

# Property Inspection Report

**Prepared For: Mr. and Mrs. Home Buyer**

**Property Address:**

56 Inspection Place

Property NJ 08000



## Terra Home Inspections LLC

Frank Glomb /Home Inspector Lic. #24GI00128600

211 Meadowbrook Drive, North Plainfield, NJ 07062

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

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



Table of Contents

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

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

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

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

[2 Exterior.....6](#)

[3 Garage .....9](#)

[4 Pool.....10](#)

[5 Structural Components .....11](#)

[6 Roof/Chimney .....12](#)

[7 Attic and Insulation.....13](#)

[8 Electrical System .....14](#)

[9 Plumbing System.....17](#)

[10 Water Heater.....17](#)

[11 Heating System.....18](#)

[12 Cooling System.....21](#)

[13 Interior.....22](#)

[14 Bathroom\(s\) .....22](#)

[15 Kitchen .....24](#)

[16 Laundry Area .....25](#)

[General Summary.....27](#)

<b>Date:</b> 6/1/2014	<b>Time:</b> 10:00 AM	<b>Report ID:</b> Sample 2015-2
<b>Property:</b> 56 Inspection Place Property NJ 08000	<b>Customer:</b> Mr. and Mrs. Home Buyer	<b>Real Estate Professional:</b> Anna Realtor

Dear Client,

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

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

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

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

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

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

Sincerely,

Frank Glomb- Owner/Inspector

NJ Home Inspector Lic. #24GI00128600

NJ Radon Measurement Technician MET #13265

ASHI Inspector #254685

Garden State ASHI Member

Certified InterNACHI Inspector #14032411

IAC2 Mold Certification #IAC2-03-4647

HUD 203K Consultant #P1811

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

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

### Comment Key or Definitions

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

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

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

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

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

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

**In Attendance:**

Client's agent, Client, Home owner

**Occupancy:**

Occupied and furnished

**Building Type/Style:**

Single Family (2 story), Colonial

**Garage/Carport:**

2 Car attached garage

**Age of Building or Year Built:**

1994

**Front of Building Faces:**

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

**Bedrooms and Bathrooms:**

4 Bedrooms, 3 1/2 Bathrooms

**Temperature at Time of Inspection:**

67 Degrees Fahrenheit

**Weather Conditions:**

Cloudy in beginning and light rain at end of the inspection

**Ground/Soil Surface Condition:**

Damp in the beginning and wet at the end of the inspection

**Precipitation in The Last 3 Days:**

No

**Status of Utilities:**

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

**Inspection/Testing Services Performed:**

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

**Total Fee:**

Paid \$000.00, Check #3196 (Home Buyer) on 06/01/2014

1. Grounds

Styles & Materials

Driveway Material:

Asphalt

Walkway Material:

Paver block  
Concrete

Retaining Wall Material:

Masonry/ Block

Fence Material:

Aluminum

		IN	NI	NP	MM	RR
1.0	Driveway	•				
1.1	Walkway(s)	•				
1.2	Grading	•				
1.3	Vegetation Affecting Structure					•
1.4	Retaining Wall(s)	•				
1.5	Fencing	•				

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

Comments:

1.3 There was some vegetation observed near or touching the exterior of the house. This vegetation at full growth should be kept at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and the roof. Vegetation in contact or proximity to the house can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs. Recommend trimming back the vegetation near the exterior of the house.



2. Exterior

Styles & Materials

<b>Exterior Cladding Material/Style:</b> EIFS (exterior insulation and finishing system) Vinyl siding	<b>Eaves Material:</b> Eaves material- Wood Fascia material- Wood Soffit material- Vinyl	<b>Trim Material:</b> Aluminum, vinyl and wood
<b>Window Material:</b> Bay/vinyl Vinyl double hung Vinyl sliders	<b>Exterior Door Material:</b> Metal slider Wood	<b>Window Well Material:</b> Metal
<b>Exterior Stairs Material:</b> Masonry/brick Paver block	<b>Balcony Material:</b> N/A	<b>Deck Material:</b> N/A
<b>Porch Material:</b> N/A	<b>Patio Material:</b> Concrete	

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

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

INNI NPMMRR

Comments:

**2.0 (1)** The front exterior wall surface of the house appears to be clad with EIFS (exterior insulation and finishing system). There were numerous defects observed in the EIFS on the front of the house. I will list each defect observed in individual segments following this segment. If these defects are not repaired, the elements and wildlife/pests could get into the wall structure and the interior of the house thus damaging the wall structure and interior. A known problem with EIFS is once moisture gets behind the system, there is no where for the water to go, and because the insulation board is attached to the exterior of the sheathing, the system holds water against the sheathing, slowing normal evaporation and promoting decay of the structure and most often, creating conditions that are conducive to mold and fungi growth. Recommend a further evaluation of the entire front EIFS cladding for repairs by a licensed contractor specializing and qualified in EIFS inspections and repairs.

**2.0 (2)** The EIFS on the bottom of the right side wall where it meets the roofline appears to have a 2"-3" diameter hole in it. Water can easily run down the roof and may run into this hole.



2.0 Item 1(Picture) Hole in EIFS-  
Right front wall

**2.0 (3)** There was a crack observed in the EIFS on the structure above the front door.



2.0 Item 2(Picture) Cracks in  
EIFS- Above front entry



2.0 Item 3(Picture) Area of  
concern above front entry

**2.0 (4)** There was a hole observed in the left side EIFS column.



2.0 Item 4(Picture) Hole in EIFS  
column

**2.0** (5) Part of the EIFS final coat on the left front side of the house was peeling.



2.0 Item 5(Picture) Final coat on EIFS peeling- left front side of house

**2.0** (6) There was a small crack or what may be an imperfection or separation in the EIFS in the area to the right of the left front bay window.



2.0 Item 6(Picture) Area of concern- To the right of left front bay window

**2.2** The paint on the wood trim below the front door is peeling leaving the wood exposed to the elements. If not repaired, moisture damage and wood rot could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.2 Item 1(Picture)

2.6 There were numerous cracks observed in the rear masonry steps in both the tread and riser areas and on the right side of the steps structure. If not repaired, deterioration of the exposed masonry and the structure underneath could occur. Recommend further evaluation for repairs by a qualified, licensed masonry contractor.



