

# Property Inspection Report

**Joe Client**

**Property Address:**  
9 Big Court  
Great City New Jersey 07000



**Frank Glomb**

**Terra Home Inspections LLC**

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**NJ-ALPHI**  
New Jersey Association of Licensed Professional Home Inspectors®

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<b>Date:</b> 9/29/2021	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 210875
<b>Property:</b> 9 Big Court Great City New Jersey 07000	<b>Customer:</b> Joe Client	<b>Real Estate Professional:</b> None .

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/regulations/Chapter-40-Subchapter-15-Home-Inspection-Advisory-Committee.pdf>

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, 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.

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 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.

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.

Terms, "Left" and "Right" are used to describe the structure as viewed from the accessible public space (usually street side) on the main entrance side.

Any age or manufacture date given for any mechanical component located within the dwelling is for informational purposes based on the our research and information provided from the manufacturer. While we strive to provide accurate information, this information may not be 100% accurate.

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

Please call or email me anytime, 7 days a week, if you have any questions or concerns.

Sincerely,

Frank Glomb- Owner/Inspector

NJ Home Inspector Lic. #24GI00128600

NJ Radon Measurement Technician MET #13265

NJ Commercial Pesticide Applicator Lic. #60696B

Certified ASHI Inspector

Garden State ASHI Member

NJ ALPHI Member

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 **prior to any contractual limitations**. All costs associated with further inspection fees and repair or replacement of item, component, unit or system should be considered **prior to any contractual limitations**.

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, Listing agent, Other  
inspection related professionals

**Occupancy:**

Occupied and furnished

**Building/Dwelling Type/Style:**

Colonial, Single family

**Garage/Carport:**

3 Car attached garage

**Age of Building/Dwelling or Year Built:**

Built- Believed to be around 1997 (per the

**Front of Building/Dwelling Faces:**

For the purpose of this report, the dwelling is



available records)		considered to be facing North
<b>Square Footage of Building/Dwelling/Unit:</b> Unknown	<b>Bedrooms and Bathrooms:</b> 5 Bedrooms, 4 1/2 Bathrooms	<b>Temperature at Start of Inspection Process:</b> 63 Degrees Fahrenheit
<b>Weather Conditions:</b> Cloudy	<b>Ground/Soil Surface Condition:</b> Some areas damp	<b>Precipitation in The Last 3 Days:</b> Yes- Rain on 10/10
<b>Status of Utilities:</b> All of the available utilities (natural gas, water and electric) were on at the time of the inspection	<b>Inspection/Testing Services Performed:</b> Home Inspection, Wood Destroying Insect (Termite) Inspection, RadonTest, Underground Fuel Oil Storage Tank Sweep	<b>Total Fee:</b> Paid \$0000 Check #111

1. Grounds

Styles & Materials

Driveway Material:	Sidewalk/Walkway Material:
Asphalt	Paver block

Items

- 1.0 Driveway
- Comments: Inspected
- 1.1 Sidewalk/Walkway(s)
- Comments: Inspected
- 1.2 Grading
- Comments: Repair/Replace
- The grading (slope of ground surface) next to the left side foundation was pitched towards the foundation. The grading whenever possible should be pitched away from the foundation to prevent moisture intrusion from entering the foundation walls and basement. The ground was being undermined by the downspout that was dumping water next to the foundation. Recommend further evaluation of all of the exterior grading by a qualified, licensed contractor and repair as necessary.



- 1.2 Item 1 (Picture) Ground getting undermined
- 1.3 Vegetation Affecting Structure/Property
- Comments: Inspected
- 1.4 Retaining Wall(s)
- Comments: Not Present
- 1.5 Fencing
- Comments: Inspected
- 1.6 Shed
- Comments: Not Present
- 1.7 Exterior Fireplace
- Comments: Not Present

## 2. Exterior

### Exterior Drone Views









Styles & Materials

Exterior Cladding Material/Style:

- Brick veneer
- Horizontal wood lap siding

Items

2.0 Exterior Wall Surfaces/Cladding/Elements

**Comments:** Repair/Replace

(1) As observed on the exterior, there were portions of some of the exterior elements (windows, window frames, window flashings, doors, door frames, door flashings, siding/cladding, masonry, brick and/or stone veneer, trim, framing, flashings, eaves, fascias, soffits and/or gable ends) that were either missing, had open gaps/holes/unsealed joints, were not functioning as intended, were deteriorated/damaged and/or had a peeling paint condition. The main issue is the siding/cladding was cupping/curling on all four sides of the exterior. Some of the siding/cladding was pulling off the house with the nails pulling out as a result of the cupping/curling. The condition of the noted elements/areas may worsen as well as possible structural/moisture damage behind/under these elements could occur if the needed repairs are not completed. Damage to the interior finishing materials may also occur. **A further evaluation of the ENTIRE exterior of the dwelling should be completed by a qualified, licensed contractor and the necessary repairs be completed. There may be hidden moisture damage, deterioration and/or wood destroying insect damage within the structure behind/under the effected exterior elements that was not visible at the time of the inspection.**



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

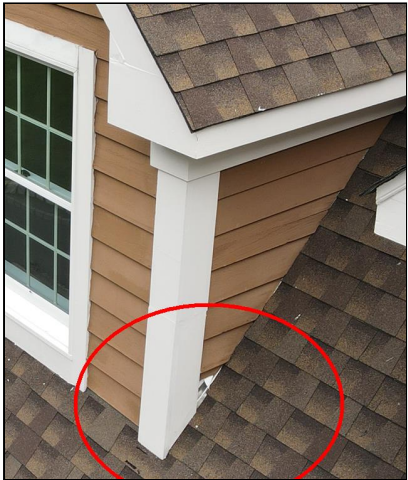




2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)





2.0 Item 8 (Picture)



2.0 Item 9 (Picture)



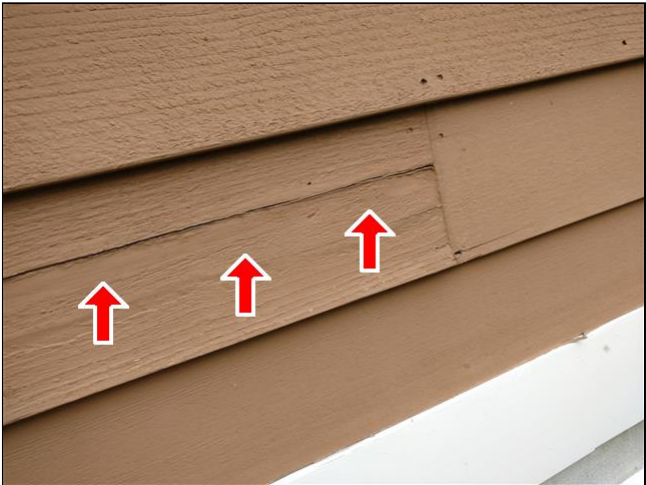
2.0 Item 10 (Picture)



2.0 Item 11 (Picture)



2.0 Item 12 (Picture)



2.0 Item 13 (Picture) Cracked



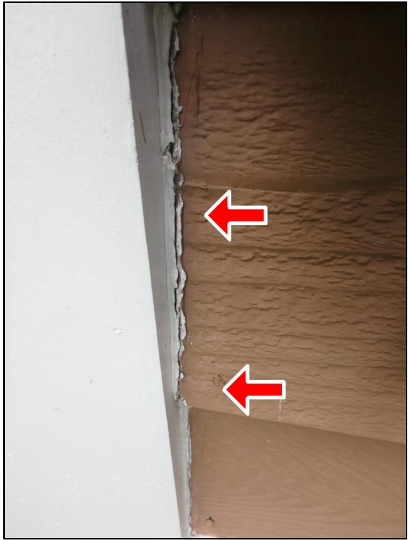
2.0 Item 14 (Picture)



2.0 Item 15 (Picture) Sub standard repair



2.0 Item 16 (Picture)



2.0 Item 17 (Picture)



2.0 Item 18 (Picture)



2.0 Item 19 (Picture)



2.0 Item 20 (Picture)





2.0 Item 21 (Picture)



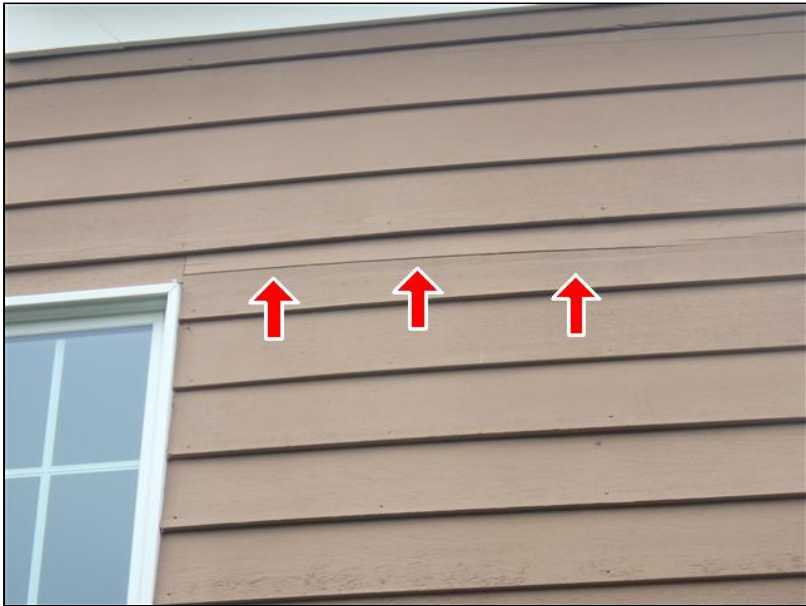
2.0 Item 22 (Picture)



2.0 Item 23 (Picture)



2.0 Item 24 (Picture)



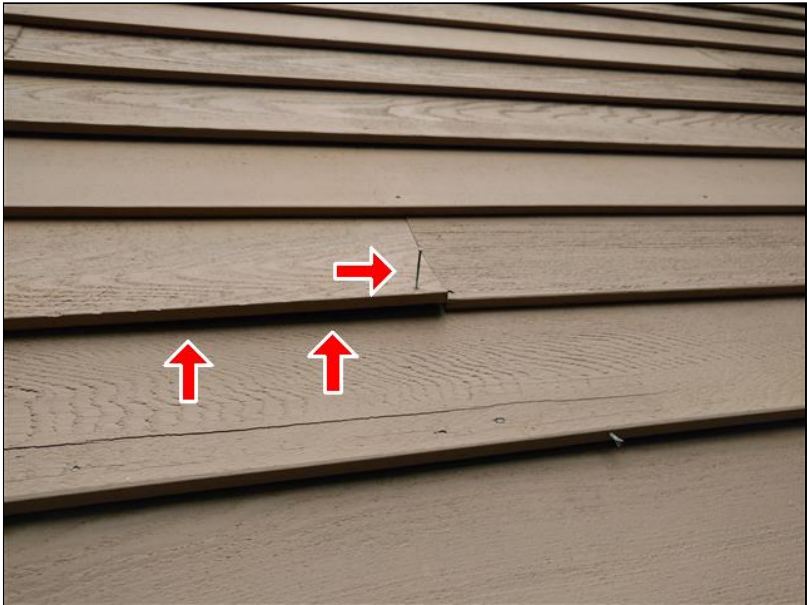
2.0 Item 25 (Picture)



2.0 Item 26 (Picture)



2.0 Item 27 (Picture)



2.0 Item 28 (Picture)



2.0 Item 29 (Picture) Soft spot



2.0 Item 30 (Picture)

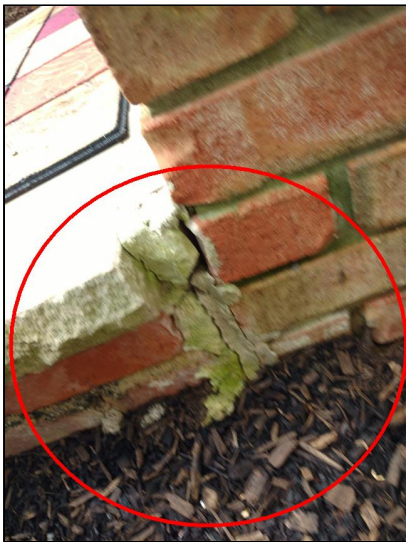




2.0 Item 31 (Picture)



2.0 Item 32 (Picture) Front brick veneer



2.0 Item 33 (Picture) Front steps

(2) The bottom portion of some of the exterior wood lap siding/cladding was deteriorated slightly as a result of what appears to be excessive moisture present from the roof covering. The roof covering should not be in contact with the wood siding. There should be a 1/2"-3/4" gap between the bottom of any exterior cladding and the roof covering to prevent this type of deterioration. Further deterioration of the wood siding as well as possible moisture intrusion into the structure behind the siding could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



2.0 Item 34 (Picture)



2.0 Item 35 (Picture)

## 2.1 Eaves, Soffits, Fascias

**Comments:** Repair/Replace

Please see notes under Item #2.0 (1)

## 2.2 Trim

**Comments:** Repair/Replace

Please see notes under Item #2.0 (1)

## 2.3 Exterior Windows (Representative number)

**Comments:** Repair/Replace

Please see notes under Item #2.0 (1)



**2.4 Exterior Doors**

**Comments:** Inspected

**2.5 Window Wells**

**Comments:** Inspected

**2.6 Exterior Flashings**

**Comments:** Inspected

**2.7 Exterior Staircase(s), Steps**

**Comments:** Repair/Replace

Please see notes under Item #2.0 (1)

**2.8 Exterior Handrails, Guardrails**

**Comments:** Inspected

**2.9 Balcony**

**Comments:** Not Present

**2.10 Deck**

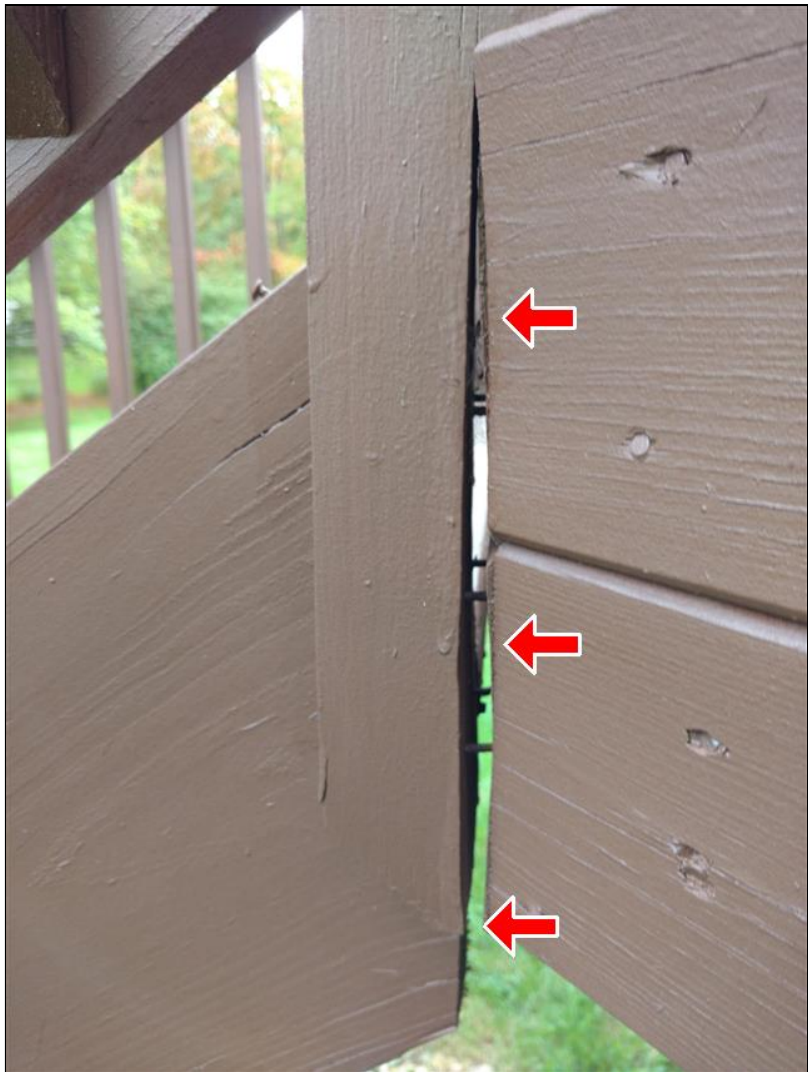
**Comments:** Repair/Replace

(1) Please see notes under Item #2.0 (1)

(2) There were numerous issues were observed pertaining to the rear wood deck. They included:

- 1) There were no beam to joist and stair stringer to the deck structure mechanical connectors present.
- 2) There were numerous nails that were sticking up from the deck surface which is a major concern if your walking on the deck with bare feet.
- 3) The staircase was separating from the main deck structure.
- 4) The handrails were loose.

These are safety concerns. These conditions may also worsen if the needed repairs are not completed. A further evaluation of the ENTIRE deck should be completed by a qualified, licensed deck contractor and the necessary repairs be completed.



2.10 Item 1 (Picture)



2.10 Item 2 (Picture)



2.10 Item 3 (Picture)



2.10 Item 4 (Picture)



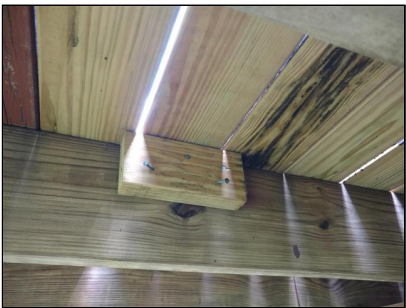
2.10 Item 5 (Picture)



2.10 Item 6 (Picture)



2.10 Item 7 (Picture)



2.10 Item 8 (Picture)





2.10 Item 9 (Picture)



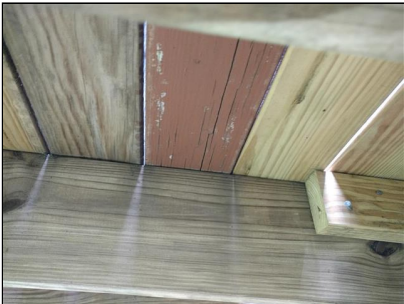
2.10 Item 10 (Picture)



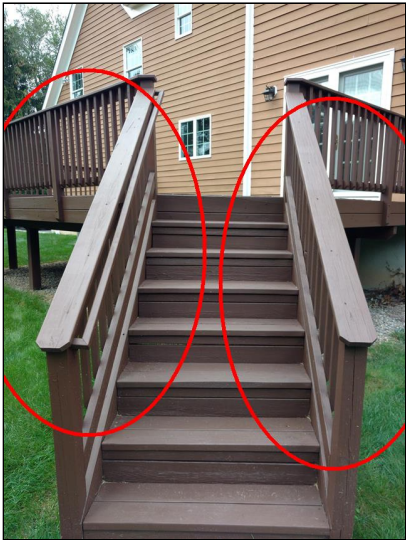
2.10 Item 11 (Picture)



2.10 Item 12 (Picture)



2.10 Item 13 (Picture)



2.10 Item 14 (Picture)

**2.11 Porch**

**Comments:** Not Present

**2.12 Patio**

**Comments:** Not Present

**2.13 Door Bell**

**Comments:** Inspected

**2.14 Lawn Sprinklers**

**Comments:** Repair/Replace

The property is equipped with an underground sprinkler system which is beyond the scope of the home inspection. It is recommended the client consult with home owner for operation instructions and proper winterizing information. You should also have the ENTIRE sprinkler system evaluated by a qualified, licensed sprinkler professional to insure it is functioning as intended.

