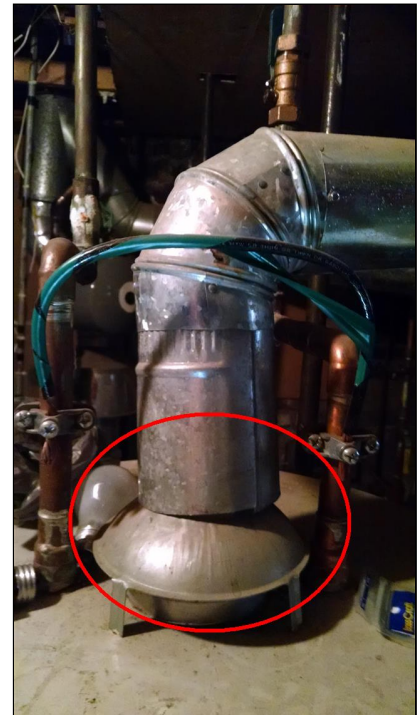
The vent connectors on both of the water heaters are not properly screwed to the draft hoods on the top of the water heaters and are sloped downward. This is a safety issue as carbon monoxide could leak out and enter the basement space if the vent connector were to get knocked off the draft hood. In addition, the vent connectors appeared to be oversized for the draft hoods. They are not the proper size to fit on the top of the draft hoods. Recommend further evaluation for repairs by a qualified, licensed plumber.



9.1 Item 1(Picture)



9.1 Item 2(Picture) Vent sloped downward



9.1 Item 3(Picture)

## 10. Heating System(s)

### 10.0 Heating Unit

#### Repair/Replace

There was no discharge piping on the TPR (temperature pressure relief) valves on either of the two Weil-McLain boilers present in the basement. Proper discharge pipes are needed and should be within 6 inches from the basement floor. This is a safety issue as a person in the vicinity boilers could get scalded should a discharge situation occur. Recommend further evaluation for repairs by a qualified, licensed plumber.

**10. Heating System(s)**

10.0 Item 1(Picture)



10.0 Item 2(Picture)

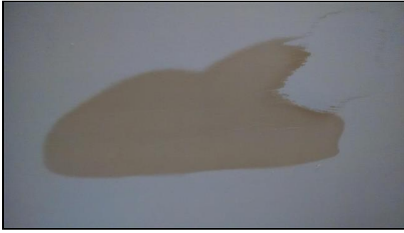


10.0 Item 3(Picture) Charred floor joists in front of basement

**12. Interior****12.1 Ceiling Finishes****Repair/Replace**

(1) Evidence of previous moisture intrusion was observed in the rear 2nd floor bedroom on the ceiling and rear wall. This area appeared to be dry at the time of the inspection. Consult with the owner/occupant to ascertain if any previous repairs were performed to rectify this situation and provide documentation if any is available. If this cannot be done or if this condition is still a concern to you, I would recommend a further evaluation be done by a qualified, licensed contractor.



**12. Interior**

12.1 Item 1(Picture)

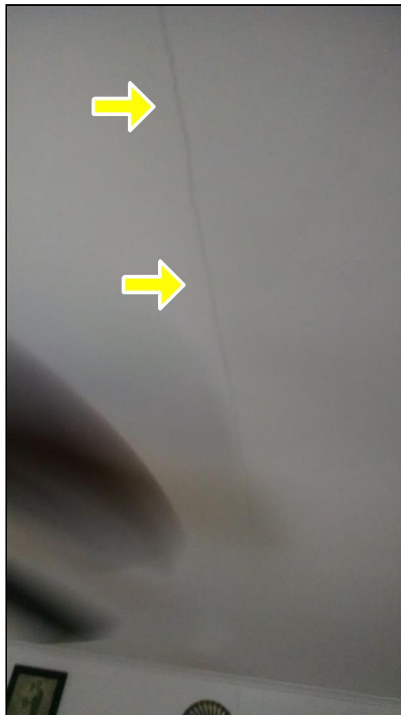


12.1 Item 2(Picture)



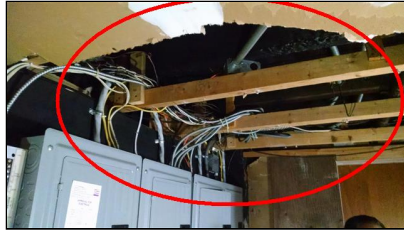
12.1 Item 3(Picture)

(2) There was a crack observed in the ceiling surface in the 2nd floor living room. This crack could get bigger if the needed repairs are not completed. Recommend further evaluation by a licensed contractor.



12.1 Item 4(Picture)

(3) There were numerous sections in the basement that was missing drywall on the ceiling. The basement ceiling should be 100% sealed up to provide the proper fire protection for the basement living space as well as the units above. Recommend further evaluation of all of the ceiling and wall surfaces for repairs by a qualified, licensed contractor.

**12. Interior**

12.1 Item 5(Picture)



12.1 Item 6(Picture)

(4) There was a drop ceiling present in the 1st floor bathroom which covered the entire ceiling. This is an issue as the metal framing could rusted due to the moisture while taking a shower and also moisture could get trapped in the space above the drop ceiling and the 2nd floor subfloor. Mold could possibly form on the ceiling tiles as well as the space above the drop ceiling. There was no exhaust fan present in this bathroom. Recommend further evaluation for repairs by a qualified, licensed contractor.

12.1 Item 7(Picture) Drop ceiling  
in bathroom**12.5 Stairways, Steps, Railings****Repair/Replace**

There were numerous issues observed pertaining to the basement staircase- 1) some of the wood structure was charred from a previous fire 2) the supporting wood supporting the stair treads was inadequate 3) the handrail was mounted too low and was missing the required balusters 4) the risers were opened and should be boxed in 5) the staircase itself was very narrow. These are safety issues and for safety, the needed repairs should be completed. Recommend further evaluation by a licensed contractor.

**12. Interior**

12.5 Item 1(Picture) Open risers, handrail too low and no balusters



12.5 Item 2(Picture) Fire charred wood supporting stair treads



12.5 Item 3(Picture) Handrail loose and too low

**13. Bathroom(s)****13.0 Bathroom(s)****Repair/Replace**

There was what appeared to be a wall mounted electric heater present between the shower and the toilet in the 2nd floor bathroom. This is a safety issue as this heater is very close to an open water source and it is not appear to be GFCI protected. For safety, GFCI protection is required in all areas within a close proximity of a water source. A ground fault circuit interrupter (GFCI) is a device (outlet or circuit breaker) that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. It is used to reduce the risk of electric shock. They can also prevent fires, like when a live wire touches a metal conduit. For safety purposes, I would recommend a further evaluation of this heater for GFCI protection to be done by a qualified, licensed electrician.



**13. Bathroom(s)**

13.0 Item 1(Picture)

**13.3 Tub(s)****Repair/Replace**

The mechanical integrated tub stopper in the 2nd floor bathroom bathtub is inoperable. You will not have the ability to fill up the tub if you desired to do so. Recommend further evaluation for repairs by a licensed plumber.



13.3 Item 1(Picture)

**14. Kitchen****14.5 Dishwasher****Repair/Replace**

The dishwasher present in the 2nd floor kitchen was not functioning when tested. Recommend further evaluation for repairs by a qualified, licensed appliance repair professional.

**14. Kitchen**

14.5 Item 1(Picture)

**15. Laundry Area****15.4 Clothes Dryer Venting****Repair/Replace**

The dryer vent for the 2nd floor dryer appears to be clogged. This is a fire hazard and it may also effect the performance of the clothes dryer. Recommend further evaluation for repairs by a licensed contractor.



15.4 Item 1(Picture)

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