2.6 Item 1(Picture) Cracks in steps



2.6 Item 2(Picture) Cracked parging on right side of rear steps

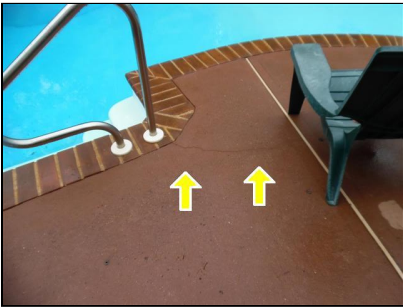


2.6 Item 3(Picture) Area of cracks in rear steps

2.10 There were numerous cracks observed in various areas of the concrete backyard patio. If not repaired, water could get into the cracks and the concrete patio could deteriorate especially in the winter time during the freeze and thaw cycles. Recommend further evaluation for repairs by a qualified, licensed masonry contractor.



2.10 Item 1(Picture) Cracks in concrete patio



2.10 Item 2(Picture) Cracks in concrete patio



2.10 Item 3(Picture) Crack in concrete patio

3. Garage

Styles & Materials

<b>Garage Door Material/Style:</b> (2) 8ft metal panel, sectional roll-up doors	<b>Garage Door Opener(s):</b> Two Chamberlain lift-master door openers present	<b>Safety Reverse::</b> Present and functioning
<b>Safety Sensors::</b> Safety sensors were present and functioning	<b>Occupant Door to Interior Material:</b> Metal clad wood- fire rated	<b>Occupant Door to Exterior Material:</b> N/A
<b>Roof Info:</b> Roofing is the same as main structure.	<b>Roof Material:</b> N/A	<b>Ceiling Material:</b> Drywall
<b>Wall Material:</b> Drywall	<b>Garage Floor Material:</b> Concrete	<b>Garage Exterior Material:</b> Exterior is the same as the main structure

		IN	NI	NP	MM	RR
3.0	Garage	•				
3.1	Garage Vehicle Door(s)	•				

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

INNI NPMMPRR

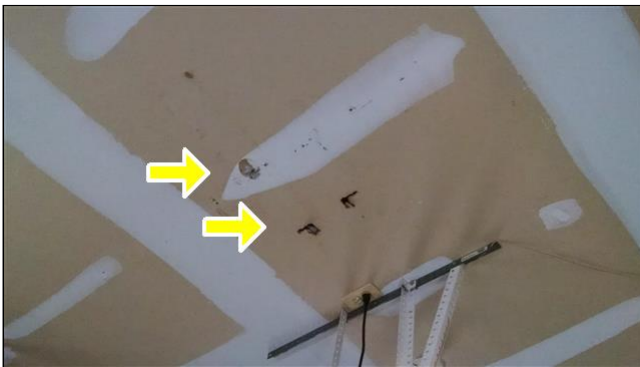
		IN	NI	NP	MM	RR
3.2	Garage Vehicle Door Opener(s)	•				
3.3	Garage Vehicle Door Safety Features	•				
3.4	Garage Occupant Door to Interior	•				
3.5	Garage Occupant Door to Exterior			•		
3.6	Garage Roof			•		
3.7	Garage Ceiling					•
3.8	Garage Interior Walls	•				
3.9	Garage Floor	•				
3.10	Garage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

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

IN NI NP MM RR

### Comments:

**3.7** The ceiling in the garage has a few small holes in the drywall. The garage ceiling drywall should be 100% sealed to prevent carbon monoxide from entering the living space above and also from a fire block standpoint. Recommend further evaluation for repairs by a qualified, licensed contractor.



3.7 Item 1(Picture) Holes in drywall on ceiling



3.7 Item 2(Picture) Holes in drywall on ceiling

## 4. Pool

### Styles & Materials

#### Pool Type:

Below ground

#### Material:

Concrete with liner

#### Pool Deck:

Concrete

#### Pool Gate & Fencing:

Aluminum fencing

		IN	NI	NP	MM	RR
4.0	Pool		•			
4.1	Pool Deck	•				

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

IN NI NP MM RR

		IN	NI	NP	MM	RR
4.2	Pool Gate & Fencing	•				

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

INNI NPMM RR

Comments:

4.0 The pool is not part of the home inspection and therefore was not inspected. Would recommend having it inspected by a qualified pool professional.

5. Structural Components

Styles & Materials

<b>Foundation:</b> Poured concrete walls/ concrete floors	<b>Columns/Piers/Girders/ Beams:</b> Steel lally columns 3 1/2"x12" Parallam beam 4"x10" Parallam beam	<b>Basement:</b> Full mostly finished basement (90% finished)
<b>Crawlspace:</b> Not present	<b>Wall Structure:</b> 2" x 4" wood platform construction	<b>Floor Structure:</b> Plywood sheathing sub floor. Prefabricated 2" x 10" Wood I-Joists 20" on center
<b>Roof Structure:</b> Wood roof trusses- 2"x4" top chords/2"x6" bottom chords 24" on center		

		IN	NI	NP	MM	RR
5.0	Foundation					•
5.1	Columns/Piers/Girders/Beams	•				
5.2	Basement	•				
5.3	Crawlspace			•		
5.4	Wall Structure	•				
5.5	Floor Structure	•				
5.6	Roof Structure	•				

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

INNI NPMM RR

Comments:

5.0 The paint on the rear exterior foundation wall to the left of the rear steps is peeling off. If not repaired, deterioration of the foundation wall could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.



5.0 Item 1(Picture) Paint is peeling on exterior foundation wall

6. Roof/Chimney



Solar panels on rear roof plane



Solar panels on rear roof plane

Styles & Materials

Method of Roof Inspection:

Roof was mounted, walked and inspected where possible, inspected from the eaves and from within the attic space.

Roof Penetrations:

- PVC DWV stacks
- Metal attic power ventilator fan
- Metal HVAC vent

Chimney:

Wood construction with metal flue chimney present for gas fireplace

Roof Style:

Hip

Roof Covering Material:

3 tab asphalt shingles

Roof Drainage System:

Aluminum gutters and aluminum downspouts

Exposed Flashings:

Metal/rubber flashing around roof penetrations

		IN	NI	NP	MM	RR
6.0	Roof Covering				•	
6.1	Roof Penetrations	•				
6.2	Roof Drainage System					•
6.3	Exposed Roof Flashing(s)	•				
6.4	Sky Lights			•		
6.5	Chimney	•				

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

INNI NPMMPRR

Comments:

6.0 (1) The rear roof plane was covered with solar panels-The inspection was limited in this area.