**2.15 Exterior Misc.**

**Comments:** Not Present

**3. Garage**

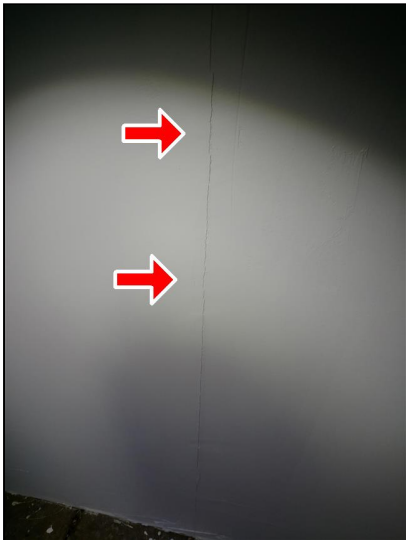
Styles & Materials

<b>Garage Type:</b> Three car attached garage	<b>Roof Info:</b> N/A	<b>Roof Material:</b> N/A
<b>Ceiling Material:</b> Drywall	<b>Wall Material:</b> Drywall Masonry/block	<b>Garage Floor Material:</b> Concrete
<b>Garage Exterior Material:</b> N/A	<b>Gutter/Downspout Material:</b> N/A	

Items

- 3.0 Garage  
Comments: Inspected
- 3.1 Garage Vehicle Door(s)  
Comments: Repair/Replace  
Please see notes under Item #2.0 (1)
- 3.2 Garage Vehicle Door Opener(s)  
Comments: Inspected
- 3.3 Garage Vehicle Door Safety Features  
Comments: Inspected
- 3.4 Garage Occupant Door to Interior  
Comments: Inspected
- 3.5 Garage Occupant Door to Exterior  
Comments: Not Present
- 3.6 Garage Window(s)  
Comments: Inspected
- 3.7 Garage Roof  
Comments: Not Present
- 3.8 Garage Ceiling  
Comments: Inspected
- 3.9 Garage Interior Walls  
Comments: Repair/Replace  
(1) Please see notes under Item #4.0 (1)

(2) A few sections of the garage wall drywall were cracked. These conditions may worsen. Recommend further evaluation by a qualified, licensed contractor and repair as necessary..



3.9 Item 1 (Picture)



3.9 Item 2 (Picture)

- 3.10 Garage Floor
- Comments: Repair/Replace
- The concrete apron in front of the garage door had a cracks present. If not repaired, water could get into the cracks and the concrete apron could deteriorate especially in the winter time during the freeze and thaw cycles. There was also cracks in the concrete floor surface inside the garage that appeared to have been repaired and painted. These conditions may worsen if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed masonry contractor and repair as necessary.
- 3.11 Garage Exterior
- Comments: Not Present
- 3.12 Garage Roof Drainage System
- Comments: Not Present

4. Structural Components

Styles & Materials		
Foundation:	Columns/Piers/Girders/Beams:	Basement:
Foundation construction-	Steel lally column(s)	Full, mostly
Masonry block walls/	Wood beams	finished
Concrete floors		basement
Crawlspace:	Wall Structure:	Floor
No crawlspace present	2" x 4" wood platform construction	Structure:
		Wood joist
		platform
		construction
		Plywood
		sheathing
		subfloor
Roof Structure:	Limitations of Structural Components Inspection:	
Plywood sheathing roof	Full inspection of all structural components (posts/girders, foundation walls, sub	
decking	flooring, and/or framing) is not possible in areas/rooms where there are finished walls,	
Wood collar ties	ceilings, floors and stored items.	

Wood ridge board  
Wood roof rafters

Items

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4.0 Foundation

Comments: Repair/Replace



There were numerous cracks and/or deteriorated areas present on some portions of the interior and/or exterior foundation wall/floor surfaces. These conditions if not repaired may lead to possible moisture intrusion into the foundation walls and the basement along with possible deterioration of the foundation walls and the interior finishes of the house. These conditions may also worsen if the needed repairs are not completed. A further evaluation of the ENTIRE foundation (both interior and exterior) should be completed by a qualified, licensed structural contractor and the necessary repairs be completed. **These conditions may also exist behind finished basement walls/floors. They may be less severe or worse than what was visible.**

**Some additional information pertaining to foundation cracks for your reference;**

### **Vertical Cracks**

Of the foundation cracks you are likely to encounter, vertical cracks are generally the most common and least severe type of crack you will come across. Vertical cracks are cracks that go straight up and down, or maybe on a slight diagonal of within 30 degrees of vertical, and are a common occurrence in many houses. These types of cracks are usually the result of your foundation settling, and it is thusly not uncommon even for new houses to have this type of foundation damage as a home's foundation can settle greatly in the first few years. Fortunately, this type of crack is usually the easiest and least expensive to have sealed. Generally, a urethane or epoxy material will be injected into the crack, ensuring that it is sealed and does not reopen or grow as your foundation continues to settle.

### **Diagonal Cracks**

Another common type of crack that you may encounter is a diagonal crack that runs along your foundation or basement wall at a 30-75 degree angle. This type of crack may be a thin hairline crack, but will likely be wider at one end than the other. Diagonal foundation cracks are caused by differential settling of a foundation, which is where one side of a home's foundation settles lower than the rest of the foundation. This type of uneven tension then causes diagonal cracking. Differential settling can be the result of the house being built on a hill, or due to the expansion or contraction of the soil under a portion of the home. This type of crack can be more costly to repair than a vertical crack since it may be necessary to address the cause of the differential settlement after the crack is sealed. However, the solution may be as simple as installing new gutters so that rainwater directs away from a section of your property that regularly becomes flooded, as this water could be causing the soil under a portion of your foundation to shift.

### **Horizontal Cracks**

Foundation cracks that run sideways (horizontally) are the most serious type of crack to look out for, as they can signal serious damage to your home's foundation and structural integrity. While these cracks are sometimes seen in homes with poured concrete foundations, they are most common in homes with concrete block or brick foundations. Several things can cause this type of foundation damage including soil/hydrostatic pressure outside of your foundation that can cause your basement walls to bow inwards. If you discover this type of foundation damage it is important that you have it repaired as soon as possible before the structural integrity of your home becomes compromised. Knowing what types of cracking you may discover in your home can help you to determine the severity of the damage to your foundation. Ultimately, however, any cracks you discover in your home's foundation should be taken seriously and professionally inspected and repaired so that you can ensure the structural integrity of your home.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)



4.0 Item 6 (Picture)



4.0 Item 7 (Picture)



4.0 Item 8 (Picture)





4.0 Item 9 (Picture)



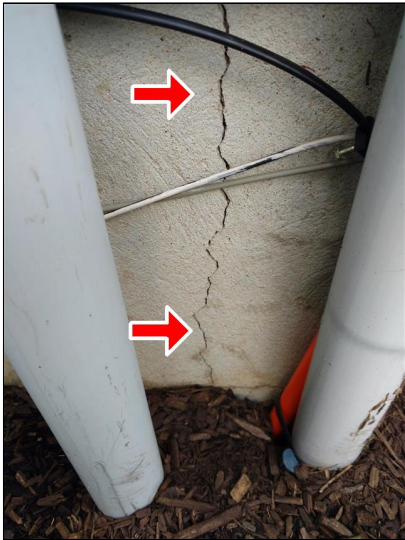
4.0 Item 10 (Picture)



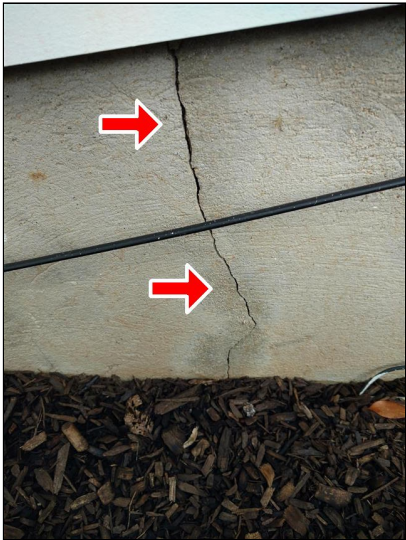
4.0 Item 11 (Picture)



4.0 Item 12 (Picture)



4.0 Item 13 (Picture)



4.0 Item 14 (Picture)



4.0 Item 15 (Picture)



4.0 Item 16 (Picture)



4.0 Item 17 (Picture)



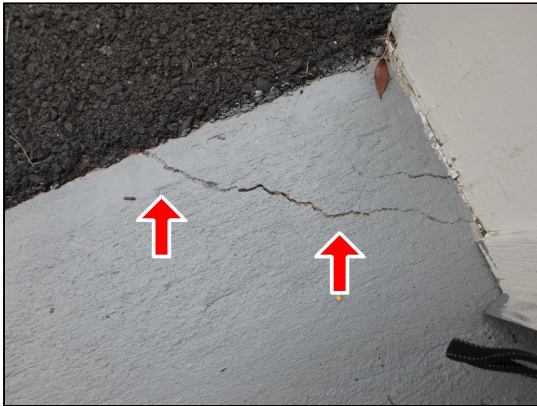
4.0 Item 18 (Picture)



4.0 Item 19 (Picture)



4.0 Item 20 (Picture)



4.0 Item 21 (Picture)



4.0 Item 22 (Picture)

**4.1 Columns/Piers/Girders/Beams**

**Comments:** Inspected

**4.2 Basement**

**Comments:** Inspected

**4.3 Crawlspace**

**Comments:** Not Present

**4.4 Wall Structure**

**Comments:** Inspected

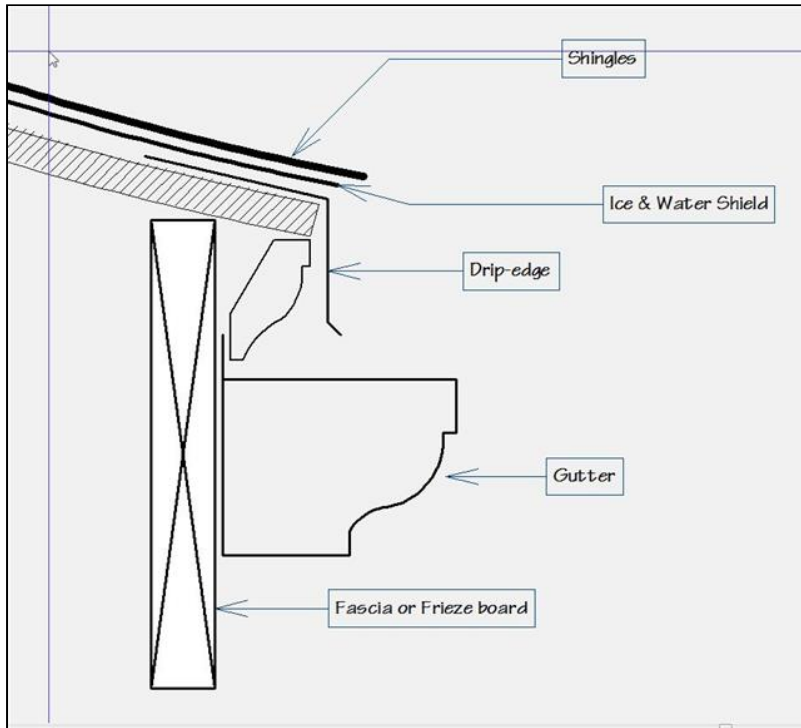
**4.5 Floor Structure**

**Comments:** Inspected

**4.6 Roof Structure**

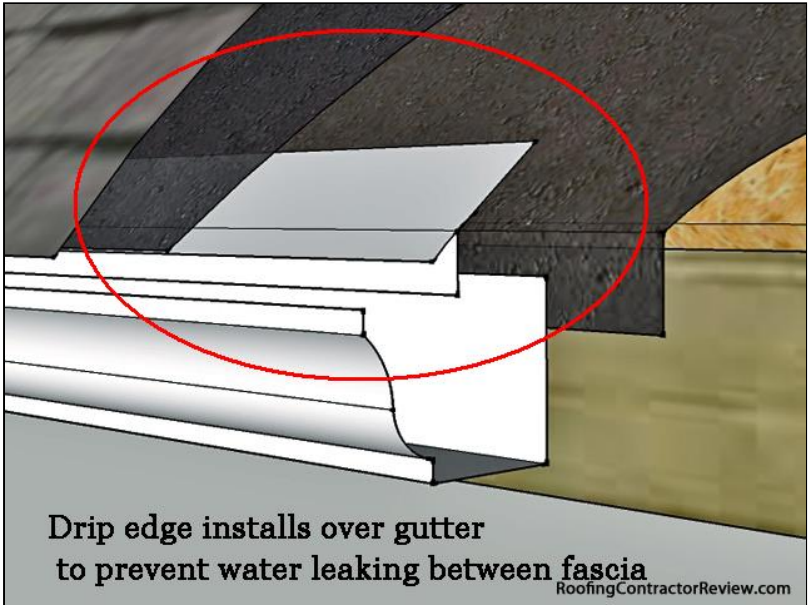
**Comments:** Repair/Replace

As observed in the rear of the attic space, there were sections where the roof decking meets the fascia board that daylight could be seen. You should not see any daylight at these joints as there should be drip edge flashings that go over the roof decking and then wrap down onto the fascia board. Drip edge flashings may not be present. **The concern is these gaps may allow unwanted wildlife (insects, mice, etc) to get into the attic space.** Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

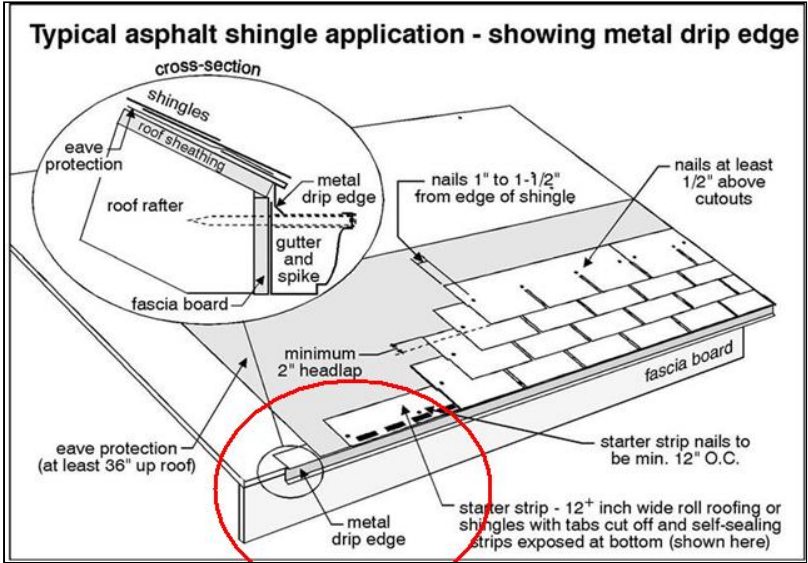


4.6 Item 1 (Picture)





4.6 Item 2 (Picture)



4.6 Item 3 (Picture)





4.6 Item 4 (Picture)



4.6 Item 5 (Picture)



4.6 Item 6 (Picture)



4.6 Item 7 (Picture)

5. Roof/Chimney

Styles & Materials

Roof Covering

Material:

Architectural shingles

Method of Roof Inspection:

Roof was inspected was a drone, from the ground with a telescopic camera and from accessible point on the interior.

Roof Drainage System:

Aluminum gutters and aluminum downspouts  
Downspout(s) going into underground drainage

Exposed Flashings: Chimney:

Metal flashing      Masonry/brick chimney  
visible around  
chimney.  
Metal/rubber  
flashing around DWV  
stack(s)

Limitations of Roofing Inspection:

It highly recommended to ask the seller about the age  
& history of the roof and obtain roof documentation (if  
available).

Items

5.0 Roof Covering

Comments: Marginal/Maintenance

Just to note, there were a few shingles that appeared to have been repaired. The seller's disclosure noted these shingles were repaired due to damage from the recent hurricane Ida storm. There was some previous moisture staining on the roof structure in the attic space under this space. The roof structure was dry at the time of the inspection. It is unknown why these shingles failed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)

**5.1 Roof Penetrations**

**Comments:** Inspected

**5.2 Roof Drainage System/Underground Drainage**

**Comments:** Repair/Replace



The downspouts that are not directed into underground drainage pipes should be extended at least 4-6 feet (or as far away as possible) from the foundation of the house. Ideally, they should be extended away with rigid downspout material or PVC pipe. The accordion style extenders that are sometimes present often fail, deteriorate and may collect water in the ripples where mosquitos may breed in the standing water. Extending the downspouts helps shed water away from the foundation. Water can weaken and deteriorate the foundation and can possibly migrate into the basement. Recommend extending the downspouts as necessary. Also to note, some of the downspouts are currently piped into underground drainage. While this is a great arrangement as it is supposed to carry the roof runoff water away from the house, it is unknown if the system is functional and not clogged with debris. If the underground drainage gets clogged, the water may spill out at the downspout connection and possibly migrate into the foundation/basement. It should be ascertained as to where all this underground drainage is draining to. **Also, it is recommended a further evaluation and testing of the ENTIRE underground drainage piping/system be completed by a qualified, licensed contractor to insure it is fully functional and not clogged with debris.** Any needed repairs should be completed. There was also a downspout in the left rear corner that was not connected to the underground drainage and was discharging its water right next to the foundation. This may result in moisture intrusion. In addition, the gutter above the garage needs to be cleaned out as there was vegetation growing out of it.



5.2 Item 1 (Picture)



5.2 Item 2 (Picture)





5.2 Item 3 (Picture)



5.2 Item 4 (Picture)



5.2 Item 5 (Picture) Pipe in street manhole



5.2 Item 6 (Picture)



5.2 Item 7 (Picture)



5.2 Item 8 (Picture)

**5.3 Exposed Roof Flashing(s)**

**Comments:** Repair/Replace

Please see additional notes in Item #4.6 (1)

**5.4 Sky Lights**

**Comments:** Inspected

**5.5 Chimney**

**Comments:** Repair/Replace

The NFPA (National Fire Protection Agency- [www.NFPA.org](http://www.NFPA.org)) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a

solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. <http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211> Also to note, the chimney flue cap was rusted which may cause staining to the chimney crown and the side of the chimney.