6.0 (2) The 1 layer of roof covering (shingles) appeared to be the original roof on the house when it built in 1996. While it is still is serviceable condition, it may be near the end of it's useful life span. Recommend budgeting for replacement in the future.

6.2 The gutter assembly on the right front corner of the home is damaged. It appears a tree or tree branch may have fallen on it. If not repaired, water could backup in the gutters and overflow and may enter the interior walls damaging the structure. Recommend further evaluation for repairs by a qualified, licensed contractor.



6.2 Item 1(Picture)

7. Attic and Insulation

Styles & Materials		
<b>Attic access/Methods to inspect:</b> The attic was accessed through a scuttle hole located in the 2nd floor hallway ceiling and walked/inspected where safe to walk.	<b>Attic Floor Structure:</b> 2"x6" bottom wood truss chords 24" on center	<b>Attic Insulation Type:</b> Fiberglass batts with kraft paper facing
<b>Attic Insulation Depth:</b> Insulation averages about 10-12 inches in depth.	<b>Attic/ Roof Ventilation:</b> Ridge exhaust venting present Thermostatically controlled	

power ventilator fan on roof field  
Soffit Vents

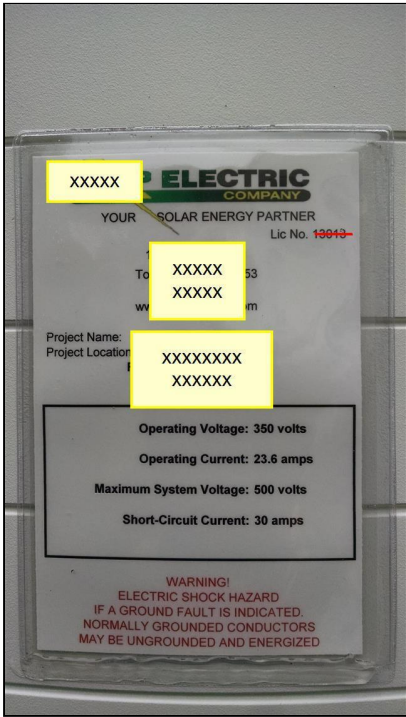
		IN	NI	NP	MM	RR
7.0	Attic	•				
7.1	Attic Floor Structure	•				
7.2	Attic Insulation	•				
7.3	Attic/Roof Ventilation	•				

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

INNI NPMM RR

Comments:

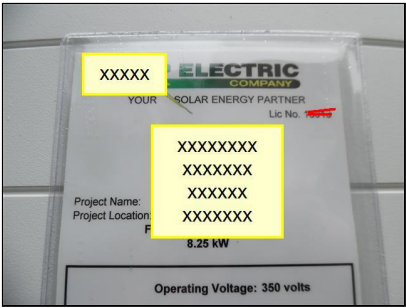
8. Electrical System



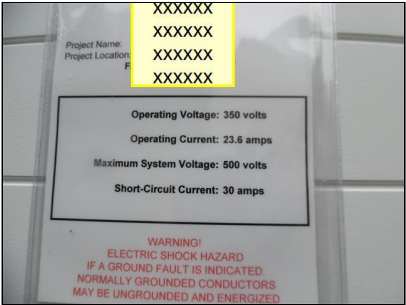
Solar equipment data tag



Solar equipment



Solar equipment data tag



Solar equipment data tag



Solar equipment signage

Styles & Materials

<b>Service Entrance/Conductors:</b> Electric entrance service is underground.	<b>Electric Meter Location:</b> Electric meter is located on the left side exterior of the house Solar panel electric meter and main shutoff for the system located on the left side exterior of the house	<b>Service Rating:</b> 120/240 Volt 200 Amp
<b>Main Disconnect:</b> 200 amp main disconnect is located in main service panel	<b>Main Service Panel(s):</b> Main service panel manufacturer- Homeline Main service panel located in the basement of the left front wall	<b>Sub Panel(s):</b> Not present
<b>Service Equipment Grounding:</b> Copper service grounding present	<b>Overcurrent Protection Type:</b> Circuit breakers Breakers in off position- None	<b>Wiring Methods:</b> Predominant type of branch wiring- Type NM copper wire
<b>Connected Devices- Lighting Fixtures-Ceiling Fans-Switches- Outlets:</b> Inspection applicable to the interior and exterior connected devices, lighting fixtures, ceiling fans, switches and outlets	<b>Number of Bad and Missing Fuses:</b> N/A	<b>Amp Rating of Fuses:</b> N/A
<b>Ground Fault Circuit Interrupter (GFCI) Outlets:</b> GFCI outlets/protection was present in all required areas.	<b>Arc Fault Circuit Interrupter (AFCI):</b> N/A	<b>Smoke Detectors:</b> Smoke detectors and carbon monoxide detectors were only visually inspected and were not tested
<b>Carbon Monoxide (CO) Detectors:</b> Smoke detectors and carbon monoxide detectors were only visually inspected and not tested		

		IN	NI	NP	MM	RR
8.0	Service Entrance/Conductors	•				
8.1	Electric Meter	•				
8.2	Main Disconnect	•				
8.3	Main Service Panel(s)	•				
8.4	Sub Panels(s)			•		
8.5	Service Equipment Grounding	•				
8.6	Overcurrent Protection	•				
8.7	Wiring Methods					•
8.8	Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Outlets					•
8.9	Fuses			•		
8.10	Smoke Detectors	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI	NP	MM	RR