5.5 Item 1 (Picture)

6. Attic and Insulation

Styles & Materials

<b>Attic/Cockloft access/Method to inspect:</b> The attic space was accessed through a staircase on the 2nd floor. This spacxe was walked and inspected where safe to do so.	<b>Attic/Cockloft Floor Structure:</b> Plywood floor in some areas Wood floor joists	<b>Attic/Cockloft Insulation Type:</b> Fiberglass batts insulation
<b>Attic/Cockloft/ Roof Ventilation:</b> Gable vent(s) Soffit vents		

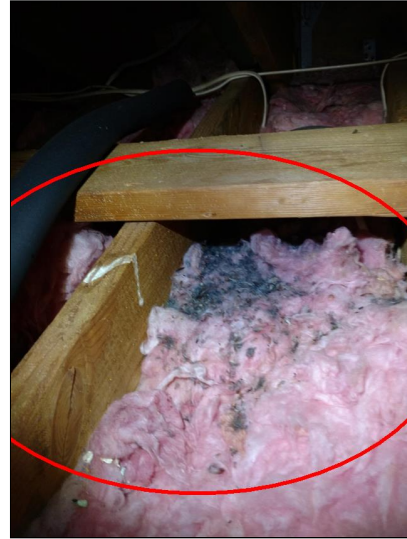
Items

6.0 Attic/Cockloft  
Comments: Repair/Replace

There was what appeared to be fecal matter/possible urine from mice/squirrels or similar vermin observed in numerous areas in the attic space as well as several areas of the attic insulation that was damaged. There was also a section of the HVAC ducting that was damaged along with sections of the electric wiring. This is a health concern. **A further evaluation of the ENTIRE attic space should be completed by qualified, licensed pest control professional and the necessary repairs/remediation should be completed ASAP. The wiring needs to be repaired by a qualified, licensed electrician and the insulation should be repaired by a qualified, licensed contractor. The access points into the attic space should also be repaired/sealed up.**



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)





6.0 Item 3 (Picture) Damaged insulation



6.0 Item 4 (Picture)



6.0 Item 5 (Picture)



6.0 Item 6 (Picture)



6.0 Item 7 (Picture)



6.0 Item 8 (Picture)

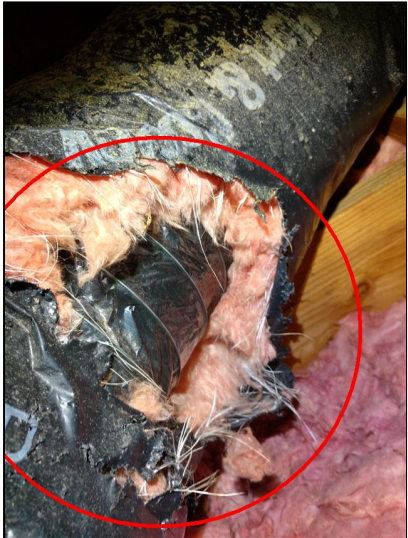




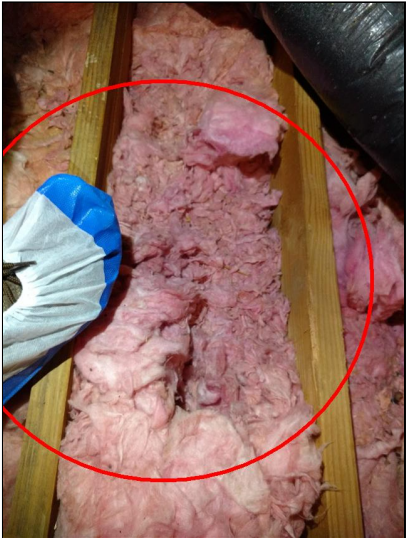
6.0 Item 9 (Picture) Baffles damaged



6.0 Item 10 (Picture)

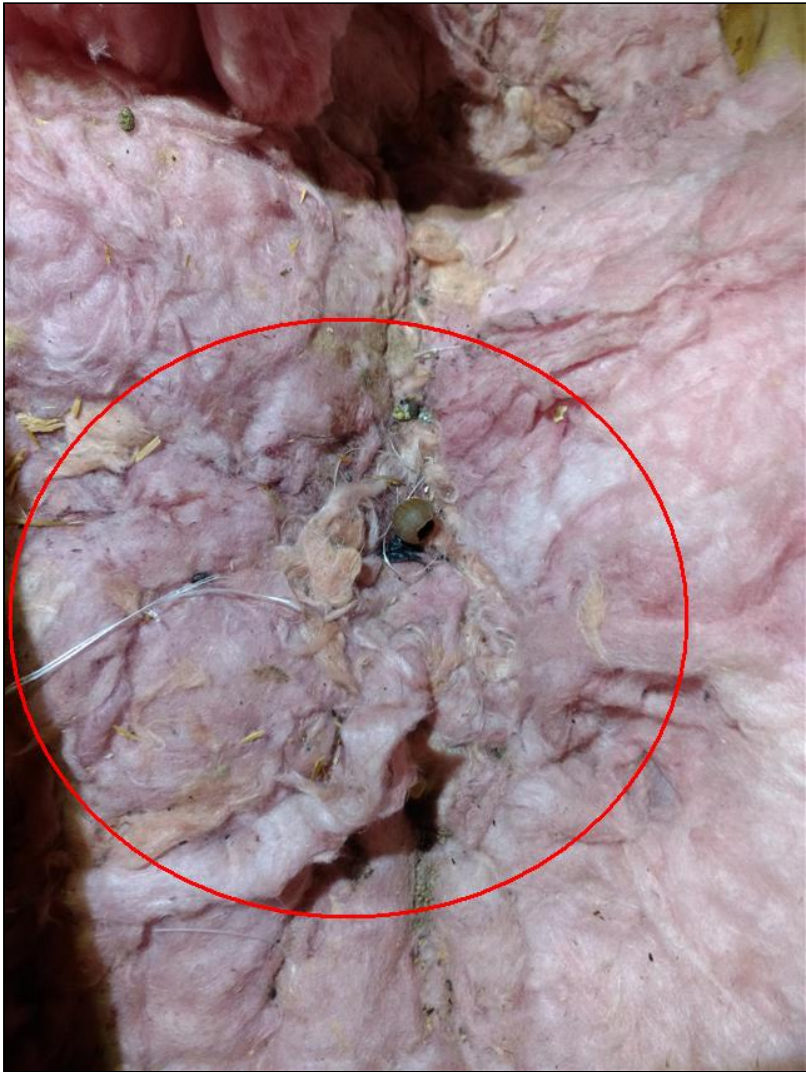


6.0 Item 11 (Picture)



6.0 Item 12 (Picture)

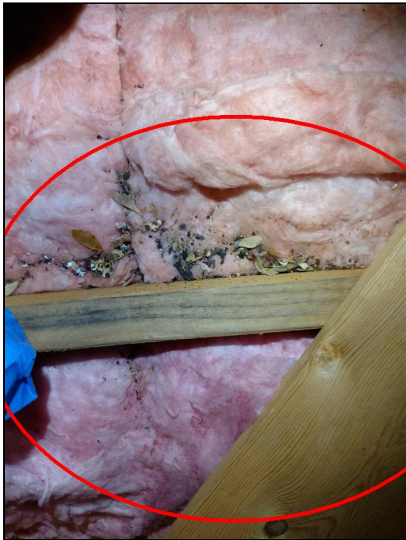




6.0 Item 13 (Picture)



6.0 Item 14 (Picture)



6.0 Item 15 (Picture)



6.0 Item 16 (Picture)



6.0 Item 17 (Picture)

**6.1 Attic/Cockloft Floor Structure**  
**Comments:** Inspected

- 6.2 Attic/Cockloft Insulation
- Comments: Repair/Replace
- Please see notes under Item #6.0 (1)
- 6.3 Attic/Cockloft/Roof Ventilation
- Comments: Repair/Replace
- Please see notes under Item #6.0 (1)

7. Electrical System

Styles & Materials

<div>Service Rating:</div> <div>120/240 Volt</div> <div>200 Amp</div>	<div>Main Disconnect:</div> <div>200 amp main disconnect was located in main service panel</div>	<div>Main Service Panel(s):</div> <div>Main service panel located in the basement</div> <div>Main service panel manufacturer- Siemens</div>
<div>Sub Panel(s):</div> <div>Not present</div>	<div>Overcurrent Protection Type:</div> <div>Circuit breakers</div>	<div>Wiring Methods:</div> <div>Predominant type of branch wiring- Type NM copper wire</div>
<div>Connected Devices- Lighting Fixtures-Ceiling Fans-Switches-Outlets:</div> <div>Inspection applicable to the interior and exterior connected devices, lighting fixtures, ceiling fans, switches and outlets</div>	<div>Limitations of Electrical Inspection:</div> <div>Electrical components concealed behind finished surfaces are not visible to be inspected.</div> <div>Labeling of electric circuit locations on main electrical panel are not checked for accuracy.</div> <div>The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.</div> <div>Furniture and/or storage restricted access to some electrical components which may not be inspected.</div>	

Items

- 7.0 Service Drop/Entrance/Conductors
- Comments: Inspected
- 7.1 Electric Meter
- Comments: Inspected
- 7.2 Main Disconnect
- Comments: Inspected
- 7.3 Main Service Panel(s)
- Comments: Inspected
- 7.4 Sub Panels(s)
- Comments: Not Present

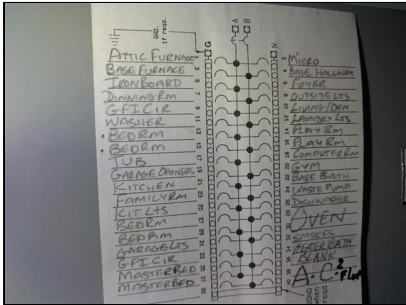
7.5 Service Equipment Grounding

Comments: Inspected

7.6 Overcurrent Protection

Comments: Repair/Replace

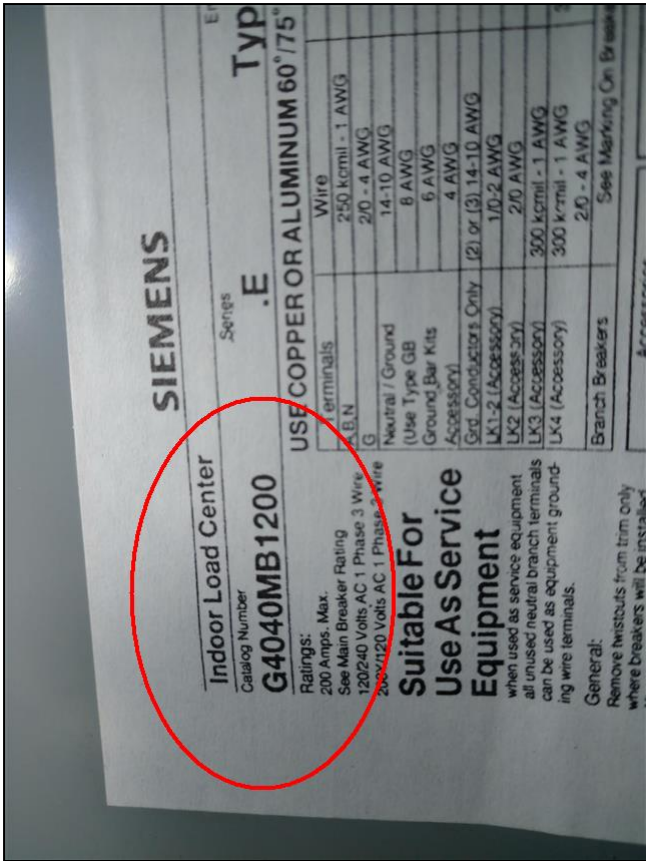
There was a tandem circuit breaker observed in the main electric service panel. Per the manufacturer's panel specifications, it is believed tandem circuit breakers are not permitted in this electric panel. This is a safety concern and potential fire hazard. Recommend a further evaluation of this panel by a qualified, licensed electrician to insure tandem circuit breakers are safe for use in this panel and make any necessary repairs.



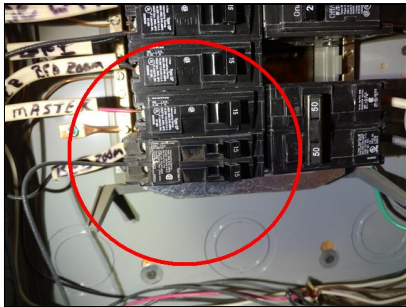
7.6 Item 1 (Picture)



7.6 Item 2 (Picture)



7.6 Item 3 (Picture)



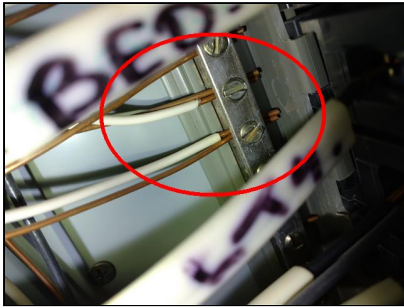
7.6 Item 4 (Picture)



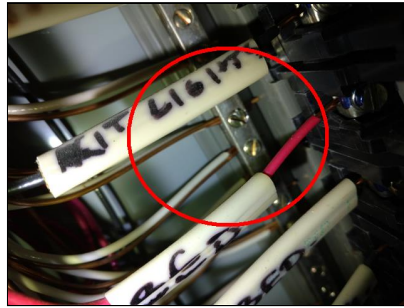
## 7.7 Wiring Methods

**Comments:** Repair/Replace

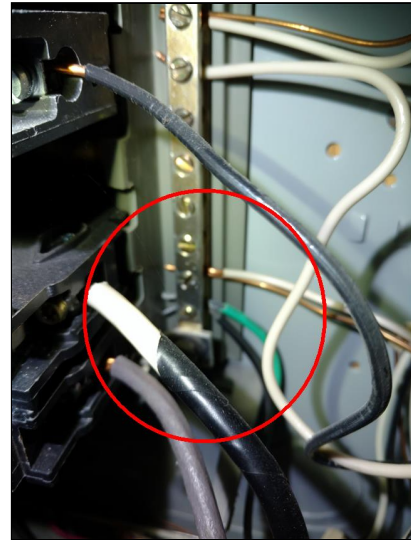
(1) There were grounded (neutrals) and grounding wires that were doubled up under the same terminals (lugs) on the neutral bus bar in the main electric service panel. The connection of grounded and grounding wires in this situation creates a significant problem. One of the objectives of a correct arrangement of bonding jumpers, neutrals and grounding wires is to allow for circuit isolation if the electrical system needs to be worked on. Also most panels are only designed for one grounded wire per lug. The wires could come loose and heat up if they are double lugged. This requirement has been generally been enforced in the past by a close review of the manufacturer markings and by NEC 110.3 (b). Clause 12.3.10 of UL 67 (panelboards) states, "Each neutral conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor". Recommend having a qualified, licensed electrician make all the corrections necessary to ensure the safe and proper operation of the service panel.



7.7 Item 1 (Picture)

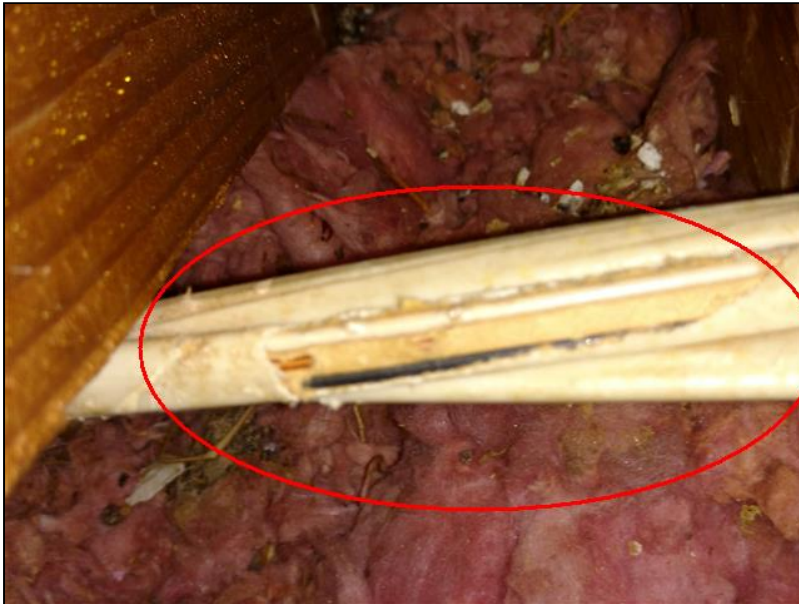


7.7 Item 2 (Picture)



7.7 Item 3 (Picture)

(2) As observed in the front portion of the attic space, there was at least two visible sections of the electric circuit branch wiring that were chewed/damaged from what was assumed to be a squirrel/mice, etc. There was other damage to the attic space. This is a MAJOR safety concern and a fire hazard. There may be other damaged wiring that was not visible. **The necessary repairs should be completed ASAP and ALL of the circuit branch wiring in the attic space should be further evaluated by a qualified, licensed electrician.**



7.7 Item 4 (Picture)



7.7 Item 5 (Picture)



7.7 Item 6 (Picture)



7.7 Item 7 (Picture)



7.7 Item 8 (Picture)

(3) Please see notes under Item #6.0 (1)

(4) There was a wire sticking out of the front foundation wall. The wire was not live at the time of the inspection. This is a safety issue and a potential fire hazard. Recommend further evaluation by a qualified, licensed electrician and repair as necessary.



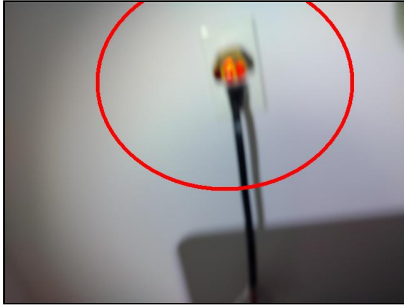
7.7 Item 9 (Picture)

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

**Comments:** Repair/Replace



(1) The electric receptacle located behind the laundry area was not GFCI protected. Receptacles located on the exterior, in garages, kitchen sink area, bathrooms and laundry areas should be GFCI protected. 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, would recommend upgrading this receptacle.. This should be done by a qualified, licensed electrician.



7.8 Item 1 (Picture)



7.8 Item 2 (Picture)

(2) There was a wall mounted electric heater present in the master 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.



7.8 Item 3 (Picture)



7.8 Item 4 (Picture)

(3) One of the A/C disconnect switches front cover would not close all the way. It was hitting the deck. Recommend further evaluation by a qualified, licensed electrician and repair as necessary.



7.8 Item 5 (Picture)



7.8 Item 6 (Picture)

(4) As observed on the exterior, some of the light fixtures were loose. Also, these light fixtures should be caulked/ sealed on the top and sides of them to prevent water from getting into the wiring and the electric box they are connected to. A further evaluation of all of the exterior light fixtures should be completed by a qualified, licensed electrician and the necessary repairs should be completed.



7.8 Item 7 (Picture)

7.9 Ground Fault Circuit Interrupter (GFCI) Receptacles/Protection

Comments: Inspected

7.10 Stationary/Permanent Standby/Misc Generator Related

Comments: Not Present

7.11 Solar Panels/Related Equipment

Comments: Not Present

8. Plumbing System

Styles & Materials		
Main Water Distribution Lines Material:	DWV (Drain-Waste and Vent) Systems Material:	Radon Mitigation Type:
	Readily visible, predominant, interior distribution piping material- Copper	Two active radon mitigation

(DWV) piping material- systems  
ABSpresent.

Limitations of Plumbing Inspection:

The sections of the plumbing system concealed by finishes and/or storage, below the visible portions of the structure, or beneath the ground surface could not be inspected.

Leaking or corrosion in hidden/underground piping cannot be detected by a visual inspection.

Shut off/angle stop valves beneath sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. These valves should be tested for functionality prior to any contractual deadlines and any necessary repairs completed. In addition, we recommend all shut off valves and angle stops be turned regularly to ensure free movement for use in the event of emergency.