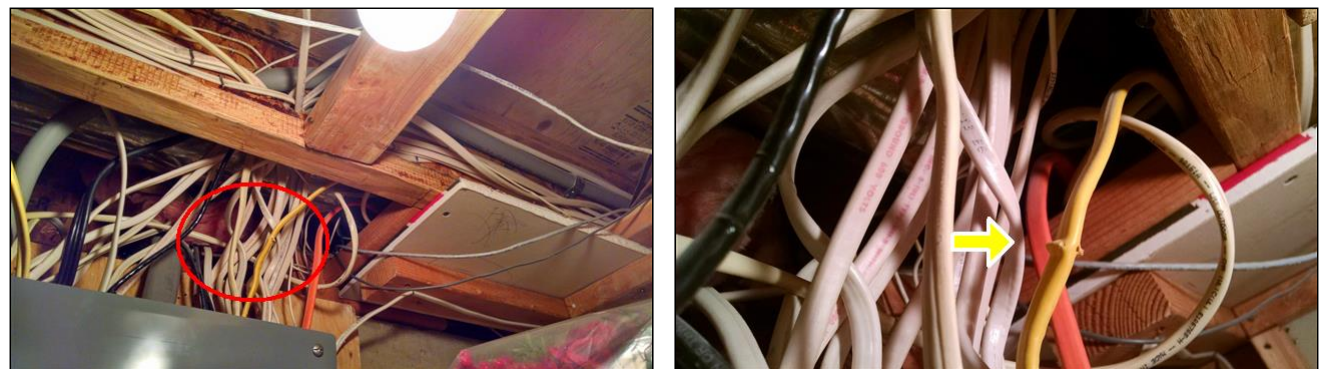
		IN	NI	NP	MM	RR
8.11	Carbon Monoxide (CO) Detectors	<div></div>				
8.12	Ground Fault Circuit Interrupter (GFCI) Outlets	<div></div>				
8.13	Arc Fault Circuit Interrupter (AFCI)			<div></div>		

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

INNI NPMMRR

Comments:

8.7 The vinyl jacket on one of the romex electrical branch wires located above the main electric service panel located in the basement appeared to be nicked. This means the vinyl jacket containing the wires inside was cut and the insulation on the wires inside may have been cut also. This condition may result in the wires inside arcing if the insulation on them was in fact cut. This is a safety issue. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.7 Item 1(Picture) Nicked wire

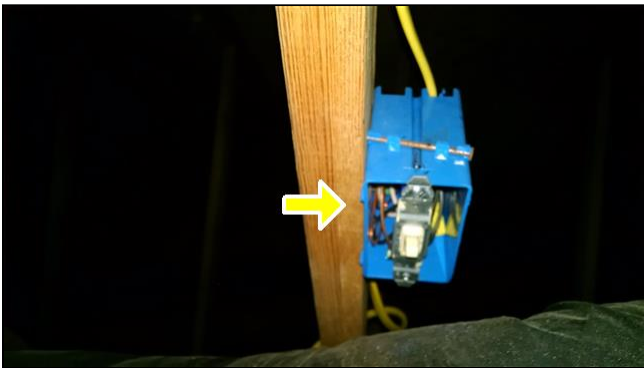
8.7 Item 2(Picture) Nicked wire

8.8 (1) The 3 light bulbs in the right front exterior light fixture appeared to be burned out. Recommend installing new light bulbs.



8.8 Item 1(Picture) Right front light needs new bulbs

8.8 (2) There was an electrical switch for the air handler located above the air handler in the attic that didn't have the required cover plate on it. The cover plate is required in order to contain any arcing which would potentially cause a fire. If a wire is loose, the amperage will go up, which causes heat. This excessive heat is also capable of causing a fire. The idea is to keep all splices enclosed to reduce the risk of fire and to prevent damage to the wires due to accidental contact. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.8 Item 2(Picture) Switch missing cover

9. Plumbing System

Styles & Materials

<b>Water Supply Source:</b> Public	<b>Water Supply Material:</b> 1" copper	<b>Water Supply Location:</b> Main water supply shut off valve and water meter located in the basement along the front wall
<b>Main Water Distribution Lines Material:</b> Readily visible, predominant, interior distribution piping material- Copper	<b>Drain-Waste and Vent Systems Material:</b> Readily visible, predominant interior drain, waste and vent piping material- PVC	<b>Fuel (Natural Gas) Distribution System Material:</b> Main natural gas shut off valve and meter located on the exterior left side of the house

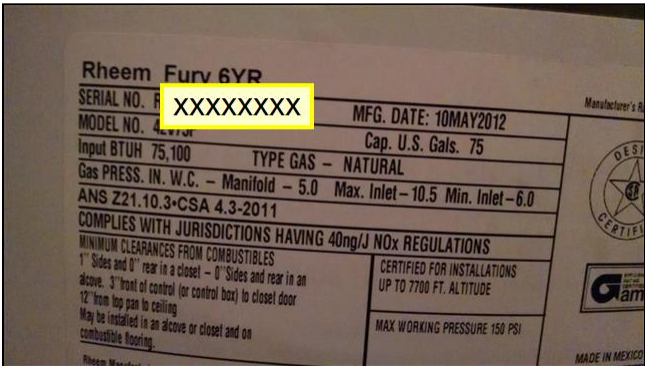
		IN	NI	NP	MM	RR
9.0	Main Water Supply (into home)	•				
9.1	Main Water Distribution Lines	•				
9.2	Drain, Waste and Vent Systems	•				
9.3	Fixtures & Faucets	•				
9.4	Sump Pump	•				
9.5	Sump Plumbing	•				
9.6	Sump Pit	•				
9.7	Fuel (Natural Gas) Distribution System	•				

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

INNI NPMMPRR

Comments:

10. Water Heater



Hot water heater data tag

Styles & Materials

<b>Water Heater Energy Source:</b> Natural gas	<b>Water Heater Location:</b> The heater is located in the basement.	<b>Water Heater Number of Gallons:</b> 75 gallons
<b>Water Heater Manufacturer:</b> Rheem	<b>Water Heater Model:</b> 42V75EDT	<b>Water Heater Serial Number:</b> RHLN050008000
<b>Manufacture Date by Serial Number:</b> May 10 2012	<b>Venting Materials:</b> Metal single wall vent pipe	

		IN	NI	NP	MM	RR
10.0	Water Heater	•				
10.1	Venting	•				
10.2	Temperature Pressure Relief Valve	•				
10.3	Gas Valve	•				

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

IN NI NP MM RR

Comments:

11. Heating System



Furnace data tag

Styles & Materials

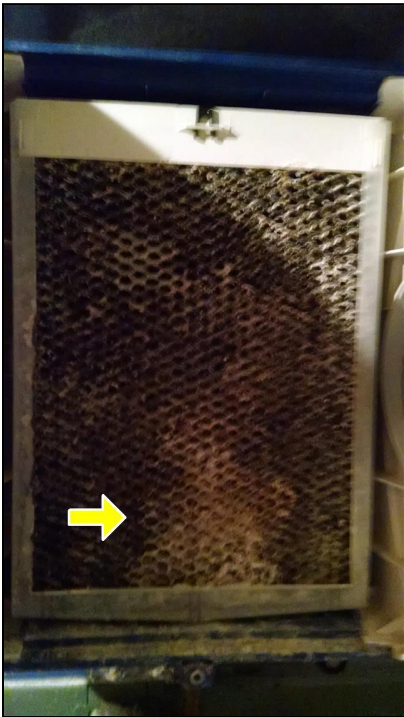
<b>Heating Type/BTU's:</b> Forced air/ 112,000 BTU's	<b>Heating Energy Source:</b> Natural gas	<b>Heating Unit Location:</b> The furnace is located in the basement
<b>Heating Unit Manufacturer:</b> York	<b>Heating Unit Model Number:</b> P2MPD20N00000F	<b>Heating Unit Serial Number:</b> ELDM000075
<b>Manufacture Date by Serial Number:</b> October 1995	<b>Heating Distribution Material:</b> Metal ducts and registers Cooling and heating system share the same distribution system. Insulated flex ducting	<b>Venting Materials:</b> Metal single wall and double wall vent pipe
<b>Filter Type/Size:</b> Electronic air filter cabinet with a disposable 20"x25"x5" filter in it	<b>Thermostat Type:</b> Honeywell- Electronic	<b>Thermostat Location:</b> Located in living room
<b>Fuel (oil) Storage Tank/Piping Info:</b> N/A		

		IN	NI	NP	MM	RR
11.0	Heating Unit				•	
11.1	Heating Distribution System	•				
11.2	Venting	•				
11.3	Gas Valve	•				
11.4	Filter					•
11.5	Thermostat	•				
11.6	Fuel (Oil) Storage Tank/Piping			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI	NP	MM	RR

Comments:

**11.0** (1) The average life expectancy of gas fired furnaces is between 16 and 20 years. Some very well maintained furnaces last 25 years+. This furnace is close to 20 years old. While it is still in serviceable condition and may be for years to come, I would recommend budgeting for a replacement in the future.

11.0 (2) The pad in the whole house humidifier located on the side of the furnace cabinet needs to be replaced. Recommend replacing it with a like pad. These pads are available at Lowes and the Home Depot.



11.0 Item 1(Picture)

11.4 The furnace was equipped with a Electro-Air electronic air filter located in the return air duct. For some reason, the OEM electronic air filter was taken out and a disposable type filter was put inside the electronic air filter cabinet in its place. The switch for the electronic air filter was in the off position. Recommend further evaluation by a qualified, licensed HVAC professional.

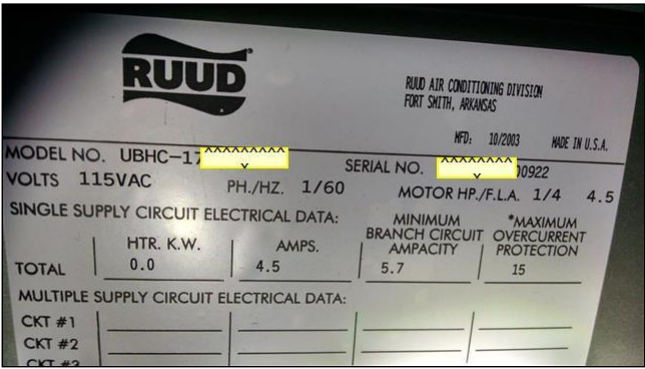


11.4 Item 1(Picture) Electronic air cleaner elements

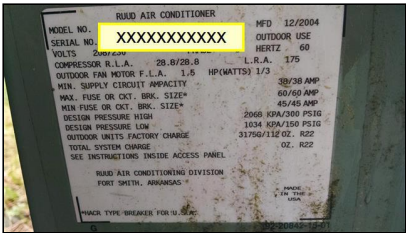


11.4 Item 2(Picture) Disposable filter in cabinet where OEM filter should be

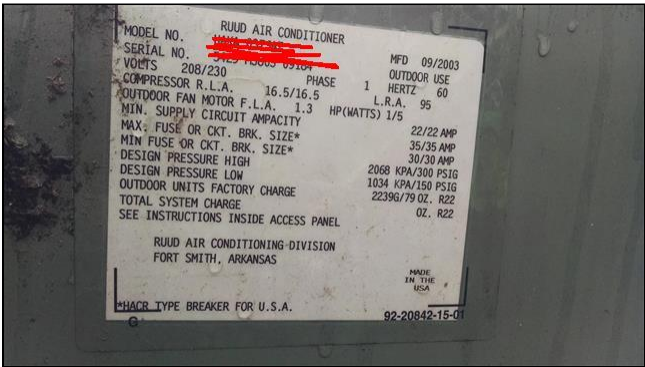
12. Cooling System



A/C air handler in attic data tag



Condenser for HVAC unit in basement



Condenser for A/C air handler in attic

Styles & Materials

<b>Type:</b> Split System	<b>Energy Source:</b> Electric	<b>Condenser Manufacturer:</b> Ruud-Both units
<b>Condenser Model:</b> 1st floor- UAKB-090JAZ 2nd floor-UAKA-059JAZ	<b>Condenser Serial Number:</b> 1st floor-6955M5007897897 2nd floor-5429M380094321	<b>Condenser Manufacture Date by Serial Number:</b> 1st floor-12/2005 2nd floor-09/2004
<b>Evaporator Manufacturer:</b> 1st floor-Unknown (data tag unreadable) 2nd floor-Ruud	<b>Evaporator Model:</b> 1st floor-Unknown (data tag unreadable) 2nd floor-UBHC-76A00NFA	<b>Evaporator Serial Number:</b> 1st floor-Unknown (data tag unreadable) 2nd floor-M430303455
<b>Evaporator Manufacture Date by Serial Number:</b> 1st floor-Unknown (data tag unreadable) 2nd floor-10/2003	<b>Cooling Distribution Material:</b> Metal ducts and registers Cooling and heating system share the same distribution system. Insulated flex ducting	<b>Thermostat Type:</b> Honeywell -Electronic
<b>Thermostat Location:</b> Thermostat for the basement unit located in the living room and the thermostat for attic unit is located in the 2nd floor hallway.		