Items

8.0 Main Water Supply (into dwelling)

Comments: Inspected

8.1 Main Water Distribution Lines

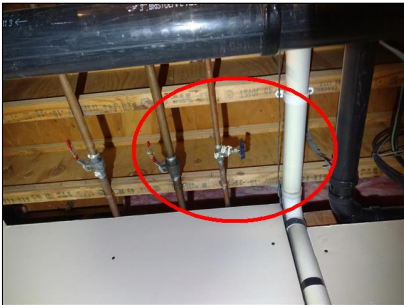
Comments: Repair/Replace

Testing of the water shut off valves located throughout the dwelling (especially the ones located in basements, crawlspaces, under sinks, behind toilets, etc.) and on the exterior for functionality is beyond the scope of the home inspection. Sometimes if the valves are turned/tested even just slightly, they may start to leak due to mineral buildup on the packings/seals. Also, due to age, corrosion and/or mineral buildup that may be on them, they may or may not function properly in the future in the event of an emergency or a need to service part of the plumbing system.

**Therefore, a further evaluation of ALL of the water shut off valves in the dwelling (basement, under sinks, behind toilets, etc.) and any on the exterior should be completed by a qualified, licensed plumber and any necessary repairs/valve replacements should be completed.**



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)





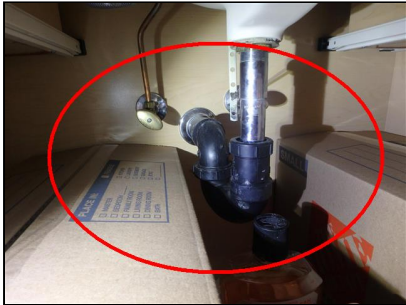
8.1 Item 3 (Picture)



8.1 Item 4 (Picture)



8.1 Item 5 (Picture)



8.1 Item 6 (Picture)



8.1 Item 7 (Picture)



8.1 Item 8 (Picture)



8.1 Item 9 (Picture)

8.2 DWV (Drain, Waste and Vent) Systems

**Comments:** Repair/Replace

(1) As observed in the dwelling, there were numerous sections of the DWV (drain, waste, vent) piping that were ABS. While the interior visible portions appeared to be in a serviceable condition, the underground portions may be compromised. The main concern is the portions that run from the house to the sewer main. To insure the main DWV system is 100% functional, it is recommended the DWV piping be scoped by a qualified, licensed plumber/professional to ascertain the integrity of such piping.

(2) The kitchen sink drain was leaking. If this leak is not repaired, moisture damage to the surrounding area and/or a mold condition could occur. Also to note, in the basement next to the electric panel, one of the clean out plugs on the ABS DWV piping may be leaking. There was staining on the outside of the pipe. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)



8.2 Item 4 (Picture)

8.3 Fixtures & Faucets

Comments: Inspected

8.4 Sump Pump

Comments: Repair/Replace

The top covers on the sump pump pits were sealed and could not be removed to check the operation of the sump pumps. Therefore, the inspection of the sump pumps, discharge piping and the sump pump pits was limited. The sump pumps could not be manually tested for proper functionality and may not be functional. The sump pumps should be further evaluated/tested by a qualified, licensed plumber to make sure it is functioning as intended to avoid possible flooding of the basement. Any needed repairs should be completed.



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)

### 8.5 Sump Pump Plumbing

**Comments:** Repair/Replace

(1) Please see notes under Item #8.4 (1)

(2) The left front sump pump drainage pipe was going out the left side foundation wall. But, on the exterior there was no drainage pipe visible. It is unknown where this sump pump is draining to which is a concern. It may back up or affect the function of the sump pump if it is not draining in a proper fashion. Also, the discharge water could possibly migrate back into the foundation/basement. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.



8.5 Item 1 (Picture)

### 8.6 Sump Pump Pit

**Comments:** Repair/Replace

Please see notes under Item #8.4 (1)

### 8.7 Sewage Ejector Pump/System

**Comments:** Inspected



8.8 Fuel (Natural Gas) Distribution System

Comments: Inspected

8.9 Radon Mitigation System

Comments: Repair/Replace

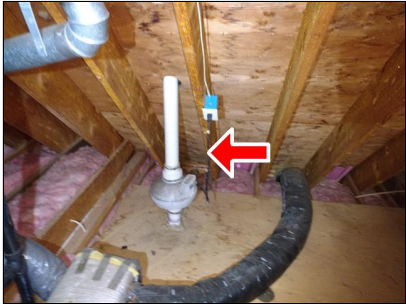
There were two active radon mitigation systems present. The suction fans were located in the attic and the basement was finished. The suction pipes/points in the basement could not be viewed. The radon systems did not have a warning device. A warning device must be installed to alert you if an active system stops working properly. Examples of system failure warning devices are: a liquid gauge, a sound alarm, a light indicator, etc. The warning device must be placed where it can be seen or heard easily. This is a concern as not having potentially non-functioning radon mitigation systems is a health hazard for the occupants. **A further evaluation of the ENTIRE radon mitigation systems should be completed by a state licensed radon mitigation contractor and the necessary repairs should be completed to insure the safety of the occupants.**



8.9 Item 1 (Picture)



8.9 Item 2 (Picture)



8.9 Item 3 (Picture)



8.9 Item 4 (Picture)

9. Water Heater



Styles & Materials

Water Heater Energy Source:	Water Heater Manufacturer:	Manufacture Date by Serial Number:
Natural gas	Bradford White	06/2016

Items

9.0 Water Heater	Comments: Inspected
9.1 Venting	Comments: Inspected
9.2 Temperature Pressure Relief Valve/ Discharge Pipe	Comments: Inspected
9.3 Gas Valve/Piping	Comments: Inspected
9.4 Bonding Wire	Comments: Inspected

10. Heating System(s)

Heating & Cooling System(s) Comment and Limitations- The inspection of the heating and cooling system(s) is a **limited, visual and non-invasive inspection of such system(s)**. The following items are outside the scope of the home inspection; balance of airflow at registers, capacity or velocity of the air flow at registers, presence of adequate heat at radiators/baseboard heaters, humidifiers, air duct cleanliness, the ability of the system(s) to heat or cool evenly, the presence of toxic or hazardous materials, asbestos, A/C system(s) refrigerant levels, and the cooling or heating capacity to determine if its sufficient size for the dwelling. To insure the heating and/or cooling system(s) are fully functioning as intended, it is recommended the ENTIRE heating and/or cooling system(s) (whatever system(s) that are present) be further evaluated by a qualified, licensed HVAC contractor/plumber and any necessary repairs be completed. This also includes the heating/cooling distribution systems (ducts, registers, radiators and baseboard heaters). They can conduct a more detailed examination of these system(s) based on their depth of knowledge and training to determine any problems with the system(s) and the related costs of repairs.



Styles & Materials

Heating Unit(s) type: 2 Gas fired furnaces present	Heating Energy Source: Natural gas	Heating Unit(s) Manufacturer: Trane
Heating System(s) Manufacture Date by Serial Number: 01/1996 and 12/1996	Heating Distribution Material: Cooling and heating system share the same distribution system.	Fuel (oil) Storage Tank/Piping Info: No fuel oil storage tanks or piping observed



Insulated flex ducting  
Metal ducts and registers

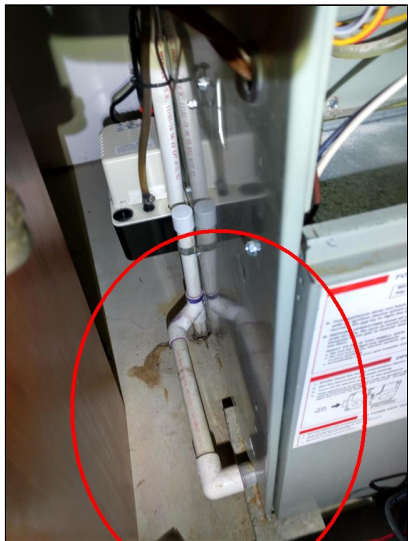
Items

10.0 Heating Unit(s)

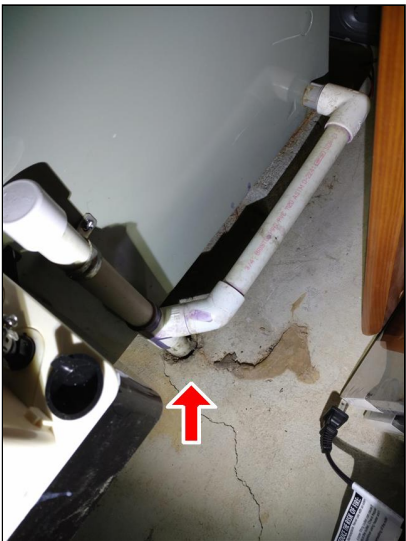
**Comments:** Repair/Replace

(1) Information taken from the data tags, places the ages of the furnaces at around 25 years old. They are considered to be at end of their expected lifespans. Recommend budgeting for replacement units in the near future.

(2) The condensate drain pipe for the basement furnace was draining the condensate (water) it produces into the basement concrete slab. This is not an ideal arrangement as this condensate may cause the earth under the basement concrete floor to undermine which may cause damage to the basement floor. This arrangement may also cause a high humidity level in the basement space. Some townships will allow this arrangement and some will not. Ideally, the condensate should be draining into the condensate pump that the A/C is draining into. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

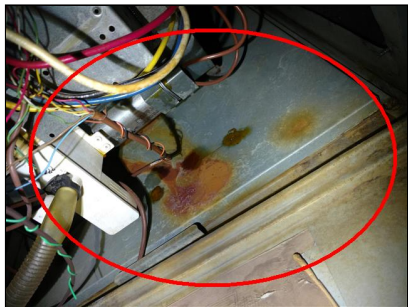


10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

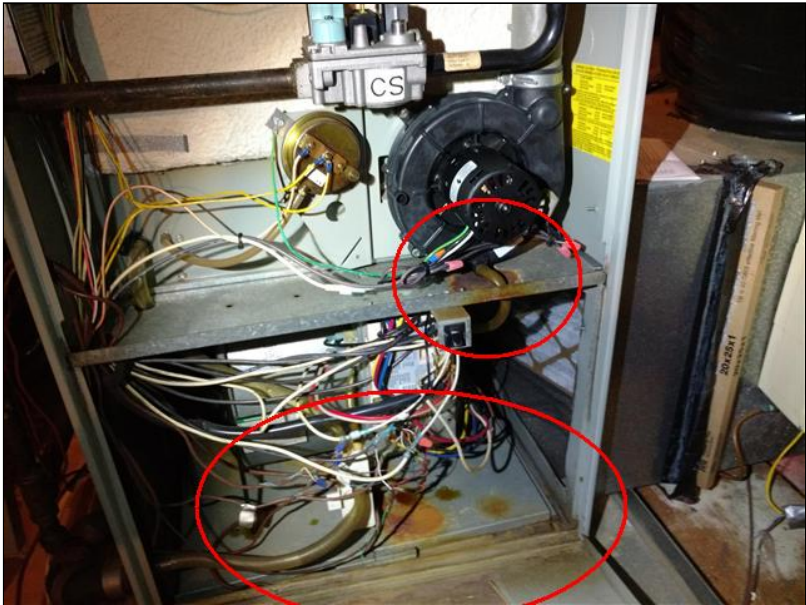
(3) As observed in attic furnace, these was water stains in the top compartment under the draft inducer blower unit. The attic unit had a large amount of rust in the bottom compartment as well. The draft inducer or surrounding components may be leaking. This condition may cause moisture damage to the furnace as well as affect the performance of the furnace. There was also some corrosion on the draft inducer in the basement furnace. **A further evaluation of BOTH of the furnaces should be completed by a qualified, licensed HVAC professional and any necessary repairs be completed. As noted elsewhere, these units were original and around 25 years old.**



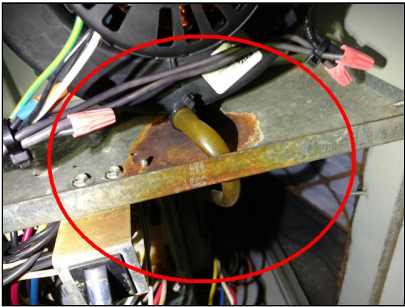
10.0 Item 3 (Picture)



10.0 Item 4 (Picture)



10.0 Item 5 (Picture)



10.0 Item 6 (Picture)



10.0 Item 7 (Picture)



10.0 Item 8 (Picture)



10.0 Item 9 (Picture)



10.0 Item 10 (Picture)



10.0 Item 11 (Picture)

**10.1 Heating Distribution System**

**Comments:** Repair/Replace  
Please see notes under Item #6.0 (1)

**10.2 Venting**

**Comments:** Inspected

**10.3 Gas Valve/Piping**

**Comments:** Inspected

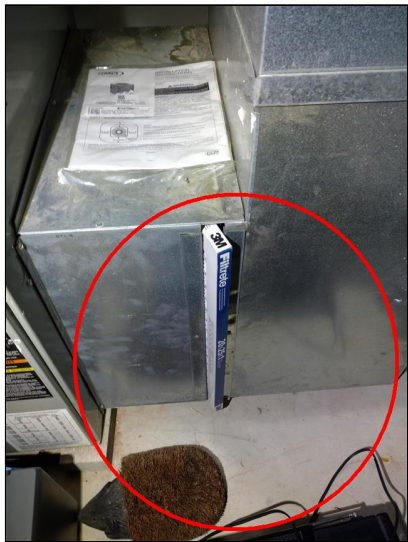
**10.4 Temperature Pressure Relief Valve/Discharge pipe**

**Comments:** Not Present

**10.5 Filter**

**Comments:** Repair/Replace

The installed disposable type filters for the HVAC units were not the proper size for the return air ducting they are installed in. The filter should be inside the ducting and the opening in the ducting for the filter should be covered. This is a potential health concern as it may effect the indoor air quality as well as possibly changing the pressure balance of the system. It could also cause the water heater to possibly backdraft. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)

10.6 Thermostat

Comments: Inspected

10.7 Fuel (Oil) Storage Tank/Piping

Comments: Not Present

11. Cooling System(s)

Heating & Cooling System(s) Comment and Limitations- The inspection of the heating and cooling system(s) is a **limited, visual and non-invasive inspection of such system(s)**. The following items are outside the scope of the home inspection; balance of airflow at registers, capacity or velocity of the air flow at registers, presence of adequate heat at radiators/baseboard heaters, humidifiers, air duct cleanliness, the ability of the system(s) to heat or cool evenly, the presence of toxic or hazardous materials, asbestos, A/C system(s) refrigerant levels, and the cooling or heating capacity to determine if its sufficient size for the dwelling. To insure the heating and/or cooling system(s) are fully functioning as intended, it is recommended the ENTIRE heating and/or cooling system(s) (whatever system(s) that are present) be further evaluated by a qualified, licensed HVAC contractor/plumber and any necessary repairs be completed. This also includes the heating/cooling distribution systems (ducts, registers, radiators and baseboard heaters). They can conduct a more detailed examination of these system(s) based on their depth of knowledge and training to determine any problems with the system(s) and the related costs of repairs.









Styles & Materials

Type: Split System There were 2 separate central air conditioning systems present	Energy Source: Electric	Condenser(s) Manufacturer: Lennox
Condenser(s) Manufacture Date by Serial Number: 03/2013 and 08/2018	Evaporator/Air Handler(s) Manufacturer: Advanced Distributor Products Lennox	Evaporator/Air Handler(s) Manufacture Date by Serial Number: 03/2014 and 10/2018
Cooling Distribution Material: Metal ducts and registers Cooling and heating system share the same distribution system. Insulated flex ducting		

Items

- 11.0 Cooling System(s)
- Comments: Inspected



- 11.1 Cooling Distribution System
- Comments: Repair/Replace
- Please see notes under Item #6.0 (1)
- 11.2 Refrigerant Lines
- Comments: Inspected
- 11.3 Cooling System Filter
- Comments: Repair/Replace
- Please see notes under Item #10.5 (1)
- 11.4 Thermostat
- Comments: Inspected

12. Interior

Styles & Materials

Fireplace

Limitations of Interior Inspection:

Materials/

Locations:

There were a moderate amount of personal/household items in each interior room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. There may be hidden defects/issues/ Natural gas concerns that may not be visible at the time of the inspection. A complete walk through of the dwelling (including burning operating the appliances and HVAC system(s) if possible) by the client prior to closing is highly recommended.

fireplace

located in rear

family room

Items

- 12.0 Interior Rooms
- Comments: Inspected
- 12.1 Ceiling Finishes
- Comments: Repair/Replace

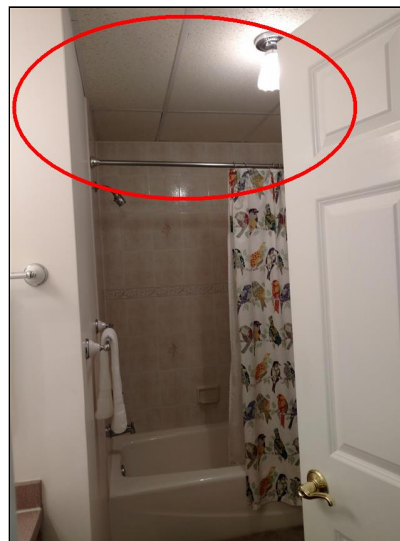
There was a drop ceiling present in the basement bathroom which covered the entire ceiling. This is an issue as the metal framing could possibly rust due to the moisture while taking a shower and also moisture could possibly get trapped in the space above the drop ceiling and the floor subfloor above. Mold could possibly form on the ceiling tiles as well as the space above the drop ceiling. There was an exhaust fan in the bathroom but it was in the toilet closet and not in the central shower area.. Recommend further evaluation by a qualified, licensed contractor and repair as necessary. Also to note, there was a crack ceiling tile in the basement.



12.1 Item 1 (Picture)



12.1 Item 2 (Picture)



12.1 Item 3 (Picture)



12.1 Item 4 (Picture)



12.1 Item 5 (Picture)

## 12.2 Wall Finishes

**Comments:** Inspected

## 12.3 Floor Finishes

**Comments:** Inspected

## 12.4 Closets

**Comments:** Repair/Replace

Please see notes under Item #12.7 (1)

## 12.5 Stairways, Steps, Railings, Guardrails

**Comments:** Inspected

## 12.6 Window/Wall AC/ Heat

**Comments:** Repair/Replace

Please see notes Item #7.8 (2)

## 12.7 Interior Doors

**Comments:** Repair/Replace

As observed on the 2nd floor, there were numerous doors that would either not close all the way and latch, were damaged/deteriorated, were rubbing on their door frames, were not functioning as intended and/or had missing and/or damaged hardware. These conditions may worsen as well as possible future damage to the doors/door frames if the

necessary repairs are not completed. A further evaluation should be completed by a qualified, licensed contractor and the necessary repairs be completed.



12.7 Item 1 (Picture)



12.7 Item 2 (Picture)



12.7 Item 3 (Picture)



12.7 Item 4 (Picture)



12.7 Item 5 (Picture)



12.7 Item 6 (Picture)



12.7 Item 7 (Picture)



12.7 Item 8 (Picture)



12.7 Item 9 (Picture)



12.7 Item 10 (Picture)

**12.8 Fireplace**

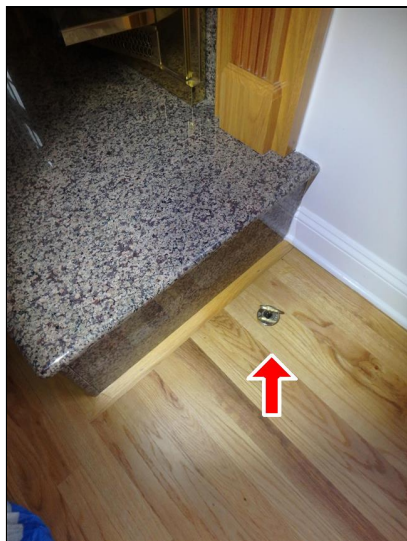
**Comments:** Repair/Replace



(1) The NFPA (National Fire Protection Agency- [www.NFPA.org](http://www.nfpa.org)) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. <http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211>

(2) The natural gas fueled fireplace in the rear family room would not light under normal controls. Therefore, it could not be tested for proper functionality and was only visually inspected. For safety reasons, the inspector does not light any pilot lights on these components. The pilot light may be out for a reason. Every effort on the inspectors part to alleviate this situation was done as the following paragraph was included with the pre-inspection agreement that was sent to the client before the inspection **"All natural gas fueled fireplaces/log sets (if present) must be ready to be operated under their normal operating controls. Meaning the gas supply to the fireplace/log set is turned on, the pilot light is lit (if it has one), and the fireplace/light is ready to be tested using whatever means it has to turn it on and off (remote control, on/off push button/dial on unit, wall mounted on/off switch, etc.). Please have your agent advise the LISTING AGENT of these requirements to insure a complete inspection of this component"**. In order to verify proper operation, I would recommend having the homeowners or a qualified, licensed fireplace professional operate the fireplace for you and make any necessary repairs prior to closing or any other contractual deadlines.

10/18/2021 UPDATE The homeowners operated the gas fueled fireplace on 10/15/2021 when the radon test was retrieved. The fireplace is functioning as intended.



12.8 Item 1 (Picture)



12.8 Item 2 (Picture)



12.8 Item 3 (Picture) Fireplace functioning

13. Bathroom(s)

Styles & Materials

Bathroom(s):

4 1/2 bathrooms present

Items

13.0 Bathroom(s)

Comments: Inspected

13.1 Exhaust Fan(s)

Comments: Repair/Replace

As observed in the attic space, one of the bathroom exhaust fan vents was not secured to the roof mount. This venting should be terminated outdoors and may cause moisture damage/a mold condition to the surrounding structure if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



13.1 Item 1 (Picture)



13.1 Item 2 (Picture)

13.2 Sink(s)  
Comments: Inspected

13.3 Tub(s)  
Comments: Repair/Replace  
In the master bathroom, there did not appear to be any access in the side of the whirlpool tub structure to service the motor/pump if need be. This is a safety issue as well as the fact that you would have to remove some surrounding tiles to access the motor/pump which is under the whirlpool tub. Also, the whirlpool tub was not functioning. The jets didn't turn on. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



13.3 Item 1 (Picture)



13.3 Item 2 (Picture)



13.3 Item 3 (Picture)

13.4 Toilet(s)  
Comments: Inspected

13.5 Shower(s)  
Comments: Inspected

13.6 Cabinetry/Countertop(s)  
Comments: Inspected

13.7 Sauna and/or Steam Shower  
Comments: Not Present

14. Kitchen

Styles & Materials

Dishwasher:	Garbage Disposal:		Range-Oven:	
	Dishwasher present		Cooktop:	
	Not present	Double gas wall ovens present	Gas cooktop present	

Limitations of Appliances Inspection:  
Appliances were tested by turning them on for a short period of time. The appliances should be inspected for new damage and also operated/tested once again during the final walkthrough inspection by the client prior to closing.



**Items**

---

**14.0 Kitchen(s)**

**Comments:** Inspected

**14.1 Cabinetry**

**Comments:** Inspected

**14.2 Countertop**

**Comments:** Inspected

**14.3 Sink**

**Comments:** Repair/Replace

Please see notes under Item #8.2 (2)

**14.4 Hood/Exhaust Fan**

**Comments:** Inspected

**14.5 Dishwasher**

**Comments:** Repair/Replace

The drain line on the dishwasher is not high looped under the countertop. The dishwasher drain line under the kitchen sink should be looped up as high as possible in the cabinet and up under the countertop. This prevents dirty/contaminated water from the sink from back flowing into the dishwasher. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.



14.5 Item 1 (Picture)

**14.6 Garbage Disposal**

**Comments:** Not Present

**14.7 Garbage Compactor**

**Comments:** Not Present

**14.8 Microwave**

**Comments:** Not Present

**14.9 Range, Oven, Cooktop**

**Comments:** Repair/Replace

The wall oven was not functioning and was being repaired. Recommend further evaluation by a qualified, licensed appliance professional and repair/replace as necessary.



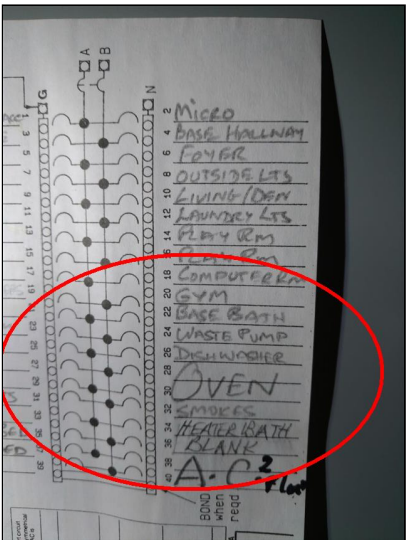
14.9 Item 1 (Picture)



14.9 Item 2 (Picture)



14.9 Item 3 (Picture) Circuit breaker off



14.9 Item 4 (Picture)



14.9 Item 5 (Picture)

14.10 Refrigerator

Comments: Inspected

15. Laundry Area

Styles & Materials

- Clothes Washer:

Clothes washer present
- Clothes Dryer:

Gas clothes dryer present

Items

15.0 Clothes Washer

Comments: Inspected

15.1 Clothes Washer Supply

Comments: Inspected

15.2 Clothes Washer Drain

Comments: Inspected

15.3 Clothes Dryer

Comments: Repair/Replace

The safety switch that turns the dryer off when the front door is opened was not functioning which is a MAJOR safety concern. Recommend further evaluation by a qualified, licensed appliance professional and repair as necessary.



15.3 Item 1 (Picture)



15.3 Item 2 (Picture)



15.3 Item 3 (Picture)



15.3 Item 4 (Picture)

15.4 Clothes Dryer Venting

Comments: Repair/Replace



The exterior vent assembly for the clothes dryer was missing. This condition could allow unwanted wildlife to enter the vent ducting which could affect the performance of the clothes dryer and possibly restrict the venting which may start a lint fire in the vent ducting or dryer. The dryer duct was also semi-blocked by the deck ledger board. The dryer ducting was also disconnected behind the dryer. The ENTIRE dryer ducting should be repaired ASAP by a qualified, licensed contractor.



15.4 Item 1 (Picture)



15.4 Item 2 (Picture)



15.4 Item 3 (Picture)



15.4 Item 4 (Picture)

**15.5 Clothes Dryer Gas Piping/Shut Off Valve**  
**Comments:** Inspected

15.6 Wash Basin

Comments: Inspected

## General Summary

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#### Customer

Joe Client

#### Address

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Great City New Jersey 07000

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. Any recommendations by the inspector for repair, replacement, maintenance, upgrade or further evaluation **should be completed prior to any contractual limitations or timelines**. All costs associated with further inspection fees and repair or replacement of an item, component, unit or system **should be considered prior to any contractual limitations or timelines**. This general summary is not the entire report. The complete report may include additional information of concern to the client. **The client should read the ENTIRE home inspection report.**

There may be some hidden defects, conditions and/or damage present in some of the areas (chimney, roof covering, floor/wall/roof structures, attic and crawl space(s), etc) that could not be viewed from the inspectors readily, accessible vantage points at the time of the inspection. This also applies to any areas such as attic and/or crawl spaces that were inaccessible. Weather conditions at the time of the inspection may also have been a factor in the inspection of some areas/dwelling elements.

Also to note, there may be hidden concerns/defects/issues in **finished spaces such as attics and basements**. These may include structural, plumbing, electric, HVAC, venting and/or insulation that were not visible. **Finished basements are always concerning as there may be moisture intrusion occurring as well as possible structural issues with the foundation (horizontal and/or vertical cracks).**

Lastly, be mindful in unfinished basements where the interior foundation walls appeared to may have been freshly painted. This is sometimes done to make the basement space more presentable and is also done sometimes done to mask any defects that may be present (moisture intrusion stains, cracks, etc.).

## 1. Grounds

### 1.2 Grading

#### Repair/Replace

The grading (slope of ground surface) next to the left side foundation was pitched towards the foundation. The grading whenever possible should be pitched away from the foundation to prevent moisture intrusion from entering the foundation walls and basement. The ground was being undermined by the downspout that was dumping water



next to the foundation. Recommend further evaluation of all of the exterior grading by a qualified, licensed contractor and repair as necessary.



1.2 Item 1 (Picture) Ground getting undermined

## 2. Exterior

### 2.0 Exterior Wall Surfaces/Cladding/Elements

#### Repair/Replace

(1) As observed on the exterior, there were portions of some of the exterior elements (windows, window frames, window flashings, doors, door frames, door flashings, siding/cladding, masonry, brick and/or stone veneer, trim, framing, flashings, eaves, fascias, soffits and/or gable ends) that were either missing, had open gaps/holes/unsealed joints, were not functioning as intended, were deteriorated/damaged and/or had a peeling paint condition. The main issue is the siding/cladding was cupping/curling on all four sides of the exterior. Some of the siding/cladding was pulling off the house with the nails pulling out as a result of the cupping/curling. The condition of the noted elements/areas may worsen as well as possible structural/moisture damage behind/under these elements could occur if the needed repairs are not completed. Damage to the interior finishing materials may also occur. **A further evaluation of the ENTIRE exterior of the dwelling should be completed by a qualified, licensed contractor and the necessary repairs be completed. There may be hidden moisture damage, deterioration and/or wood destroying insect damage within the structure behind/under the effected exterior elements that was not visible at the time of the inspection.**



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

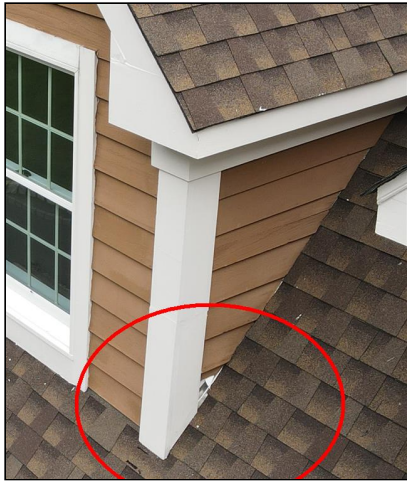


2.0 Item 3 (Picture)



2.0 Item 4 (Picture)





2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



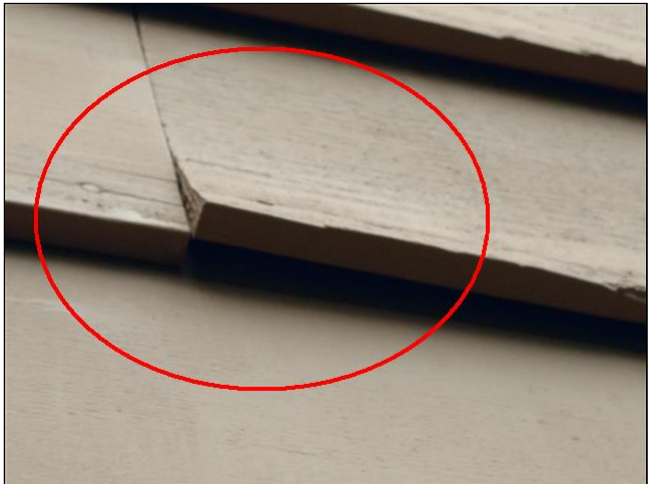
2.0 Item 8 (Picture)



2.0 Item 9 (Picture)



2.0 Item 10 (Picture)

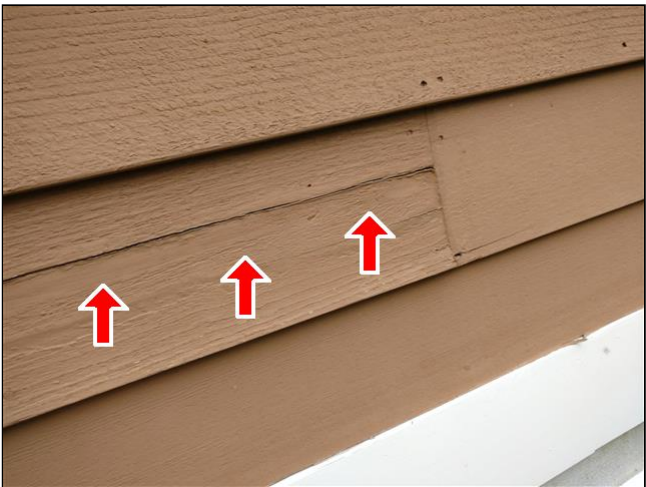


2.0 Item 11 (Picture)





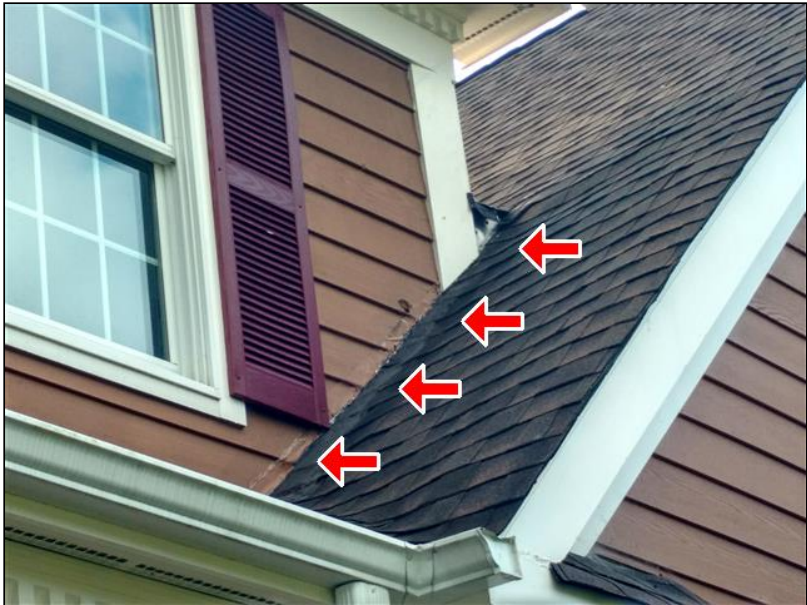
2.0 Item 12 (Picture)



2.0 Item 13 (Picture) Cracked



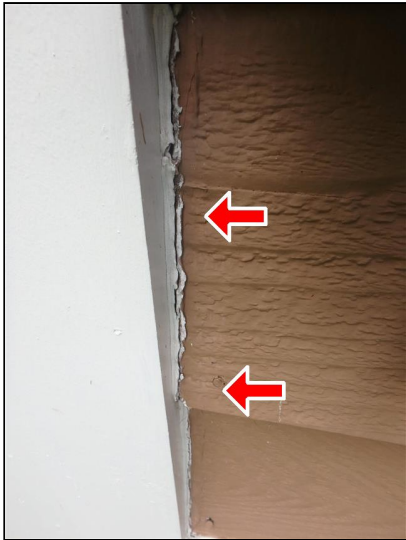
2.0 Item 14 (Picture)



2.0 Item 15 (Picture) Sub standard repair



2.0 Item 16 (Picture)



2.0 Item 17 (Picture)



2.0 Item 18 (Picture)



2.0 Item 19 (Picture)



2.0 Item 20 (Picture)



2.0 Item 21 (Picture)



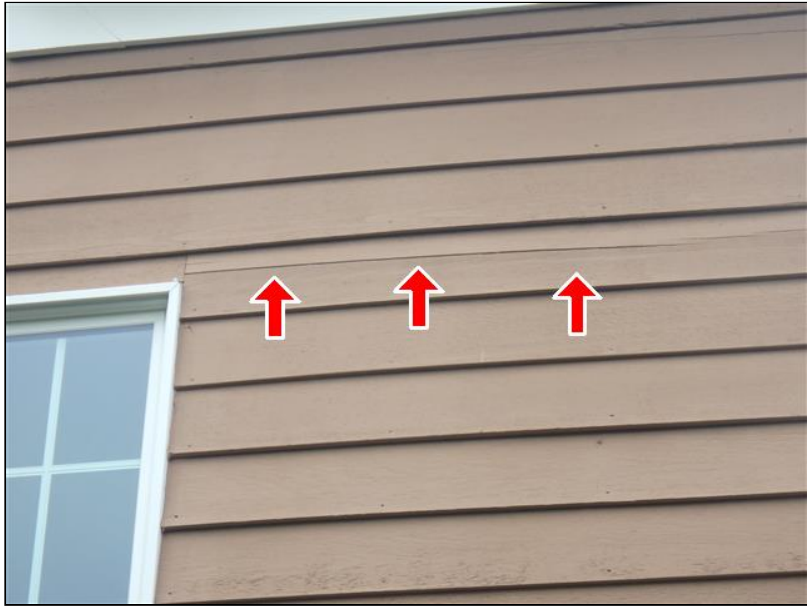
2.0 Item 22 (Picture)



2.0 Item 23 (Picture)



2.0 Item 24 (Picture)



2.0 Item 25 (Picture)

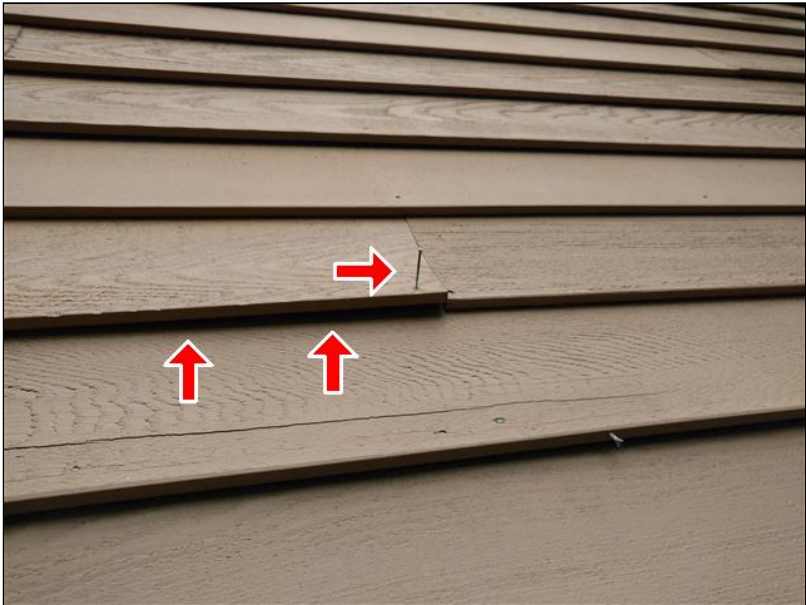


2.0 Item 26 (Picture)





2.0 Item 27 (Picture)



2.0 Item 28 (Picture)



2.0 Item 29 (Picture) Soft spot



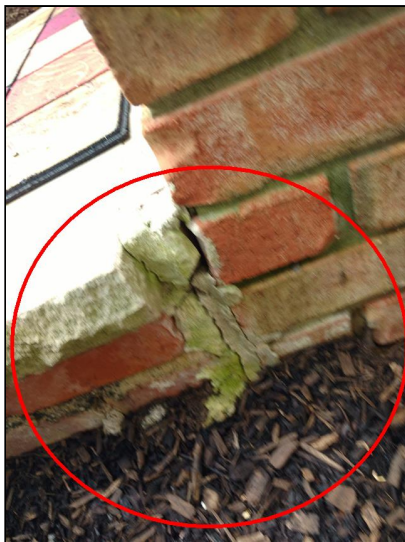
2.0 Item 30 (Picture)



2.0 Item 31 (Picture)



2.0 Item 32 (Picture) Front brick veneer



2.0 Item 33 (Picture) Front steps

(2) The bottom portion of some of the exterior wood lap siding/cladding was deteriorated slightly as a result of what appears to be excessive moisture present from the roof covering. The roof covering should not be in contact with the wood siding. There should be a 1/2"-3/4" gap between the bottom of any exterior cladding and the roof covering to prevent this type of deterioration. Further deterioration of the wood siding as well as possible moisture intrusion into the structure behind the siding could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.