		IN	NI	NP	MM	RR
12.0	Cooling System	•				
12.1	Cooling Distribution System	•				
12.2	Refrigerant Lines	•				
12.3	Thermostat	•				

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

IN NI NP MM RR

**Comments:**

**12.0** Please note-The house has 2 zone central air conditioning. The air handler located in the attic services the 2nd floor and the HVAC unit located in the basement services the basement and the 1st floor.

**13. Interior****Styles & Materials****Ceiling Finishes:**

Drywall

**Wall Finishes:**

Drywall

**Floor Finishes:**

Hardwood

Carpet

Ceramic tile

**Interior Door Materials:**

Wood

**Fireplace Locations:**

Living Room

**Fireplace Materials:**

Heat-N-Glo brand natural gas burning fireplace present in the living room

		IN	NI	NP	MM	RR
13.0	Interior Rooms	•				
13.1	Ceiling Finishes	•				
13.2	Wall Finishes	•				
13.3	Floor Finishes	•				
13.4	Closets	•				
13.5	Stairways, Steps, Railings	•				
13.6	Window/Wall AC/ Heat			•		
13.7	Interior Doors	•				
13.8	Fireplace	•				

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

IN NI NP MM RR

**Comments:****14. Bathroom(s)**

Styles & Materials

<b>Bathroom(s):</b> 3 1/2 bathrooms present; (1) 2 piece in the basement, (1) 4 piece on the 1st floor and (2) 4 piece bathrooms on the 2nd floor	<b>Exhaust Fan(s):</b> One exhaust fan present in each bathroom	<b>Sink(s):</b> Double sinks in 2nd floor bathrooms Sinks present in each bathroom
<b>Tub(s):</b> Jacuzzi located in master bedroom bathroom Shower/tub combos present in 1st and 2nd floor hallway bathrooms in each bathroom	<b>Toilet(s):</b> Basic toilets present	<b>Shower(s):</b> Stand up shower stall located in master bedroom bathroom Shower/tub combos present in 1st and 2nd floor hallway bathrooms
<b>Cabinetry/Countertop(s):</b> Wood vanities present in both 2nd floor bathrooms		

		IN	NI	NP	MM	RR
14.0	Bathroom(s)	•				
14.1	Exhaust Fan(s)	•				
14.2	Sink(s)					•
14.3	Tub(s)					•
14.4	Toilet(s)	•				
14.5	Shower(s)	•				
14.6	Cabinetry/Countertop(s)	•				

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

Comments:

**14.2** The sink stopper for the left side sink in the master bedroom bathroom was lying in the sink and not hooked up to the internal operating mechanism under the sink. Recommend further evaluation for repairs by a qualified, licensed plumber.



14.2 Item 1(Picture) Sink stopper lying in the sink

14.3 (1) The tub stopper for the 2nd floor hallway bathroom tub was missing. Recommend installing the required tub stopper.



14.3 Item 1(Picture) Tub stopper missing

14.3 (2) The circulating jets in the jacuzzi in the master bedroom bathroom would not operate when tested. The homeowner, when asked if the circulating jets were operating, stated they didn't work for an unknown reason. The circuit breaker in the main service panel for the jacuzzi was in the on position . In addition, there was no access in the side of the structure built around the jacuzzi to service the circulating pump. Recommend further evaluation for repairs by a qualified, licensed electrician.



14.3 Item 2(Picture) The jacuzzi jets would not operate



14.3 Item 3(Picture) No access panel present

15. Kitchen

Styles & Materials		
Countertop:	Sink:	Hood/Exhaust Fan:
Laminate	Basic two well sink present	Recirculating exhaust fan present in built in GE microwave

**Dishwasher:**  
KitchenAid  
dishwasher  
present

**Garbage Disposal:**  
Not present

**Microwave:**  
GE microwave present

**Range-Oven-Cooktop:**  
GE gas range  
present

**Refrigerator:**  
Whirlpool  
refrigerator  
present

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

		IN	NI	NP	MM	RR
15.0	Cabinetry	•				
15.1	Countertop	•				
15.2	Sink	•				
15.3	Hood/Exhaust Fan	•				
15.4	Dishwasher	•				
15.5	Garbage Disposal			•		
15.6	Microwave	•				
15.7	Range, Oven, Cooktop	•				
15.8	Refrigerator	•				

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

Comments:

16. Laundry Area

Styles & Materials

**Laundry Location:**  
Laundry room located in room off of the kitchen on the main level

**Clothes Washer:**  
Clothes washer present but is not part of the sale

**Clothes Washer Supply:**  
Rubber supply lines present

**Clothes Washer Drain:**  
Washer water drain hookup observed

**Clothes Dryer:**  
Clothes dryer present but is not part of the sale

**Clothes Dryer Gas Valve:**  
Natural gas valve present

**Wash Basin:**  
Wash basin located in the laundry room

		IN	NI	NP	MM	RR
16.0	Clothes Washer		•			
16.1	Clothes Washer Supply				•	
16.2	Clothes Washer Drain	•				

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

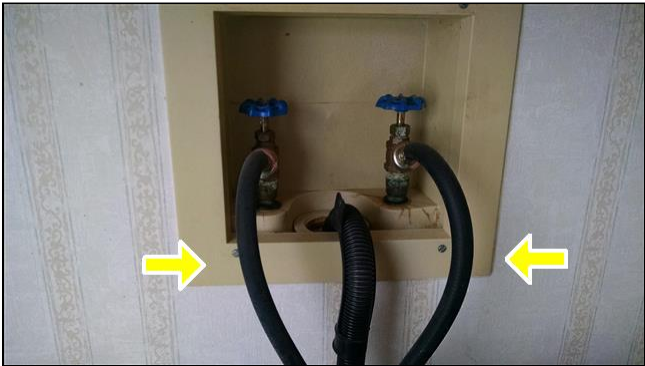
		IN	NI	NP	MM	RR
16.3	Clothes Dryer		•			
16.4	Clothes Dryer Gas Valve	•				
16.5	Wash Basin	•				

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

INNI NPMMRR

Comments:

**16.1** Rubber water supply fill hoses for the clothes washing machine were observed in the laundry area. Rubber fill hoses have a limited life span and are prone to bursting. A burst hose can result in flooding and serious water damage. It is recommended to replace rubber washing machine hoses with braided stainless steel mesh, burst resistant hoses. These hoses are available at the Home Depot, Lowes or any other home center and usually cost around \$20-\$30.