2.0 Item 34 (Picture)



2.0 Item 35 (Picture)

**2.1 Eaves, Soffits, Fascias****Repair/Replace**

Please see notes under Item #2.0 (1)

**2.2 Trim****Repair/Replace**

Please see notes under Item #2.0 (1)

**2.3 Exterior Windows (Representative number)****Repair/Replace**

Please see notes under Item #2.0 (1)

**2.7 Exterior Staircase(s), Steps****Repair/Replace**

Please see notes under Item #2.0 (1)



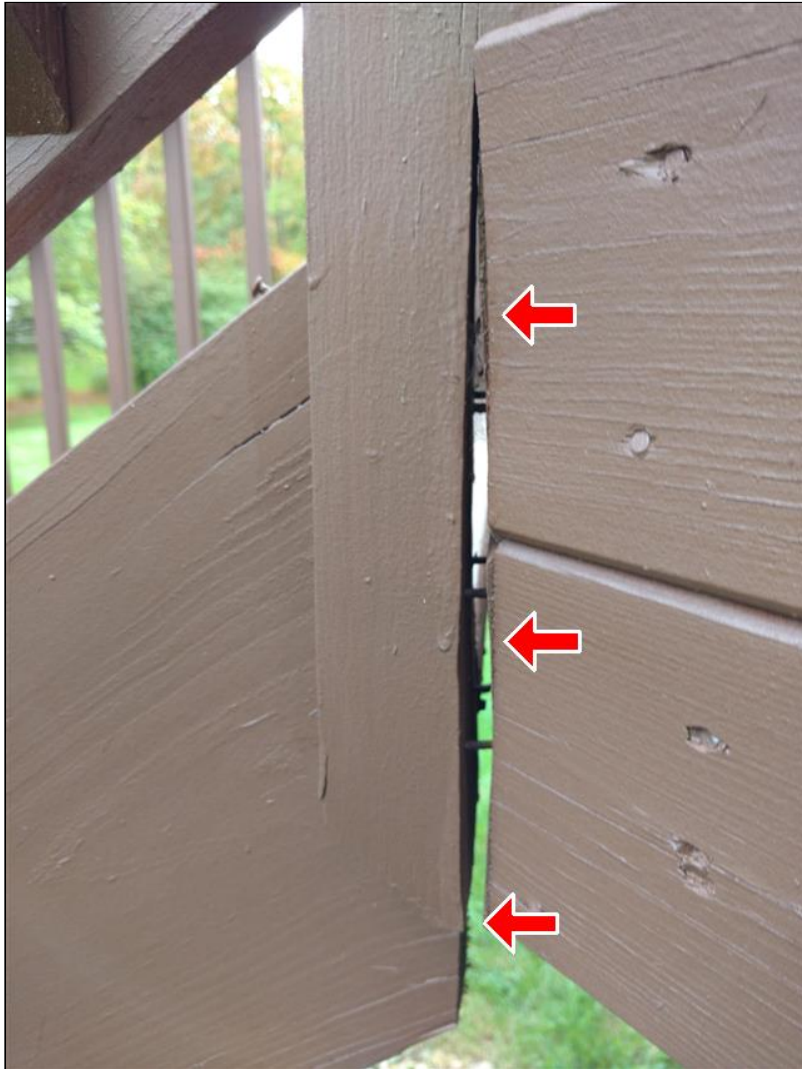
**2.10 Deck****Repair/Replace**

(1) Please see notes under Item #2.0 (1)

(2) There were numerous issues were observed pertaining to the rear wood deck. They included:

- 1) There were no beam to joist and stair stringer to the deck structure mechanical connectors present.
- 2) There were numerous nails that were sticking up from the deck surface which is a major concern if your walking on the deck with bare feet.
- 3) The staircase was separating from the main deck structure.
- 4) The handrails were loose.

These are safety concerns. These conditions may also worsen if the needed repairs are not completed. A further evaluation of the ENTIRE deck should be completed by a qualified, licensed deck contractor and the necessary repairs be completed.



2.10 Item 1 (Picture)



2.10 Item 2 (Picture)



2.10 Item 3 (Picture)



2.10 Item 4 (Picture)



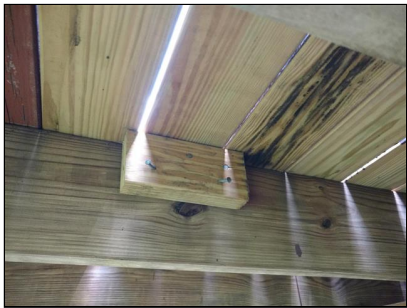
2.10 Item 5 (Picture)



2.10 Item 6 (Picture)



2.10 Item 7 (Picture)



2.10 Item 8 (Picture)





2.10 Item 9 (Picture)



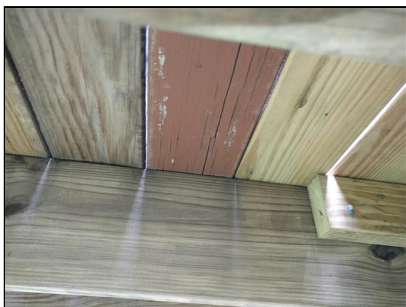
2.10 Item 10 (Picture)



2.10 Item 11 (Picture)



2.10 Item 12 (Picture)



2.10 Item 13 (Picture)



2.10 Item 14 (Picture)

**2.14 Lawn Sprinklers**

**Repair/Replace**

The property is equipped with an underground sprinkler system which is beyond the scope of the home inspection. It is recommended the client consult with home owner for operation instructions and proper winterizing information. You should also have the ENTIRE sprinkler system evaluated by a qualified, licensed sprinkler professional to insure it is functioning as intended.

**3. Garage**

**3.1 Garage Vehicle Door(s)**

**Repair/Replace**

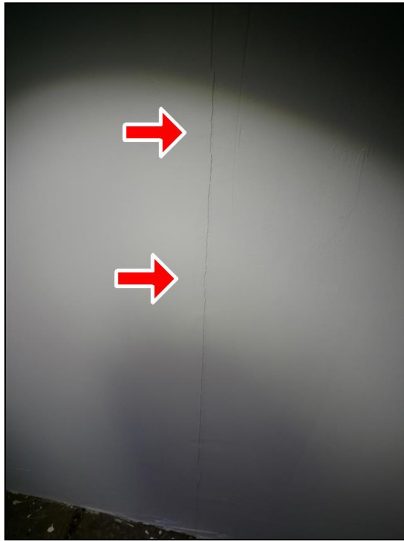
Please see notes under Item #2.0 (1)

**3.9 Garage Interior Walls**

**Repair/Replace**

- (1) Please see notes under Item #4.0 (1)
- (2) A few sections of the garage wall drywall were cracked. These conditions may worsen. Recommend further evaluation by a qualified, licensed contractor and repair as necessary..





3.9 Item 1 (Picture)



3.9 Item 2 (Picture)

### 3.10 Garage Floor

#### Repair/Replace

The concrete apron in front of the garage door had a cracks present. If not repaired, water could get into the cracks and the concrete apron could deteriorate especially in the winter time during the freeze and thaw cycles. There was also cracks in the concrete floor surface inside the garage that appeared to have been repaired and painted. These conditions may worsen if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed masonry contractor and repair as necessary.

## 4. Structural Components

### 4.0 Foundation

#### Repair/Replace

There were numerous cracks and/or deteriorated areas present on some portions of the interior and/or exterior foundation wall/floor surfaces. These conditions if not repaired may lead to possible moisture intrusion into the foundation walls and the basement along with possible deterioration of the foundation walls and the interior finishes of the house. These conditions may also worsen if the needed repairs are not completed. A further evaluation of the ENTIRE foundation (both interior and exterior) should be completed by a qualified, licensed structural contractor and the necessary repairs be completed. **These conditions may also exist behind finished basement walls/floors. They may be less severe or worse than what was visible.**

**Some additional information pertaining to foundation cracks for your reference;**

#### Vertical Cracks

Of the foundation cracks you are likely to encounter, vertical cracks are generally the most common and least severe type of crack you will come across. Vertical cracks are cracks that go straight up and down, or maybe on a slight diagonal of within 30 degrees of vertical, and are a common occurrence in many houses. These types of cracks are usually the result of your foundation settling, and it is thusly not uncommon even for new houses to have this type of foundation damage as a home's foundation can settle greatly in the first few years. Fortunately, this type of crack is usually the easiest and least expensive to have sealed. Generally, a urethane or epoxy material will be injected into the crack, ensuring that it is sealed and does reopen or grow as your foundation continues to settle.

#### Diagonal Cracks

Another common type of crack that you may encounter is a diagonal crack that runs along your foundation or basement wall at a 30-75 degree angle. This type of crack may be a thin hairline crack, but will likely be wider at one end than the other.

Diagonal foundation cracks are caused by differential settling of a foundation, which is where one side of a home's foundation settles lower than the rest of the foundation. This type of uneven tension then causes diagonal cracking. Differential settling can be the result of the house being built on a hill, or due to the expansion or contraction of the soil under a portion of the home. This type of crack can be more costly to repair than a vertical crack since it may be necessary to address the cause of the differential settlement after the crack is sealed. However, the solution may be as simple as installing new gutters so that rainwater directs away from a section of your property that regularly becomes flooded, as this water could be causing the soil under a portion of your foundation to shift.

### Horizontal Cracks

Foundation cracks that run sideways (horizontally) are the most serious type of crack to look out for, as they can signal serious damage to your home's foundation and structural integrity. While these cracks are sometimes seen in homes with poured concrete foundations, they are most common in homes with concrete block or brick foundations. Several things can cause this type of foundation damage including soil/hydrostatic pressure outside of your foundation that can cause your basement walls to bow inwards. If you discover this type of foundation damage it is important that you have it repaired as soon as possible before the structural integrity of your home becomes compromised. Knowing what types of cracking you may discover in your home can help you to determine the severity of the damage to your foundation. Ultimately, however, any cracks you discover in your home's foundation should be taken seriously and professionally inspected and repaired so that you can ensure the structural integrity of your home.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)



4.0 Item 6 (Picture)



4.0 Item 7 (Picture)



4.0 Item 8 (Picture)





4.0 Item 9 (Picture)



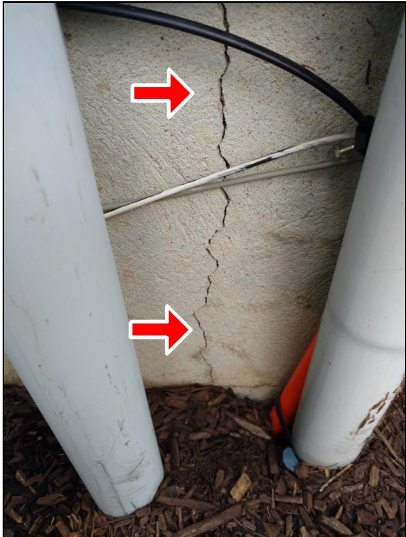
4.0 Item 10 (Picture)



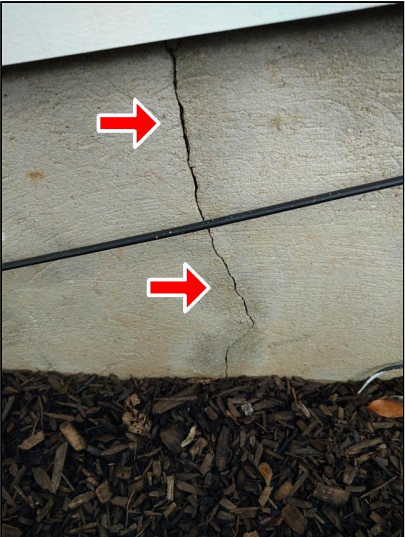
4.0 Item 11 (Picture)



4.0 Item 12 (Picture)



4.0 Item 13 (Picture)



4.0 Item 14 (Picture)



4.0 Item 15 (Picture)



4.0 Item 16 (Picture)



4.0 Item 17 (Picture)



4.0 Item 18 (Picture)



4.0 Item 19 (Picture)



4.0 Item 20 (Picture)



4.0 Item 21 (Picture)

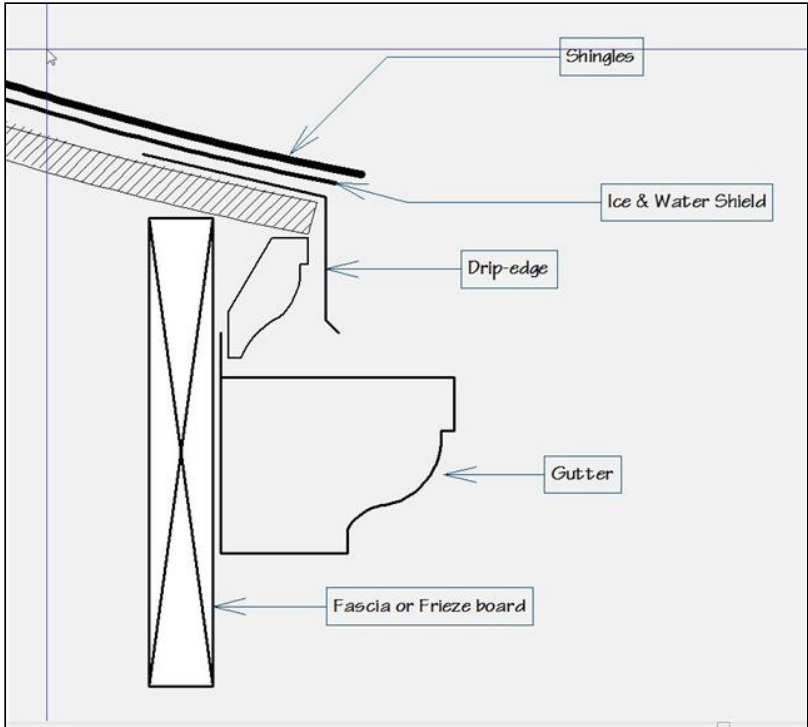


4.0 Item 22 (Picture)

#### 4.6 Roof Structure

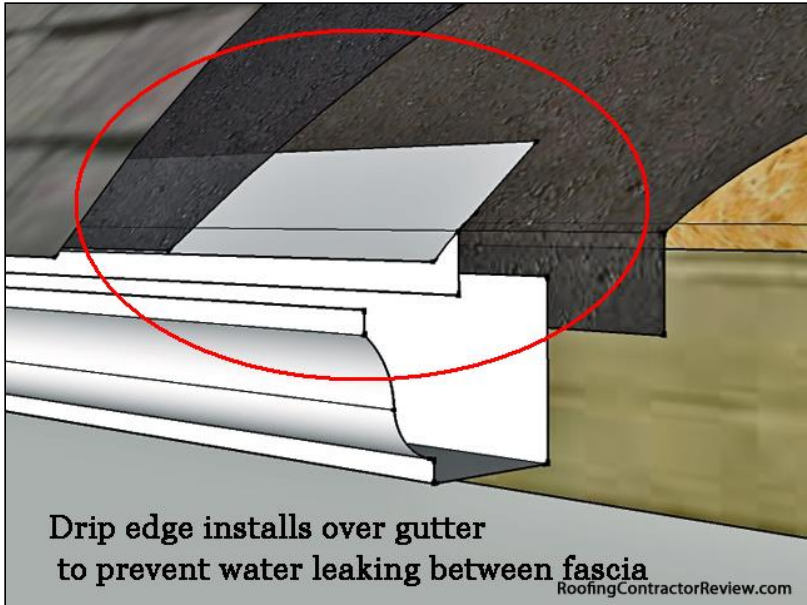
##### Repair/Replace

As observed in the rear of the attic space, there were sections where the roof decking meets the fascia board that daylight could be seen. You should not see any daylight at these joints as there should be drip edge flashings that go over the roof decking and then wrap down onto the fascia board. Drip edge flashings may not be present. **The concern is these gaps may allow unwanted wildlife (insects, mice, etc) to get into the attic space.** Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

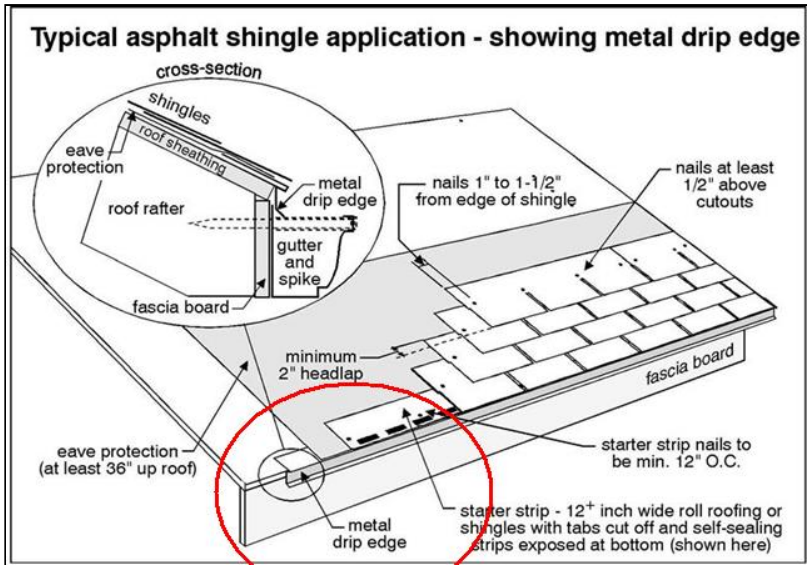


4.6 Item 1 (Picture)





4.6 Item 2 (Picture)



4.6 Item 3 (Picture)



4.6 Item 4 (Picture)



4.6 Item 5 (Picture)



4.6 Item 6 (Picture)



4.6 Item 7 (Picture)

## 5. Roof/Chimney

### 5.2 Roof Drainage System/Underground Drainage

#### Repair/Replace

The downspouts that are not directed into underground drainage pipes should be extended at least 4-6 feet (or as far away as possible) from the foundation of the house. Ideally, they should be extended away with rigid downspout material or PVC pipe. The accordion style extenders that are sometimes present often fail, deteriorate and may collect water in the ripples where mosquitos may breed in the standing water. Extending the downspouts helps shed water away from the foundation. Water can weaken and deteriorate the foundation and can possibly migrate

into the basement. Recommend extending the downspouts as necessary. Also to note, some of the downspouts are currently piped into underground drainage. While this is a great arrangement as it is supposed to carry the roof runoff water away from the house, it is unknown if the system is functional and not clogged with debris. If the underground drainage gets clogged, the water may spill out at the downspout connection and possibly migrate into the foundation/basement. It should be ascertained as to where all this underground drainage is draining to. **Also, it is recommended a further evaluation and testing of the ENTIRE underground drainage piping/system be completed by a qualified, licensed contractor to insure it is fully functional and not clogged with debris.** Any needed repairs should be completed. There was also a downspout in the left rear corner that was not connected to the underground drainage and was discharging its water right next to the foundation. This may result in moisture intrusion. In addition, the gutter above the garage needs to be cleaned out as there was vegetation growing out of it.





5.2 Item 1 (Picture)



5.2 Item 2 (Picture)



5.2 Item 3 (Picture)



5.2 Item 4 (Picture)



5.2 Item 5 (Picture) Pipe in street manhole



5.2 Item 6 (Picture)



5.2 Item 7 (Picture)



5.2 Item 8 (Picture)

### 5.3 Exposed Roof Flashing(s)

#### Repair/Replace

Please see additional notes in Item #4.6 (1)

### 5.5 Chimney

#### Repair/Replace

The NFPA (National Fire Protection Agency- [www.NFPA.org](http://www.NFPA.org)) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This



visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. <http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211> Also to note, the chimney flue cap was rusted which may cause staining to the chimney crown and the side of the chimney.



5.5 Item 1 (Picture)

## 6. Attic and Insulation

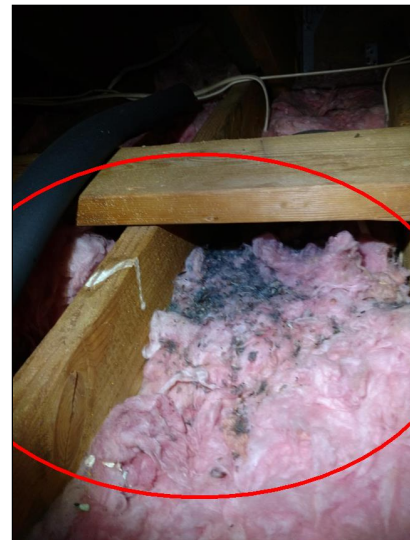
### 6.0 Attic/Cockloft

#### Repair/Replace

There was what appeared to be fecal matter/possible urine from mice/squirrels or similar vermin observed in numerous areas in the attic space as well as several areas of the attic insulation that was damaged. There was also a section of the HVAC ducting that was damaged along with sections of the electric wiring. This is a health concern. **A further evaluation of the ENTIRE attic space should be completed by qualified, licensed pest control professional and the necessary repairs/remediation should be completed ASAP. The wiring needs to be repaired by a qualified, licensed electrician and the insulation should be repaired by a qualified, licensed contractor. The access points into the attic space should also be repaired/sealed up.**



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)





6.0 Item 3 (Picture) Damaged insulation



6.0 Item 4 (Picture)



6.0 Item 5 (Picture)



6.0 Item 6 (Picture)



6.0 Item 7 (Picture)



6.0 Item 8 (Picture)





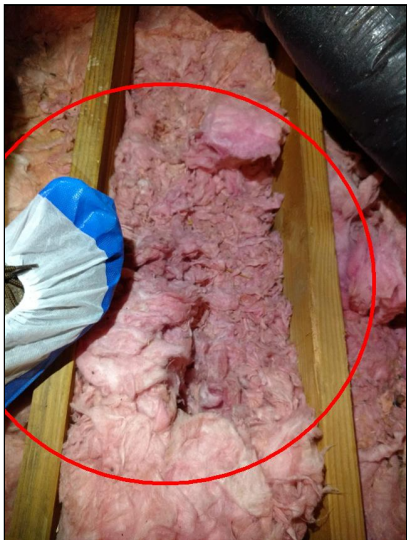
6.0 Item 9 (Picture) Baffles damaged



6.0 Item 10 (Picture)

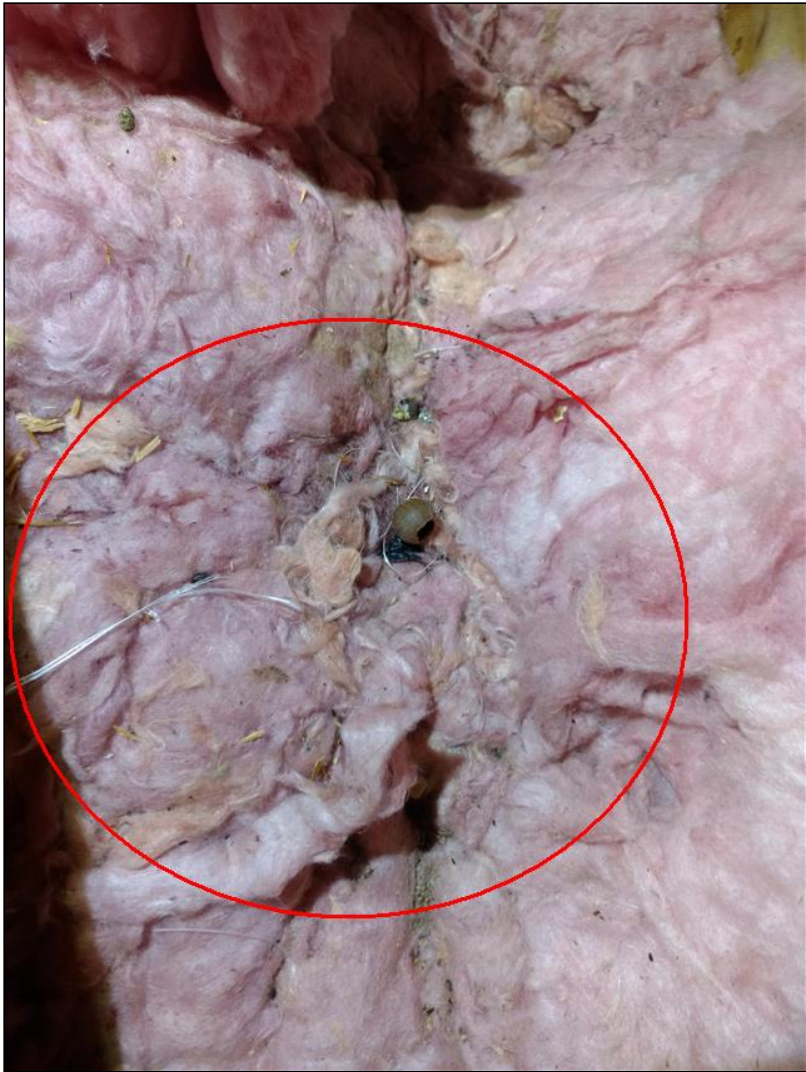


6.0 Item 11 (Picture)



6.0 Item 12 (Picture)

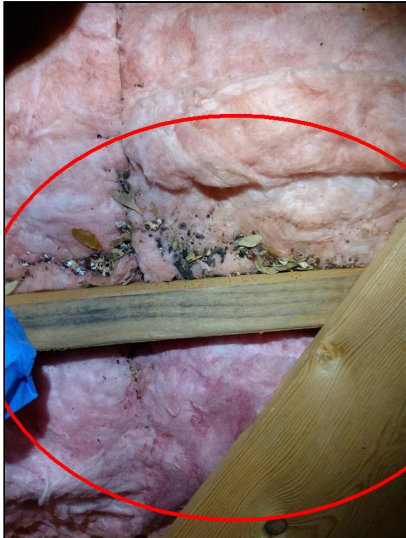




6.0 Item 13 (Picture)



6.0 Item 14 (Picture)



6.0 Item 15 (Picture)



6.0 Item 16 (Picture)



6.0 Item 17 (Picture)

**6.2 Attic/Cockloft Insulation**  
**Repair/Replace**  
Please see notes under Item #6.0 (1)

### 6.3 Attic/Cockloft/Roof Ventilation

### Repair/Replace

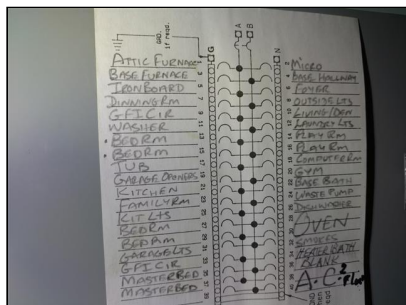
Please see notes under Item #6.0 (1)

## 7. Electrical System

## 7.6 Overcurrent Protection

## Repair/Replace

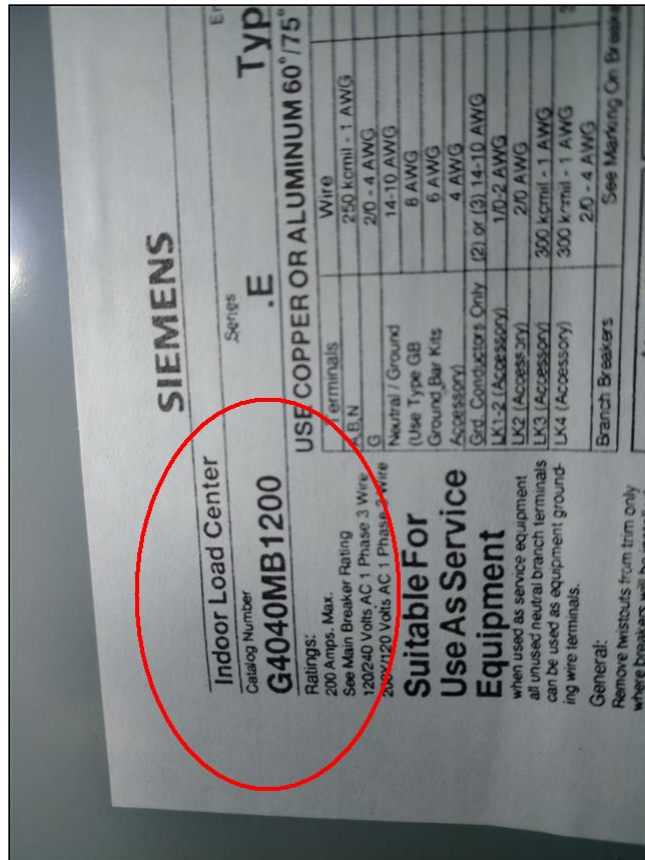
There was a tandem circuit breaker observed in the main electric service panel. Per the manufacturer's panel specifications, it is believed tandem circuit breakers are not permitted in this electric panel. This is a safety concern and potential fire hazard. Recommend a further evaluation of this panel by a qualified, licensed electrician to insure tandem circuit breakers are safe for use in this panel and make any necessary repairs.



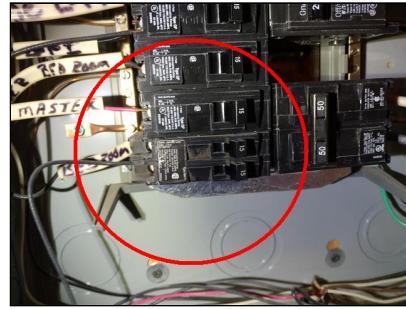
### 7.6 Item 1 (Picture)



### 7.6 Item 2 (Picture)



7.6 Item 3 (Picture)



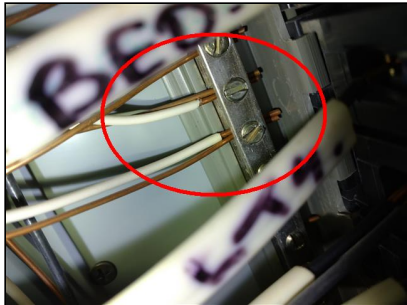
7.6 Item 4 (Picture)

## 7.7 Wiring Methods

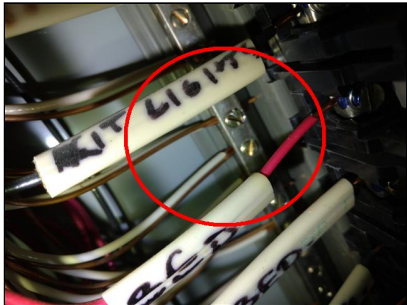
### Repair/Replace

(1) There were grounded (neutrals) and grounding wires that were doubled up under the same terminals (lugs) on the neutral bus bar in the main electric service panel. The connection of grounded and grounding wires in this situation creates a significant problem. One of the objectives of a correct arrangement of bonding jumpers, neutrals and grounding wires is to allow for circuit isolation if the electrical system needs to be worked on. Also most panels are only designed for one grounded wire per lug. The wires could come loose and heat up if they are double lugged. This requirement has been generally been enforced in the past by a close review of the manufacturer markings and by NEC 110.3 (b). Clause 12.3.10 of UL 67 (panelboards) states, "Each neutral conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor". Recommend having a qualified, licensed electrician make all the corrections necessary to ensure the safe and proper operation of the service panel.

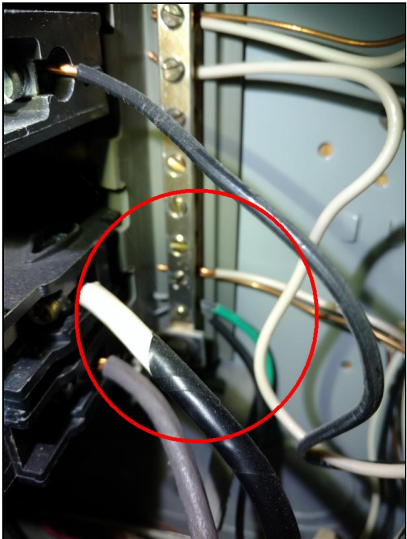




7.7 Item 1 (Picture)



7.7 Item 2 (Picture)



7.7 Item 3 (Picture)

(2) As observed in the front portion of the attic space, there was at least two visible sections of the electric circuit branch wiring that were chewed/damaged from what was assumed to be a squirrel/mice, etc. There was other damage to the attic space. This is a MAJOR safety concern and a fire hazard. There may be other damaged wiring that was not visible. **The necessary repairs should be completed ASAP and ALL of the circuit branch wiring in the attic space should be further evaluated by a qualified, licensed electrician.**



7.7 Item 4 (Picture)



7.7 Item 5 (Picture)



7.7 Item 6 (Picture)



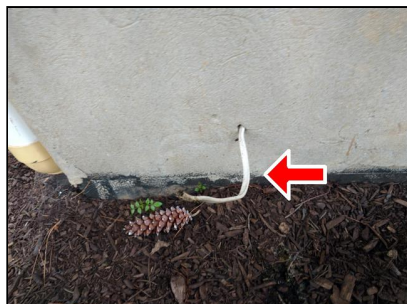
7.7 Item 7 (Picture)



7.7 Item 8 (Picture)

(3) Please see notes under Item #6.0 (1)

(4) There was a wire sticking out of the front foundation wall. The wire was not live at the time of the inspection. This is a safety issue and a potential fire hazard. Recommend further evaluation by a qualified, licensed electrician and repair as necessary.



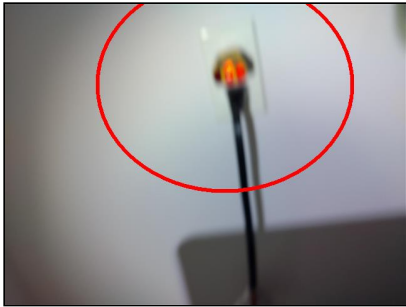
7.7 Item 9 (Picture)

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

### Repair/Replace

(1) The electric receptacle located behind the laundry area was not GFCI protected. Receptacles located on the exterior, in garages, kitchen sink area, bathrooms and laundry areas should be GFCI protected. 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, would recommend upgrading this receptacle.. This should be done by a qualified, licensed electrician.





7.8 Item 1 (Picture)



7.8 Item 2 (Picture)

(2) There was a wall mounted electric heater present in the master 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.



7.8 Item 3 (Picture)



7.8 Item 4 (Picture)

(3) One of the A/C disconnect switches front cover would not close all the way. It was hitting the deck. Recommend further evaluation by a qualified, licensed electrician and repair as necessary.



7.8 Item 5 (Picture)



7.8 Item 6 (Picture)

(4) As observed on the exterior, some of the light fixtures were loose. Also, these light fixtures should be caulked/sealed on the top and sides of them to prevent water from getting into the wiring and the electric box they are connected to. A further evaluation of all of the exterior light fixtures should be completed by a qualified, licensed electrician and the necessary repairs should be completed.



7.8 Item 7 (Picture)

## 8. Plumbing System

### 8.1 Main Water Distribution Lines

#### Repair/Replace

Testing of the water shut off valves located throughout the dwelling (especially the ones located in basements, crawlspaces, under sinks, behind toilets, etc.) and on the exterior for functionality is beyond the scope of the home inspection. Sometimes if the valves are turned/tested even just slightly, they may start to leak due to mineral buildup on the packings/seals. Also, due to age, corrosion and/or mineral buildup that may be on them, they may or may not function properly in the future in the event of an emergency or a need to service part of the plumbing system.

**Therefore, a further evaluation of ALL of the water shut off valves in the dwelling (basement, under sinks, behind toilets, etc.) and any on the exterior should be completed by a qualified, licensed plumber and any necessary repairs/valve replacements should be completed.**



8.1 Item 1 (Picture)



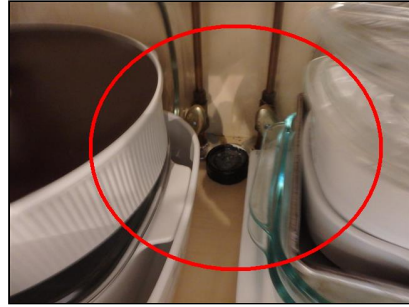
8.1 Item 2 (Picture)



8.1 Item 3 (Picture)



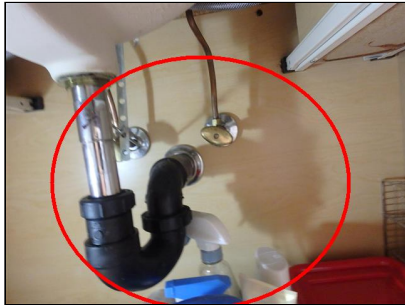
8.1 Item 4 (Picture)



8.1 Item 5 (Picture)



8.1 Item 6 (Picture)



8.1 Item 7 (Picture)



8.1 Item 8 (Picture)



8.1 Item 9 (Picture)

## 8.2 DWV (Drain, Waste and Vent) Systems

### Repair/Replace

(1) As observed in the dwelling, there were numerous sections of the DWV (drain, waste, vent) piping that were ABS. While the interior visible portions appeared to be in a serviceable condition, the underground portions may be compromised. The main concern is the portions that run from the house to the sewer main. To insure the main DWV system is 100% functional, it is recommended the DWV piping be scoped by a qualified, licensed plumber/professional to ascertain the integrity of such piping.

(2) The kitchen sink drain was leaking. If this leak is not repaired, moisture damage to the surrounding area and/or a mold condition could occur. Also to note, in the basement next to the electric panel, one of the clean out plugs on the ABS DWV piping may be leaking. There was staining on the outside of the pipe. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.





8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)



8.2 Item 4 (Picture)

#### 8.4 Sump Pump

##### Repair/Replace

The top covers on the sump pump pits were sealed and could not be removed to check the operation of the sump pumps. Therefore, the inspection of the sump pumps, discharge piping and the sump pump pits was limited. The sump pumps could not be manually tested for proper functionality and may not be functional. The sump pumps should be further evaluated/tested by a qualified, licensed plumber to make sure it is functioning as intended to avoid possible flooding of the basement. Any needed repairs should be completed.



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)

## 8.5 Sump Pump Plumbing

### Repair/Replace

(1) Please see notes under Item #8.4 (1)

(2) The left front sump pump drainage pipe was going out the left side foundation wall. But, on the exterior there was no drainage pipe visible. It is unknown where this sump pump is draining to which is a concern. It may back up or affect the function of the sump pump if it is not draining to the exterior in a proper fashion. Also, the discharge water could possibly migrate back into the foundation/basement. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.