16.1 Item 1(Picture) Rubber water supply lines

## General Summary

### Terra Home Inspections LLC

211 Meadowbrook Drive, North Plainfield, NJ 07062

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

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

### Customer

Mr. and Mrs. Home Buyer

### Address

56 Inspection Place

Property NJ 08000

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

## 1. Grounds

### 1.3 Vegetation Affecting Structure

#### Repair/Replace

There was some vegetation observed near or touching the exterior of the house. This vegetation at full growth should be kept at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and the roof. Vegetation in contact or proximity to the house can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs. Recommend trimming back the vegetation near the exterior of the house.

## 1. Grounds



1.3 Item 1(Picture) Trim back



1.3 Item 2(Picture) Trim back



1.3 Item 3(Picture) Trim back



1.3 Item 4(Picture) Trim back

## 2. Exterior

### 2.0 Exterior Wall Surface

#### Repair/Replace

(1) The front exterior wall surface of the house appears to be clad with EIFS (exterior insulation and finishing system). There were numerous defects observed in the EIFS on the front of the house. I will list each defect observed in individual segments following this segment. If these defects are not repaired, the elements and wildlife/pests could get into the wall structure and the interior of the house thus damaging the wall structure and interior. A known problem with EIFS is once moisture gets behind the system, there is no where for the water to go, and because the insulation board is attached to the exterior of the sheathing, the system holds water against the sheathing, slowing normal evaporation and promoting decay of the structure and most often, creating conditions that are conducive to mold and fungi growth. Recommend a further evaluation of the entire front EIFS cladding for repairs by a licensed contractor specializing and qualified in EIFS inspections and repairs.

(2) The EIFS on the bottom of the right side wall where it meets the roofline appears to have a 2"-3" diameter hole in it. Water can easily run down the roof and may run into this hole.



2.0 Item 1(Picture) Hole in EIFS-  
Right front wall

(3) There was a crack observed in the EIFS on the structure above the front door.

## 2. Exterior



2.0 Item 2(Picture) Cracks in  
EIFS- Above front entry



2.0 Item 3(Picture) Area of  
concern above front entry

(4) There was a hole observed in the left side EIFS column.



2.0 Item 4(Picture) Hole in EIFS  
column

(5) Part of the EIFS final coat on the left front side of the house was peeling.



2.0 Item 5(Picture) Final coat on  
EIFS peeling- left front side of  
house

(6) There was a small crack or what may be an imperfection or separation in the EIFS in the area to the right of the left front bay window.

2. Exterior



2.0 Item 6(Picture) Area of concern- To the right of left front bay window

2.2 Trim  
Repair/Replace

The paint on the wood trim below the front door is peeling leaving the wood exposed to the elements. If not repaired, moisture damage and wood rot could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.2 Item 1(Picture)

2.6 Exterior Stairs  
Repair/Replace

There were numerous cracks observed in the rear masonry steps in both the tread and riser areas and on the right side of the steps structure. If not repaired, deterioration of the exposed masonry and the structure underneath could occur. Recommend further evaluation for repairs by a qualified, licensed masonry contractor.



2.6 Item 1(Picture) Cracks in steps



2.6 Item 2(Picture) Cracked parging on right side of rear steps



2.6 Item 3(Picture) Area of cracks in rear steps

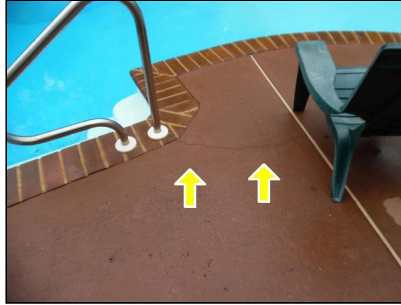
2.10 Patio  
Repair/Replace

## 2. Exterior

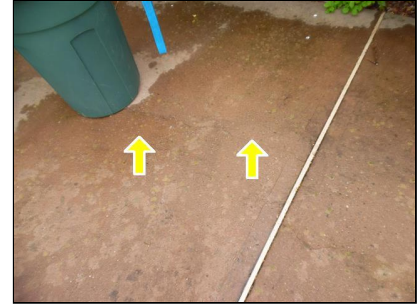
There were numerous cracks observed in various areas of the concrete backyard patio. If not repaired, water could get into the cracks and the concrete patio could deteriorate especially in the winter time during the freeze and thaw cycles. Recommend further evaluation for repairs by a qualified, licensed masonry contractor.



2.10 Item 1(Picture) Cracks in concrete patio



2.10 Item 2(Picture) Cracks in concrete patio



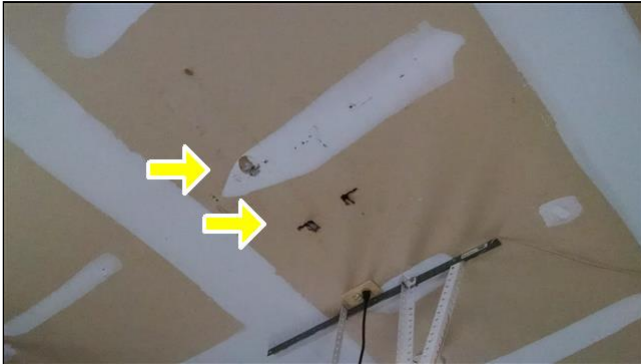
2.10 Item 3(Picture) Crack in concrete patio

## 3. Garage

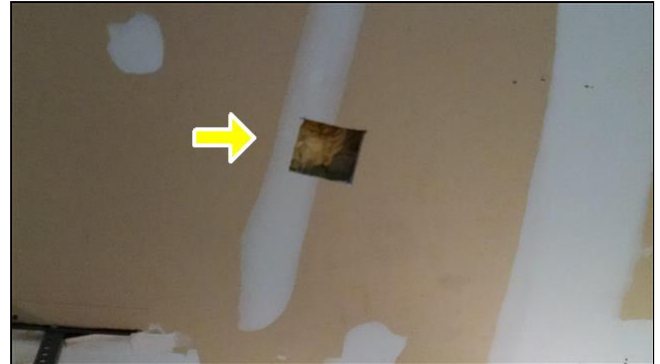
### 3.7 Garage Ceiling

#### Repair/Replace

The ceiling in the garage has a few small holes in the drywall. The garage ceiling drywall should be 100% sealed to prevent carbon monoxide from entering the living space above and also from a fire block standpoint. Recommend further evaluation for repairs by a qualified, licensed contractor.



3.7 Item 1(Picture) Holes in drywall on ceiling



3.7 Item 2(Picture) Holes in drywall on ceiling

## 5. Structural Components

### 5.0 Foundation

#### Repair/Replace

The paint on the rear exterior foundation wall to the left of the rear steps is peeling off. If not repaired, deterioration of the foundation wall could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.

## 5. Structural Components



5.0 Item 1(Picture) Paint is peeling on exterior foundation wall

## 6. Roof/Chimney

### 6.2 Roof Drainage System

#### Repair/Replace

The gutter assembly on the right front corner of the home is damaged. It appears a tree or tree branch may have fallen on it. If not repaired, water could backup in the gutters and overflow and may enter the interior walls damaging the structure. Recommend further evaluation for repairs by a qualified, licensed contractor.



6.2 Item 1(Picture)

## 8. Electrical System

### 8.7 Wiring Methods

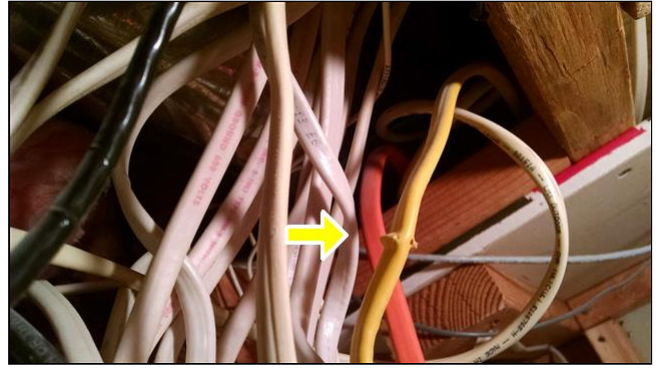
#### Repair/Replace

The vinyl jacket on one of the romex electrical branch wires located above the main electric service panel located in the basement appeared to be nicked. This means the vinyl jacket containing the wires inside was cut and the insulation on the wires inside may have been cut also. This condition may result in the wires inside arcing if the insulation on them was in fact cut. This is a safety issue. Recommend further evaluation for repairs by a qualified, licensed electrician.

## 8. Electrical System



8.7 Item 1(Picture) Nicked wire



8.7 Item 2(Picture) Nicked wire

### 8.8 Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Outlets

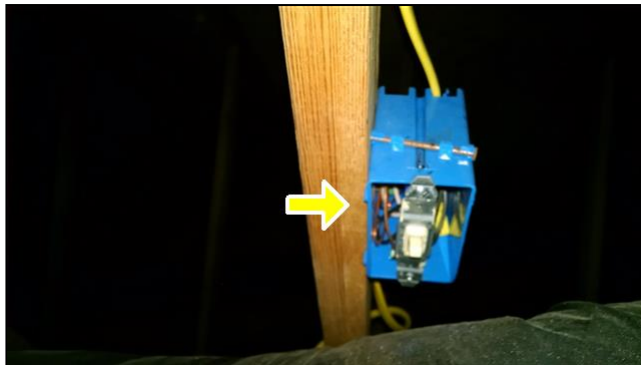
#### Repair/Replace

(1) The 3 light bulbs in the right front exterior light fixture appeared to be burned out. Recommend installing new light bulbs.



8.8 Item 1(Picture) Right front light needs new bulbs

(2) There was an electrical switch for the air handler located above the air handler in the attic that didn't have the required cover plate on it. The cover plate is required in order to contain any arcing which would potentially cause a fire. If a wire is loose, the amperage will go up, which causes heat. This excessive heat is also capable of causing a fire. The idea is to keep all splices enclosed to reduce the risk of fire and to prevent damage to the wires due to accidental contact. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.8 Item 2(Picture) Switch missing cover

## 11. Heating System

### 11.4 Filter

#### Repair/Replace

## 11. Heating System

The furnace was equipped with a Electro-Air electronic air filter located in the return air duct. For some reason, the OEM electronic air filter was taken out and a disposable type filter was put inside the electronic air filter cabinet in its place. The switch for the electronic air filter was in the off position. Recommend further evaluation by a qualified, licensed HVAC professional.



11.4 Item 1(Picture) Electronic air cleaner elements



11.4 Item 2(Picture) Disposable filter in cabinet where OEM filter should be

## 14. Bathroom(s)

### 14.2 Sink(s)

#### Repair/Replace

The sink stopper for the left side sink in the master bedroom bathroom was lying in the sink and not hooked up to the internal operating mechanism under the sink. Recommend further evaluation for repairs by a qualified, licensed plumber.



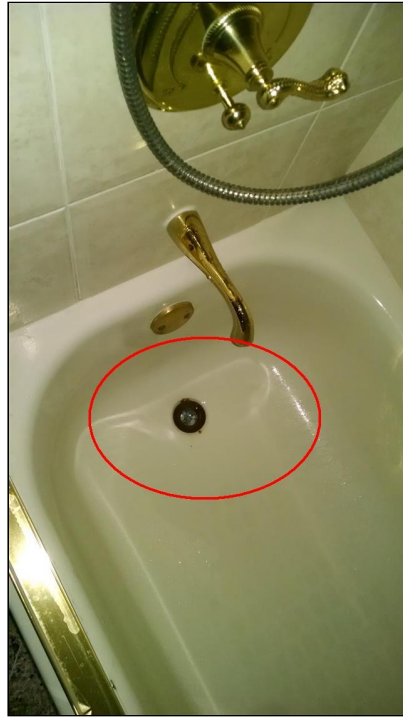
14.2 Item 1(Picture) Sink stopper lying in the sink

### 14.3 Tub(s)

#### Repair/Replace

**14. Bathroom(s)**

(1) The tub stopper for the 2nd floor hallway bathroom tub was missing. Recommend installing the required tub stopper.



14.3 Item 1(Picture) Tub stopper missing

(2) The circulating jets in the jacuzzi in the master bedroom bathroom would not operate when tested. The homeowner, when asked if the circulating jets were operating, stated they didn't work for an unknown reason. The circuit breaker in the main service panel for the jacuzzi was in the on position. In addition, there was no access in the side of the structure built around the jacuzzi to service the circulating pump. Recommend further evaluation for repairs by a qualified, licensed electrician.



14.3 Item 2(Picture) The jacuzzi jets would not operate



14.3 Item 3(Picture) No access panel present