8.5 Item 1 (Picture)

## 8.6 Sump Pump Pit

### Repair/Replace

Please see notes under Item #8.4 (1)

## 8.9 Radon Mitigation System

### Repair/Replace

There were two active radon mitigation systems present. The suction fans were located in the attic and the basement was finished. The suction pipes/points in the basement could not be viewed. The radon systems did not have a warning device. A warning device must be installed to alert you if an active system stops working properly. Examples of system failure warning devices are: a liquid gauge, a sound alarm, a light indicator, etc. The warning



device must be placed where it can be seen or heard easily. This is a concern as not having potentially non-functioning radon mitigation systems is a health hazard for the occupants. **A further evaluation of the ENTIRE radon mitigation systems should be completed by a state licensed radon mitigation contractor and the necessary repairs should be completed to insure the safety of the occupants.**



8.9 Item 1 (Picture)



8.9 Item 2 (Picture)



8.9 Item 3 (Picture)



8.9 Item 4 (Picture)

## 10. Heating System(s)

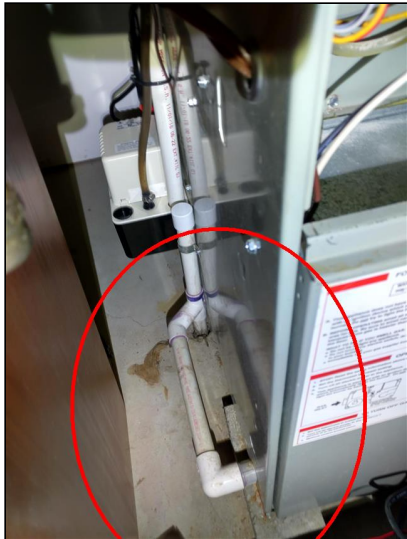
### 10.0 Heating Unit(s)

#### Repair/Replace

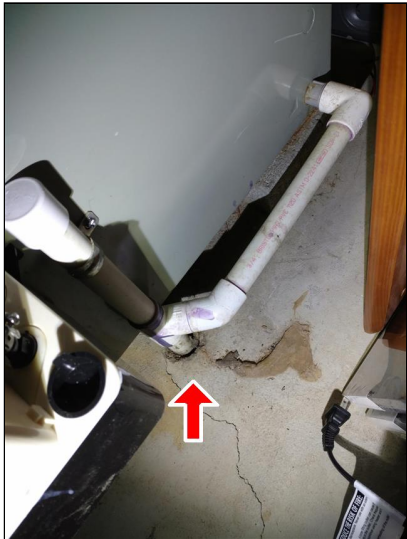
(1) Information taken from the data tags, places the ages of the furnaces at around 25 years old. They are considered to be at end of their expected lifespans. Recommend budgeting for replacement units in the near future.

(2) The condensate drain pipe for the basement furnace was draining the condensate (water) it produces into the basement concrete slab. This is not an ideal arrangement as this condensate may cause the earth under the basement concrete floor to undermine which may cause damage to the basement floor. This arrangement may also cause a high humidity level in the basement space. Some townships will allow this arrangement and some will not. Ideally, the condensate should be draining into the condensate pump that the A/C is draining into. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.



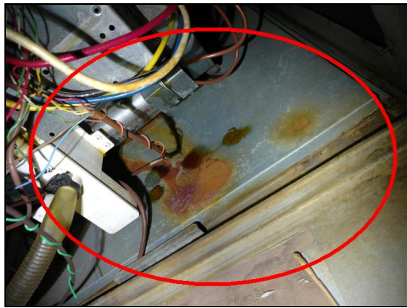


10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

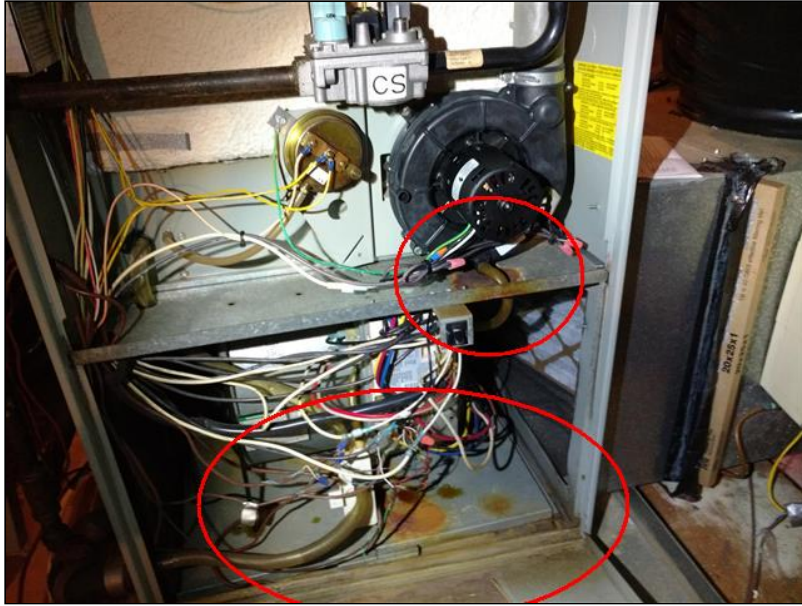
(3) As observed in attic furnace, these was water stains in the top compartment under the draft inducer blower unit. The attic unit had a large amount of rust in the bottom compartment as well. The draft inducer or surrounding components may be leaking. This condition may cause moisture damage to the furnace as well as affect the performance of the furnace. There was also some corrosion on the draft inducer in the basement furnace. **A further evaluation of BOTH of the furnaces should be completed by a qualified, licensed HVAC professional and any necessary repairs be completed. As noted elsewhere, these units were original and around 25 years old.**



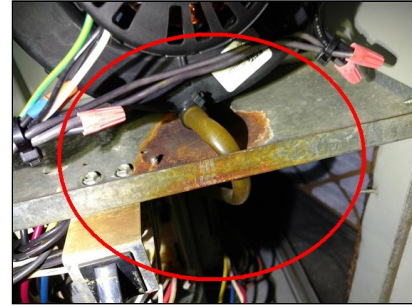
10.0 Item 3 (Picture)



10.0 Item 4 (Picture)



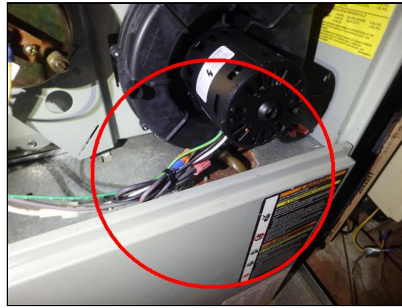
10.0 Item 5 (Picture)



10.0 Item 6 (Picture)



10.0 Item 7 (Picture)



10.0 Item 8 (Picture)



10.0 Item 9 (Picture)



10.0 Item 10 (Picture)



10.0 Item 11 (Picture)

## 10.1 Heating Distribution System

### Repair/Replace

Please see notes under Item #6.0 (1)

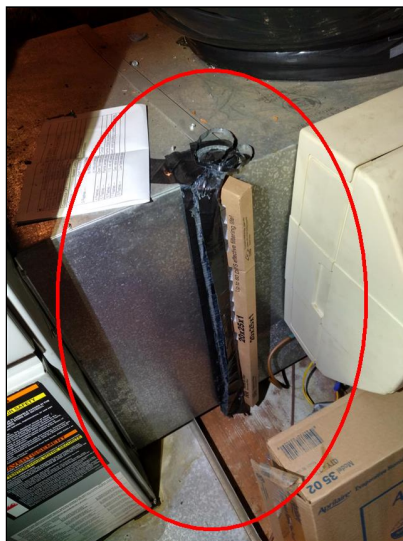
## 10.5 Filter

### Repair/Replace

The installed disposable type filters for the HVAC units were not the proper size for the return air ducting they are installed in. The filter should be inside the ducting and the opening in the ducting for the filter should be covered. This is a potential health concern as it may effect the indoor air quality as well as possibly changing the pressure balance of the system. It could also cause the water heater to possibly backdraft. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)

## 11. Cooling System(s)

### 11.1 Cooling Distribution System

#### Repair/Replace

Please see notes under Item #6.0 (1)

### 11.3 Cooling System Filter

#### Repair/Replace

Please see notes under Item #10.5 (1)

## 12. Interior

### 12.1 Ceiling Finishes

#### Repair/Replace

There was a drop ceiling present in the basement bathroom which covered the entire ceiling. This is an issue as the metal framing could possibly rust due to the moisture while taking a shower and also moisture could possibly get trapped in the space above the drop ceiling and the floor subfloor above. Mold could possibly form on the ceiling tiles as well as the space above the drop ceiling. There was an exhaust fan in the bathroom but it was in the toilet closet and not in the central shower area.. Recommend further evaluation by a qualified, licensed contractor and repair as necessary. Also to note, there was a crack ceiling tile in the basement.

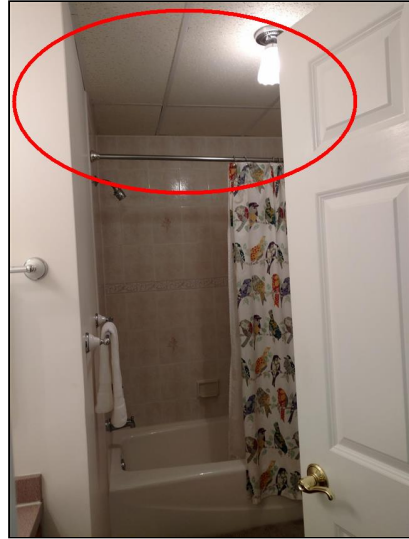




12.1 Item 1 (Picture)



12.1 Item 2 (Picture)



12.1 Item 3 (Picture)



12.1 Item 4 (Picture)



12.1 Item 5 (Picture)

#### 12.4 Closets

##### Repair/Replace

Please see notes under Item #12.7 (1)

#### 12.6 Window/Wall AC/ Heat

##### Repair/Replace

Please see notes Item #7.8 (2)

#### 12.7 Interior Doors

##### Repair/Replace

As observed on the 2nd floor, there were numerous doors that would either not close all the way and latch, were damaged/deteriorated, were rubbing on their door frames, were not functioning as intended and/or had missing and/or damaged hardware. These conditions may worsen as well as possible future damage to the doors/door frames if the necessary repairs are not completed. A further evaluation should be completed by a qualified, licensed contractor and the necessary repairs be completed.



12.7 Item 1 (Picture)



12.7 Item 2 (Picture)



12.7 Item 3 (Picture)



12.7 Item 4 (Picture)



12.7 Item 5 (Picture)



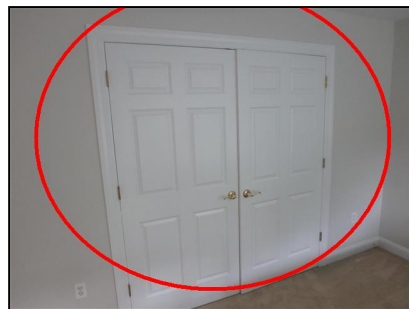
12.7 Item 6 (Picture)



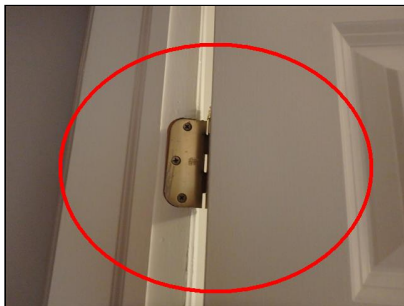
12.7 Item 7 (Picture)



12.7 Item 8 (Picture)



12.7 Item 9 (Picture)



12.7 Item 10 (Picture)

## 12.8 Fireplace

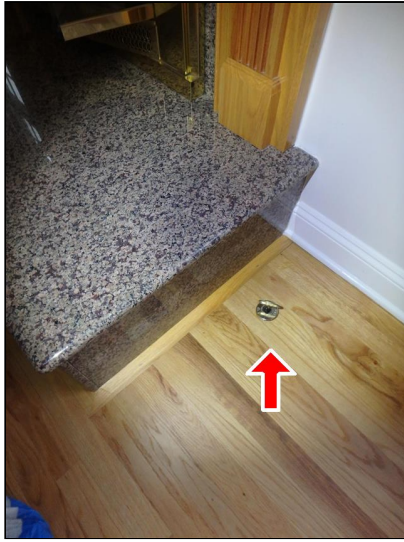
### Repair/Replace

(1) The NFPA (National Fire Protection Agency- [www.NFPA.org](http://www.nfpa.org)) highly recommends an annual inspection of all fireplaces and chimneys. They also recommend that an inspection take place upon the transfer of a property, the replacement of a solid fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace(s) and/or chimney components is limited to the readily, visible components/areas. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level 2 inspection entails the use of specialized tools and testing procedures, such as video cameras, etc., to thoroughly evaluate/inspect the chimney(s) and/or fireplace(s) system/components. Therefore, it is highly recommended a level 2 inspection of all of the fireplaces and/or chimneys pertaining to the dwelling be performed before closing and/or any contractual deadlines. Additional information pertaining to fireplace/chimney inspections can be found in Chapter 14 of the NFPA 211 standard. <http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211>

(2) The natural gas fueled fireplace in the rear family room would not light under normal controls. Therefore, it could not be tested for proper functionality and was only visually inspected. For safety reasons, the inspector does not light any pilot lights on these components. The pilot light may be out for a reason. Every effort on the inspectors

part to alleviate this situation was done as the following paragraph was included with the pre-inspection agreement that was sent to the client before the inspection **"All natural gas fueled fireplaces/log sets (if present) must be ready to be operated under their normal operating controls. Meaning the gas supply to the fireplace/log set is turned on, the pilot light is lit (if it has one), and the fireplace/light is ready to be tested using whatever means it has to turn it on and off (remote control, on/off push button/dial on unit, wall mounted on/off switch, etc.). Please have your agent advise the LISTING AGENT of these requirements to insure a complete inspection of this component"**. In order to verify proper operation, I would recommend having the homeowners or a qualified, licensed fireplace professional operate the fireplace for you and make any necessary repairs prior to closing or any other contractual deadlines.

10/18/2021 UPDATE The homeowners operated the gas fueled fireplace on 10/15/2021 when the radon test was retrieved. The fireplace is functioning as intended.



12.8 Item 1 (Picture)



12.8 Item 2 (Picture)



12.8 Item 3 (Picture) Fireplace functioning

### 13. Bathroom(s)

- 13.1 Exhaust Fan(s)  
Repair/Replace



As observed in the attic space, one of the bathroom exhaust fan vents was not secured to the roof mount. This venting should be terminated outdoors and may cause moisture damage/a mold condition to the surrounding structure if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



13.1 Item 1 (Picture)



13.1 Item 2 (Picture)

### 13.3 Tub(s)

#### Repair/Replace

In the master bathroom, there did not appear to be any access in the side of the whirlpool tub structure to service the motor/pump if need be. This is a safety issue as well as the fact that you would have to remove some surrounding tiles to access the motor/pump which is under the whirlpool tub. Also, the whirlpool tub was not functioning. The jets didn't turn on. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.



13.3 Item 1 (Picture)



13.3 Item 2 (Picture)



13.3 Item 3 (Picture)

## 14. Kitchen

### 14.3 Sink

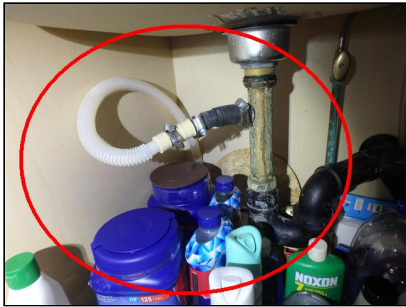
#### Repair/Replace

Please see notes under Item #8.2 (2)

### 14.5 Dishwasher

#### Repair/Replace

The drain line on the dishwasher is not high looped under the countertop. The dishwasher drain line under the kitchen sink should be looped up as high as possible in the cabinet and up under the countertop. This prevents dirty/contaminated water from the sink from back flowing into the dishwasher. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.



14.5 Item 1 (Picture)

14.9 Range, Oven, Cooktop

Repair/Replace

The wall oven was not functioning and was being repaired. Recommend further evaluation by a qualified, licensed appliance professional and repair/replace as necessary.



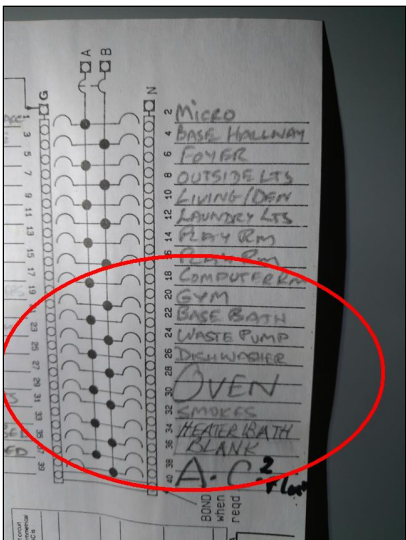
14.9 Item 1 (Picture)



14.9 Item 2 (Picture)



14.9 Item 3 (Picture) Circuit breaker off



14.9 Item 4 (Picture)



14.9 Item 5 (Picture)



## 15. Laundry Area

### 15.3 Clothes Dryer

#### Repair/Replace

The safety switch that turns the dryer off when the front door is opened was not functioning which is a MAJOR safety concern. Recommend further evaluation by a qualified, licensed appliance professional and repair as necessary.



15.3 Item 1 (Picture)



15.3 Item 2 (Picture)



15.3 Item 3 (Picture)



15.3 Item 4 (Picture)

### 15.4 Clothes Dryer Venting

#### Repair/Replace

The exterior vent assembly for the clothes dryer was missing. This condition could allow unwanted wildlife to enter the vent ducting which could affect the performance of the clothes dryer and possibly restrict the venting which may start a lint fire in the vent ducting or dryer. The dryer duct was also semi-blocked by the deck ledger board. The dryer ducting was also disconnected behind the dryer. The ENTIRE dryer ducting should be repaired ASAP by a qualified, licensed contractor.



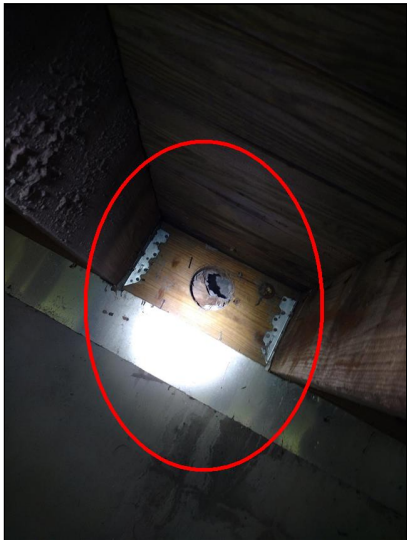
15.4 Item 1 (Picture)



15.4 Item 2 (Picture)



15.4 Item 3 (Picture)



15.4 Item 4 (Picture)

INVOICE

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Email:

frankglomb@terrahomeinspectionsllc.com

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Inspected By: Frank Glomb

Inspection Date: 9/29/2021

Report ID: 210875

Customer Info:	Inspection Property:
Joe Client	9 Big Court Great City New Jersey 07000
Customer's Real Estate Professional: None .	

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note: