Property Inspection Report

Prepared For: John Doe

Property Address:
1000 Springfield Avenue
Sampletown NJ 05555

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
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CERTIFIED INSPECTOR

Infrared certified

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Date: 9/20/2017	**Time:** 09:00 AM	**Report ID:** 000222
Property: 1000 Springfield Avenue Sampletown NJ 05555	**Customer:** John Doe	**Real Estate Professional:** 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

ASHI Inspector #254685

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:	**Occupancy:**	**Building/Dwelling Type/Style:**
Client's, Dual real estate agent	Both units occupied and furnished	2 Family (2 story), Colonial
Garage/Carport:	**Age of Building/Dwelling or Year Built:**	**Front of Building/Dwelling Faces:**
2 Car detached garage	Built- Believed to be 1925 (per the listing)	For the purpose of this report, the dwelling is considered to be facing West

Square Footage of Building/Dwelling/Unit:
For the purpose of this report, the dwelling is believed to be around 1,616 square feet

Bedrooms and Bathrooms:
6 Bedrooms, 3 Bathrooms

Temperature at Start of Inspection Process:
71 Degrees Fahrenheit

Weather Conditions:
Cloudy

Ground/Soil Surface Condition:
Dry

Precipitation in The Last 3 Days:
No

Status of Utilities:
All of the available utilities (natural 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 Check #100

1. Grounds

Styles & Materials

Driveway Material:
Asphalt

Sidewalk/Walkway Material:
Patio Stone

Retaining Wall Material:
Wood ties

Fence Material:
Wood

Items

1.0 Driveway

Comments: Repair/Replace

The asphalt driveway has numerous areas that were cracked and deteriorated. Further deterioration could occur if the needed repairs are not completed. Recommend further evaluation for repairs by a qualified, licensed driveway contractor.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.1 Sidewalk/Walkway(s)

Comments: Repair/Replace

The front walkway had one large section that is raised which is causing a trip hazard (which is a safety issue). It appears the tree roots from the large tree are pushing this section of the walkway up. Recommend further evaluation for repairs by a qualified, licensed contractor.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

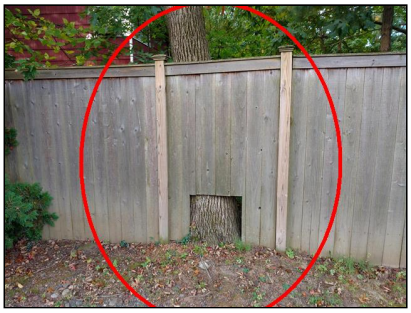
1.2 Grading

Comments: Inspected

1.3 Vegetation Affecting Structure

Comments: Repair/Replace

There was a large tree on the front side of the house with tree limbs within 10ft of the house, some were hanging over the roof slightly. This tree also appeared to be damaging the front walkway. Trees in contact or proximity to house can provide pathways for wood destroying insects, as well as abrade and damage the exterior cladding, windows, screens and roofs. They will also fill the gutters up with tree debris. Also, the roots from trees close to the foundation of the house could possibly damage the foundation of the house, side walkways and underground sewer piping. There was also a tree along the right side property line that appeared to be growing through the fence. This may damage the fence in the future. Recommend removing/trimming back these trees as necessary.



1.3 Item 1(Picture)

1.4 Retaining Wall(s)

Comments: Repair/Replace

Portions of the small wood tie retaining wall in the rear was deteriorated. If not repaired, further deterioration of the retaining wall could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.

1.4 Item 1(Picture)

1.5 Fencing

Comments: Repair/Replace

Please see notes under "vegetation affecting structure"

1.6 Shed

Comments: Not Present

1.7 Exterior Fireplace

Comments: Not Inspected

2. Exterior

Styles & Materials

Exterior Cladding Material/Style:
Wood shake siding

Eaves/Fascia/ Soffit Materials:
Eaves material- Wood
Fascia material- Wood
Soffit material- Wood

Trim Material:
Wood and Metal

Exterior Window Material:
Metal casement
Wood awning
Wood double hung

Exterior Door Material:
Wood

Window Well Material:
N/A

Exterior Flashing Material:
Metal

Exterior Staircase(s)/ Steps Material:
Masonry/brick/stone
Wood

Exterior Handrail/ Guardrail Material:
Metal
Wood

Balcony Material:
N/A

Deck Material:
Wood

Porch Material:
N/A

Patio Material:
N/A

Items

2.0 Exterior Wall Surface/Cladding

Comments: Repair/Replace

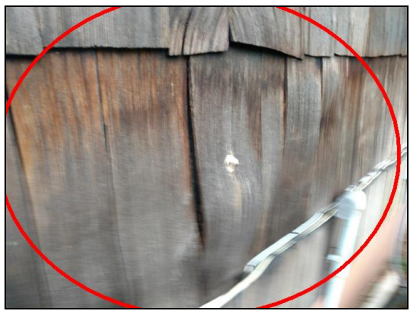
Portions of the paint on some of the exterior wood elements (wood window frames, door frames, trim, framing, wood cladding, eaves, soffits and gable ends, etc.) was peeling leaving the wood exposed to the elements. In addition, portions of some of these elements were also damaged/deteriorated. Also numerous portions of the wood shake siding were damaged, deteriorated and or missing leaving the structure open to possible moisture intrusion and/or further damage. Further deterioration of these elements as well as possible structural damage behind/under these elements could occur if the needed repairs are not completed. Lastly, just to note, due to the age of the dwelling, caution should be used on any areas where the paint is peeling as some of the peeling paint may contain lead. Recommend further evaluation of the entire exterior of the dwelling by a qualified, licensed contractor and repair as necessary.


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)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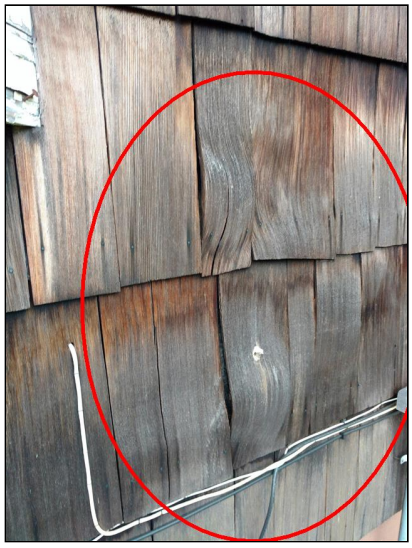


2.0 Item 10(Picture)

2.0 Item 11(Picture)

2.0 Item 12(Picture)

2.0 Item 13(Picture)

2.0 Item 14(Picture)

2.0 Item 15(Picture)

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)

2.1 Eaves, Soffits, Fascias

Comments: Repair/Replace

Please see notes under "exterior wall surface/cladding"

2.2 Trim

Comments: Repair/Replace

Please see notes under "exterior wall surfaces/cladding".

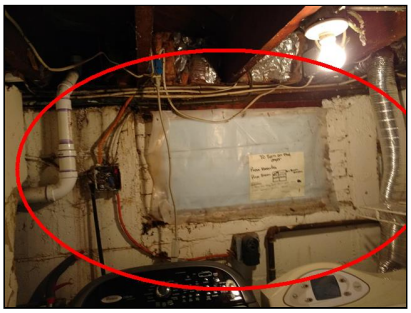
2.3 Exterior Windows (Representative number)

Comments: Repair/Replace

(1) As observed in the basement, there were several windows that would not open, we missing or boarded up. Boarded up windows are an issue because water could possibly migrate into the basement if the wood used to board up the window opening is not properly sealed up and coated against the elements. If water is getting in behind the wood, it could potentially rot out the window sill and/or window frame. Missing windows are also an issue because this could let unwanted wildlife, insect and the weather into the dwelling. Recommend further evaluation of all of the basement windows by a qualified, licensed contractor and repair as necessary.


2.3 Item 1(Picture)


2.3 Item 2(Picture)


2.3 Item 3(Picture)


2.3 Item 4(Picture)


2.3 Item 5(Picture)

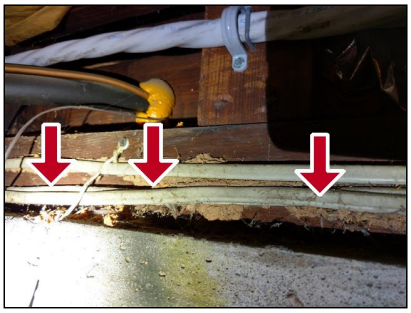
(2) Evidence of what appears to be previous termite damage was observed on the right front basement window frame and on various portions of the garage structure. There was also what appeared to be termite shelter tubes present on the front foundation wall structure. There was no active wood destroying insects observed at the time of the inspection. Further damage/deterioration to the garage and house structure/elements structure could occur if the necessary further evaluation and/or treatment option(s) are not completed. There may be hidden WDI damage that was not visible. Recommend further evaluation of the house and garage structures for treatment of WDI by a qualified, licensed pest control professional and also for repairs of the effects areas by a qualified, licensed contractor.

2.3 Item 6(Picture)

2.3 Item 7(Picture)

2.3 Item 8(Picture)

2.3 Item 9(Picture)



2.3 Item 10(Picture)

2.3 Item 11(Picture)

2.3 Item 12(Picture)

2.3 Item 13(Picture)

2.3 Item 14(Picture)

2.3 Item 15(Picture)

(3) As observed in the 2nd floor kitchen, some of the hardware on the casement windows was missing and/or damaged. Therefore, these windows will not function as intended as a result. The window lock on the 2nd floor front bedroom was also damaged. Recommend further evaluation by a qualified, licensed contactor and repair as necessary.

2.3 Item 16(Picture)

2.3 Item 17(Picture)

2.3 Item 18(Picture)

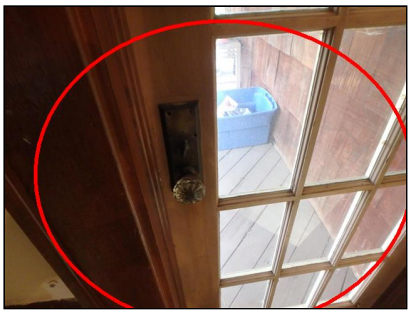
2.4 Exterior Doors

Comments: Repair/Replace

The self closer's on the left side entry door were missing. This is a safety issue. Also, the exterior door on the 1st floor to the deck was not functioning. It would not open. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

2.4 Item 1(Picture)

2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 Window Wells

Comments: Not Present

2.6 Exterior Flashings

Comments: Inspected

2.7 Exterior Staircase(s), Steps

Comments: Repair/Replace

(1) The left side masonry staircase had numerous cracks and deterioration present throughout the structure. Further deterioration of the staircase could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed masonry contractor and repair as necessary.

2.7 Item 1(Picture)

2.7 Item 2(Picture)

2.7 Item 3(Picture)


2.7 Item 4(Picture)


2.7 Item 5(Picture)


2.7 Item 6(Picture)

(2) The rear masonry staircase leading to the basement door had numerous cracks and deterioration present throughout the structure. Further deterioration of the staircase could occur if the needed repairs are not completed. Also, it appears water is running down the stairway and under the basement door and into the basement. The basement floor in the area under the basement door was sloped towards the basement. This could be a future concern. There was evidence of moisture damage inside the basement in the area of the basement door. The guardrail assembly surrounding this stairwell was extremely loose which is a safety concern. The stairwell also did not have a handrail. Recommend further evaluation by a qualified, licensed masonry contractor and repair as necessary.


2.7 Item 7(Picture)


2.7 Item 8(Picture)


2.7 Item 9(Picture)


2.7 Item 10(Picture)


2.7 Item 11(Picture)


2.7 Item 12(Picture)

2.7 Item 13(Picture)

2.7 Item 14(Picture)

2.7 Item 15(Picture)

2.7 Item 16(Picture)

2.7 Item 17(Picture)

2.8 Exterior Handrails, Guardrails

Comments: Repair/Replace

Please see notes under "deck"

2.9 Balcony

Comments: Not Present

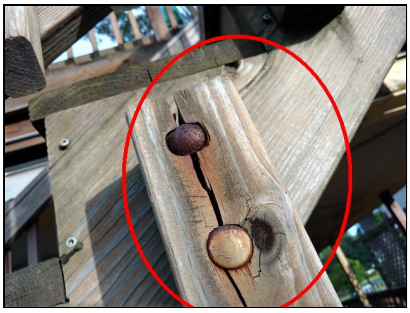
2.10 Deck

Comments: Repair/Replace

Numerous issues were observed pertaining to the rear wood deck structure(all levels);

- 1) There were no beam to joist, support post to beam and beams to footings mechanical connectors present.
- 2) Several of the support posts appeared to be split.
- 3) The stair stringers/staircases appeared to be loose and moved excessively when the staircases were walked on. The stair stringers should have the required mechanical connectors connecting it to the main deck structure.
- 4) The lower ground level deck area appears to have been built in the fashion that the wood is lying on the ground. This could promote WDI damage as well as dry rot. There was numerous areas that appeared to be damaged/deteriorated. Wood should not be in contact with the ground soil.
- 5) Some of the handrail and guardrail assemblies were loose.
- 6) The handrails were not graspable. All handrails should be equivalently graspable to the 2-inch circular handgrip. The hand grip shape should provide a vertical graspable surface. It should allow the user to maintain a consistently secure natural grasp on the handrail without twisting the fingers or requiring release.
- 7) The top portion of the deck was built over an existing structure with a flat roof membrane roof covering. The top portion of the deck may have to be removed to replace the roof covering in the future.
- 8) The top portion deck ledger board was nailed to the house and not lag bolted as required.
- 9) The staircase had open risers which is a safety issue as a small child could fall through the riser openings and possibly be injured.
- 10) There were numerous decking/stair tread boards that were lifting up and/or splintering,
- 11) There did not appear to be any footings under some of the support posts.
- 12) The top portion deck appeared to be just nailed to the support posts. This assembly should either be lag bolted or connected to the support posts with mechanical connectors.
- 13) The lower deck was built over an existing masonry staircase that was still present. This staircase appeared to have numerous cracked areas present. This is a concern as the staircase may divert water into the foundation/basement.

These are all safety concerns and the needed repairs should be completed ASAP to insure the structure is safe for the occupants. Especially, since this deck structure is the only means of egress for the 2nd floor tenants. Recommend further evaluation of the entire deck structure (all levels) by a qualified, licensed deck contractor and repair as necessary. Additional information pertaining to deck construction and safety can be found at http://www.safestronghome.com/deck/index.asp



2.10 Item 1(Picture)

2.10 Item 2(Picture)

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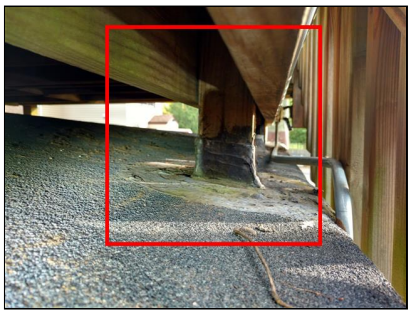
2.10 Item 16(Picture)



2.10 Item 17(Picture)

2.10 Item 18(Picture)

2.10 Item 19(Picture)

2.10 Item 20(Picture)

2.10 Item 21(Picture)

2.11 Porch

Comments: Not Present

2.12 Patio

Comments: Not Present

2.13 Door Bell

Comments: Inspected

2.14 Lawn Sprinklers

Comments: Not Present

2.15 Exterior Misc.

Comments: Not Present

3. Garage

Styles & Materials

Garage Type:
Two car detached garage

Garage Vehicle Door Material/Style:
One metal sectional roll-up door

Garage Vehicle Door Opener(s):
One automatic opener present

Safety Reverse::
Could not be tested

Safety Sensors::
Could not be tested

Occupant Door to Interior Material:
N/A

Occupant Door to Exterior Material:
Wood

Roof Info:
Roof was mounted, walked and inspected.

Roof Material:
3 tab asphalt shingles

Ceiling Material:
Wood framing

Wall Material:
Wood framing

Garage Floor Material:
Concrete

Garage Exterior Material:
Wood shake siding

Gutter/Downspout Material:
Aluminum gutters and downspouts

Items

3.0 Garage

Comments: Repair/Replace

(1) Numerous issues were observed on the interior and exterior of the garage:

- 1) The concrete floor had numerous small cracks present.
- 2) There were numerous sections of the exterior wood cladding/siding, garage structure, windows, doors, roof covering and trim that was damaged, deteriorated or missing.
- 3) The garage vehicle door was not closing properly due to the garage structure being damaged/deteriorated.
- 4) Some of the gutter assemblies were damaged.
- 5) The paint was peeling in numerous sections of the garage exterior.
- 6) A portion of the right side wall structure was damaged from what appears to be a tree stump.
- 7) The concrete apron in the front of the garage was cracked in numerous areas.

The garage interior and exterior was cluttered with storage in sections. Numerous parts of the garage structure could not be viewed. Further deterioration of the noted garage elements could occur of the needed repairs are not completed. Recommend further evaluation of the entire garage (both interior and exterior) by qualified, licensed roofing, general and masonry contractors as well as a structural engineer and repair as necessary.

3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.0 Item 4(Picture)

3.0 Item 5(Picture)

3.0 Item 6(Picture)

3.0 Item 7(Picture)

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3.0 Item 13(Picture)


3.0 Item 14(Picture)


3.0 Item 15(Picture)


3.0 Item 16(Picture)


3.0 Item 17(Picture)


3.0 Item 18(Picture)


3.0 Item 19(Picture)

(2) Please see notes under "exterior windows"

3.1 Garage Vehicle Door(s)

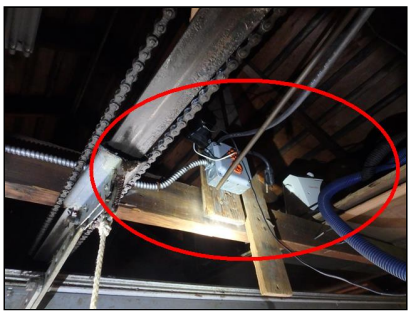
Comments: Repair/Replace

Please see notes under "garage"

3.2 Garage Vehicle Door Opener(s)

Comments: Repair/Replace

The automatic garage door opener was unplugged at the time of the inspection. In addition, the garage door was disconnected from the automatic garage door opener trolley. Therefore, the automatic garage door opener could not be operated and tested. Recommend further evaluation by a qualified, licensed garage door professional and repair as necessary.


3.2 Item 1(Picture)

3.3 Garage Vehicle Door Safety Features
Comments: Not Present

3.4 Garage Occupant Door to Interior
Comments: Not Present

3.5 Garage Occupant Door to Exterior
Comments: Repair/Replace
Please see notes under "garage"

3.6 Garage Window(s)
Comments: Repair/Replace
Please see notes under "garage"

3.7 Garage Roof
Comments: Repair/Replace
Please see notes under "garage"

3.8 Garage Ceiling
Comments: Repair/Replace
Please see notes under "garage"

3.9 Garage Interior Walls
Comments: Repair/Replace
Please see notes under "garage"

3.10 Garage Floor
Comments: Repair/Replace
Please see notes under "garage"

3.11 Garage Exterior
Comments: Repair/Replace
Please see notes under "garage"

3.12 Garage Roof Drainage System
Comments: Repair/Replace
Please see notes under "garage"

4. Structural Components

Styles & Materials

Foundation:
Foundation construction-Masonry block walls/ Concrete floors

Columns/Piers/Girders/Beams:
Steel lally column(s)
Wood beams

Basement:
Full, mostly finished basement

Crawlspace:
No crawlspace present

Wall Structure:
2" x 4" wood platform construction

Floor Structure:
Wood joist platform construction
Wood plank subfloor

Roof Structure:
Plywood sheathing roof decking

Limitations of Structural Components Inspection:
Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, floors and stored items.

Wood ridge board

Wood roof rafters

Items

4.0 Foundation

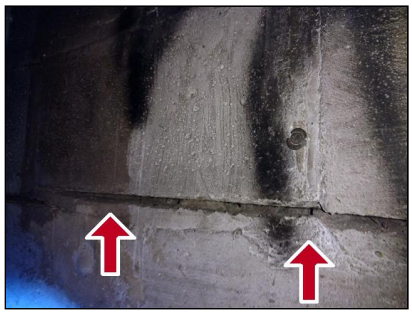
Comments: Repair/Replace

There were numerous vertical and horizontal cracks observed in the interior and exterior foundation wall surfaces. The front foundation wall as viewed in the basement, appeared to be heaving inwards as there was a large horizontal crack present. Also in the unfinished basement areas, there was evidence of previous moisture intrusion (efflorescence/ staining/peeling paint/mortar decay) observed on the foundation walls. Moisture can create high humidity, mold & can damage stored items & finishing materials. These areas appeared to be dry at the time of the inspection. Further deterioration of the foundation and possible structural damage to the rest of the dwelling could occur if the needed repairs are not completed. Recommend further evaluation of the entire foundation and house structure by a qualified, licensed structural engineer and repair as necessary.

4.0 Item 1(Picture)

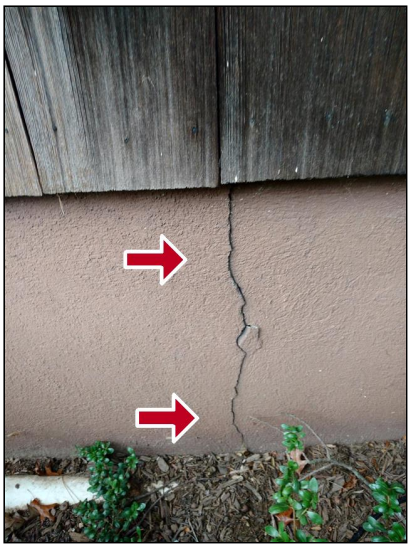
4.0 Item 2(Picture)

4.0 Item 3(Picture)



4.0 Item 4(Picture)

4.0 Item 5(Picture)



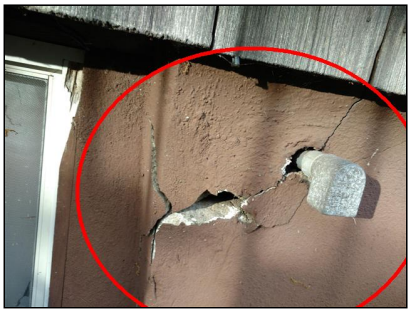
4.0 Item 6(Picture)

4.0 Item 7(Picture)

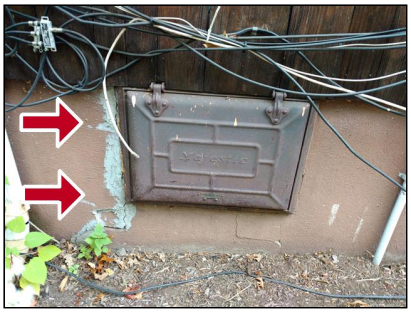
4.0 Item 8(Picture)

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)


4.0 Item 23(Picture)

4.1 Columns/Piers/Girders/Beams
Comments: Inspected

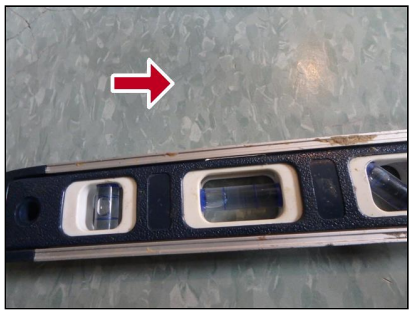
4.2 Basement
Comments: Inspected

4.3 Crawlspace
Comments: Inspected

4.4 Wall Structure
Comments: Inspected

4.5 Floor Structure
Comments: Repair/Replace

As observed throughout the house, there were numerous floors that had a noticeable sloping condition present. The condition of the sloping floors in question could worsen in the future if the needed structural repairs are not completed. Based on this and other structural observations, it is recommended a further evaluation of the entire house structure by a qualified, licensed structural engineer be performed and repaired per their recommendations.

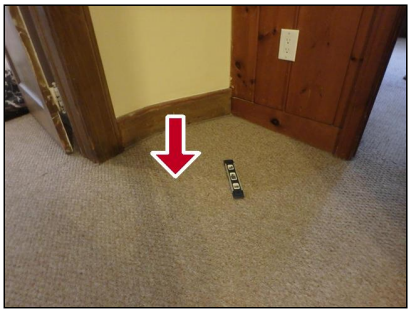


4.5 Item 1(Picture) 2nd floor

4.5 Item 2(Picture) 2nd floor

4.5 Item 3(Picture) 2nd floor

4.5 Item 4(Picture) 1st floor



4.5 Item 5(Picture) 1st floor

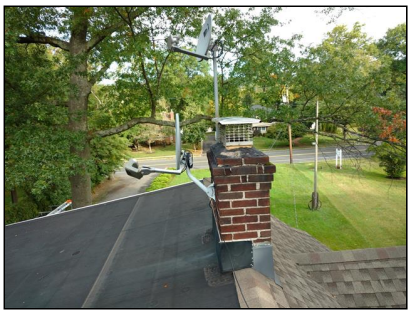
4.5 Item 6(Picture) 1st floor

4.6 Roof Structure

Comments: Inspected

5. Roof/Chimney

Views of roof



Styles & Materials

Method of Roof Inspection:
Roof was mounted, walked and visually inspected.

Roof Style:
Side gabled
Hip
Flat roof
Shed

Roof Covering Material:
Architectural shingles
Flat roof membrane

Roof Penetrations:
Kitchen exhaust fan/hood vent
Masonry chimney
Metal attic power ventilator fan(s)
Piping for plumbing vent stack(s)

Roof Drainage System:
Aluminum gutters and aluminum downspouts

Exposed Flashings:
Metal/rubber flashing around DWV stack(s)

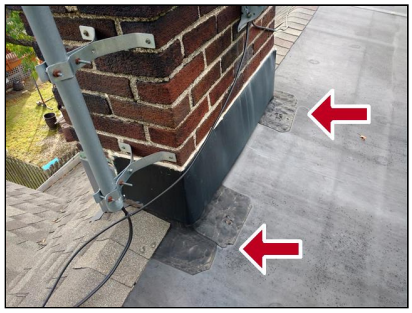
Chimney:
Masonry/brick chimney which serves the boiler

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: Repair/Replace
Observed on the flat roof in the area below the chimney flashings, two small sections of the flat roof membrane had several blisters/bubbles present. Blisters/bubbles are typically created by voids between the roofing membrane and the roof decking. If these blisters or the seams open up, water could enter the structure below. There were also a few roof peak shingles that had some minor cracking present. Recommend further evaluation of all of the roof covering materials by a qualified, licensed roofing contractor and repair as necessary.


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)

5.1 Roof Penetrations

Comments: Inspected

5.2 Roof Drainage System

Comments: Repair/Replace

The exterior downspouts should be extended at least 6 feet from the foundation of the house. 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.

5.2 Item 1(Picture)

5.3 Exposed Roof Flashing(s)

Comments: Inspected

5.4 Sky Lights

Comments: Not Present

5.5 Chimney

Comments: Repair/Replace

(1) The NFPA (National Fire Protection Agency- 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 sold fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety. 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) Numerous issues were observed on the exterior masonry chimney:

- 1) There were numerous deteriorated areas present in the masonry chimney crown (top flat portion of chimney around the flue).
- 2) There was minor deterioration present in some of the mortar joints mainly towards the top of the chimney.
- 3) There were two satellite dishes mounted to the exterior chimney structure. This may be a future concern as it might put unwanted stress on the chimney structure in windy conditions.

Further deterioration of the chimney as well as possible moisture intrusion into the structure below could occur if the necessary repairs are not completed. Recommend further evaluation of the entire chimney (both interior and exterior portions) by a qualified, licensed chimney professional and repair as necessary.


5.5 Item 1(Picture)


5.5 Item 2(Picture)


5.5 Item 3(Picture)


5.5 Item 4(Picture)


5.5 Item 5(Picture)


5.5 Item 6(Picture)


5.5 Item 7(Picture)


5.5 Item 8(Picture)


5.5 Item 9(Picture)

6. Attic and Insulation

Styles & Materials

Attic/Cockloft access/ Methods to inspect:

The unfinished attic spaces were accessed through the 2nd floor bedrooms. There was also a small attic space above the finished 2nd floor space that was not accessable. Therefore, the inspection of that space was limited.

Attic/Cockloft Floor Structure:

Wood floor joists

Attic/Cockloft Insulation Type:

Fiberglass batts with foil facing noted.

Attic/Cockloft Insulation Depth:

Insulation in rafter bays averages around 3-4 inches in depth

Most of the insulation in the attic spaces was not visible.

Attic/Cockloft/ Roof Ventilation:

Hooded roof vent(s)

Soffit vents

Thermostatically controlled power attic ventilator fan on roof field

Items

6.0 Attic/Cockloft

Comments: Inspected

6.1 Attic/Cockloft Floor Structure

Comments: Inspected

6.2 Attic/Cockloft Insulation

Comments: Repair/Replace

Several of the fiberglass insulation batts fell out of the rafter bays in the 2nd floor attic space and are laying on the attic floor. Recommend further evaluation for repairs by a qualified, licensed contractor.

6.2 Item 1(Picture)

6.2 Item 2(Picture)

6.3 Attic/Cockloft/Roof Ventilation

Comments: Inspected

7. Electrical System

Styles & Materials

Service Entrance/Conductors:

Electric service entrance is overhead drop.

Stranded aluminum conductors

Electric Meter Location:

Electric meter was located on the front basement wall

Service Rating:

120/240 Volt

150 Amp

Main Disconnect:

150 Amp main disconnect located the the main service panel

Main Service Panel(s):

Main service panel located in the basement

Main service panel manufacturer- Square D

Sub Panel(s):

Siemens sub panel located in the basement

Square D sub panel present in the 2nd floor unit

Service Equipment Grounding:

Copper service equipment grounding present

Overcurrent Protection Type:

Circuit breakers

Breakers in off position- None

Wiring Methods:

Predominant type of branch wiring- Copper- Type NM and flexible metal armored cable

Connected Devices- Lighting Fixtures-Ceiling Fans-Switches-Outlets:
Inspection applicable to the interior and exterior connected devices, lighting fixtures, ceiling fans, switches and outlets

Number of Bad and Missing Fuses:
N/A

Amp Rating of Fuses:
N/A

Ground Fault Circuit Interrupter (GFCI) Outlets:
GFCI outlets/protection is suggested in the noted area(s)

Arc Fault Circuit Interrupter (AFCI):
None present

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

Carbon Monoxide (CO) Detectors:
Smoke detectors and carbon monoxide detectors were only visually inspected and not tested

Limitations of Electrical Inspection:
Electrical components concealed behind finished surfaces are not visible to be inspected.

Labeling of electric circuit locations on main electrical panel are not checked for accuracy.

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.

Furniture and/or storage restricted access to some electrical components which may not be inspected.

Items

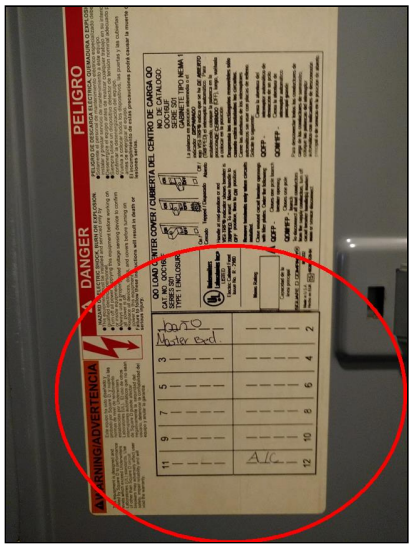
7.0 Service Entrance/Conductors
Comments: Inspected

7.1 Electric Meter
Comments: Inspected

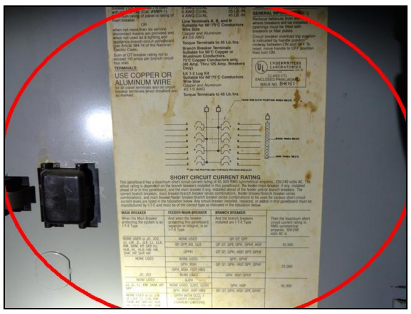
7.2 Main Disconnect
Comments: Inspected

7.3 Main Service Panel(s)
Comments: Repair/Replace

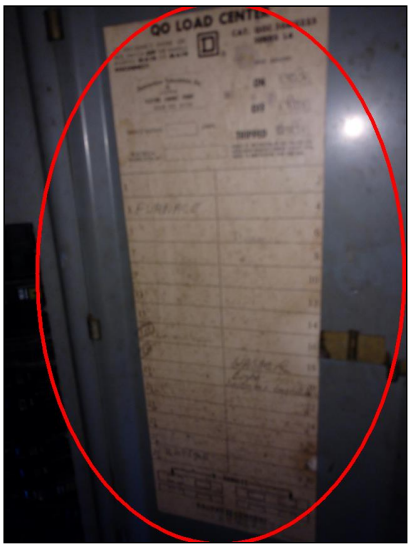
(1) As observed in all 3 electric panels, the circuit breaker wiring legends were in-complete and/or appeared to be inaccurate. These legends should be clearly marked identifying which circuit breaker shuts off which particular wiring circuit running throughout the house. This information is needed in case of emergency's or anytime individual circuits need to be turned off. It is recommend a qualified, licensed electrician verify each circuit and label accordingly.



7.3 Item 1(Picture)

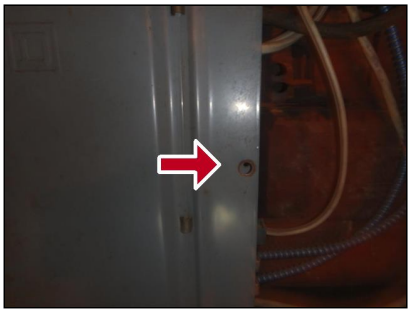


7.3 Item 2(Picture)



7.3 Item 3(Picture)

(2) There were 2 hold down screws missing from the dead front (front cover) on the main service panel located in the basement. All the required home down screws should be in place to insure all the electrical equipment is held in place. Recommend having a qualified, licensed electrician install the proper manufacturer approved hold down screws.



7.3 Item 4(Picture)

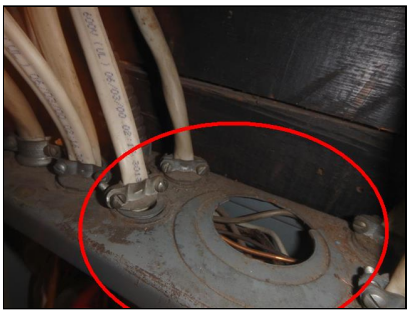
7.4 Sub Panels(s)

Comments: Repair/Replace

(1) Please see notes under "main service panel"

(2) There were knockout plugs missing from the electric sub panel located in the basement. Current electric safety standards state that unused openings in such equipment need to be closed. Covering these openings helps prevent accidental shocks, helps prevent hot sparks from escaping if something goes wrong inside the enclosure and helps to prevent pests from entering. Recommend further evaluation for repairs by a qualified, licensed electrician.

7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 Service Equipment Grounding

Comments: Inspected

7.6 Overcurrent Protection

Comments: Inspected

7.7 Wiring Methods

Comments: Repair/Replace

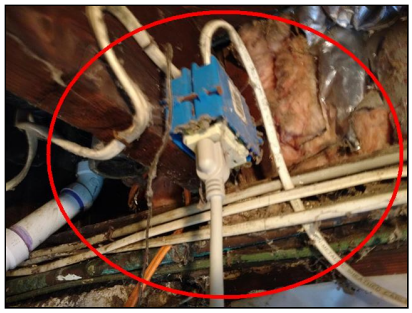
As observed in the basement, there was a live wire in the ceiling area that was not safely terminated in a junction box or light fixture. There were also some exterior wires for the exterior lighting that were not protected. These are safety concerns and potential fire hazards. Recommend further evaluation for repairs by a qualified, licensed electrician.

7.7 Item 1(Picture)

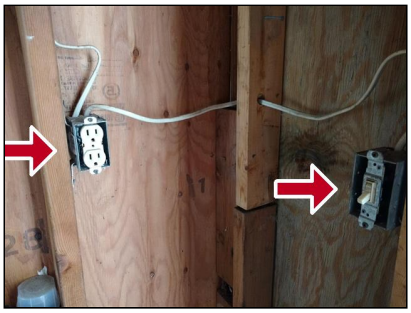
7.8 Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Receptacles/Outlets

Comments: Repair/Replace

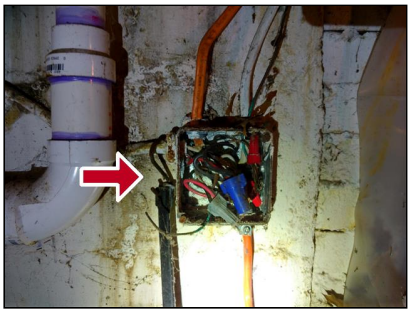
(1) As observed mainly in the basement, exterior and in the garage, there were numerous electrical junction boxes, light switches and outlets that didn't have the required cover plates on them. The cover plates are required in order to contain any arcing which would potentially cause a fire. If a wire is loose, the amperage will go up, which causes heat. This excessive heat is also capable of causing a fire. The idea is to keep all splices enclosed to reduce the risk of fire and to prevent damage to the wires due to accidental contract. Recommend further evaluation by a qualified, licensed electrician and install the needed covers.



7.8 Item 1(Picture)

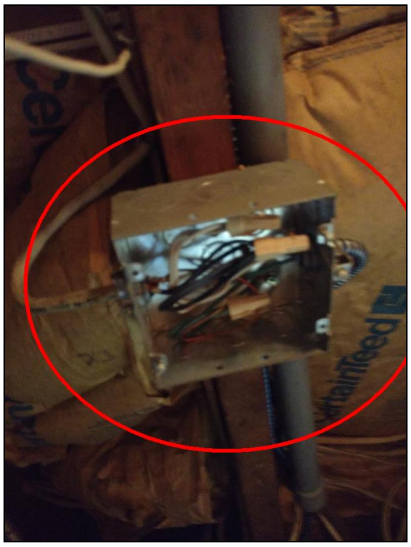


7.8 Item 2(Picture)



7.8 Item 3(Picture)

7.8 Item 4(Picture)

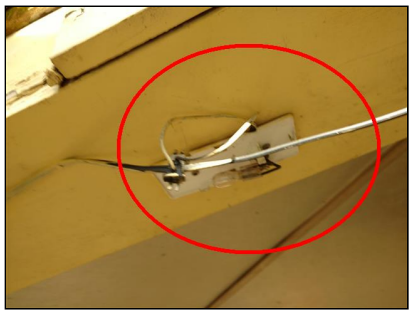


7.8 Item 5(Picture)

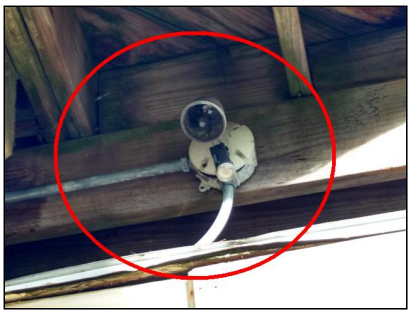
7.8 Item 6(Picture)

7.8 Item 7(Picture)

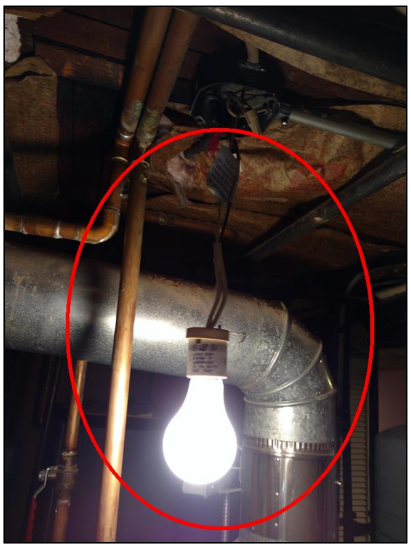
(2) Observed throughout the dwelling and on the exterior, there were numerous light fixtures that were either damaged, not functioning, not installed properly and/or missing light bulbs. This are potential safety concerns. Recommend further of all of the light fixtures by a qualified, licensed electrician and repair as necessary.



7.8 Item 8(Picture)



7.8 Item 9(Picture)

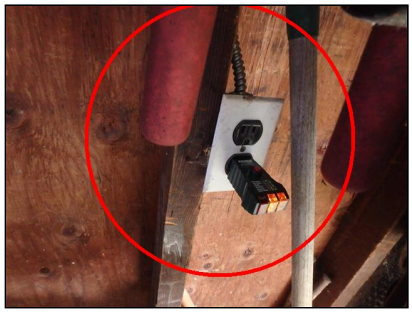


7.8 Item 10(Picture)

7.8 Item 11(Picture)

7.8 Item 12(Picture)

(3) There were numerous electrical receptacles that were not GFCI protected. These were located in the basement kitchen countertop area, basement bathroom, inside the garage and on the exterior. 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. While the existing receptacles appeared to be in serviceable condition, for safety purposes, it is recommended that these existing receptacles be upgraded to GFCI type receptacles. This should be done by a qualified, licensed electrician.



7.8 Item 13(Picture)

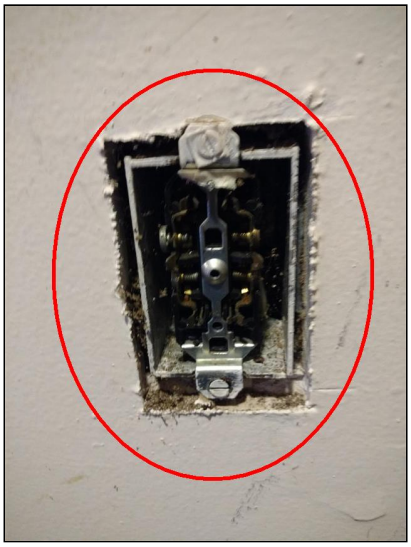
7.8 Item 14(Picture)

7.8 Item 15(Picture)

7.8 Item 16(Picture)

7.8 Item 17(Picture)

(4) There were numerous damaged electrical receptacles present in the basement. These are all safety issues. Recommend further evaluation for repairs by a licensed electrician.



7.8 Item 18(Picture)

7.9 Fuses

Comments: Not Present

7.10 Smoke Detectors

Comments: Repair/Replace

There was a hard wired smoke detector missing in the 2nd floor bedroom. Recommend further evaluation for repairs by a qualified, licensed electrician.

7.10 Item 1(Picture)

7.11 Carbon Monoxide (CO) Detectors

Comments: Inspected

7.12 Ground Fault Circuit Interrupter (GFCI) Outlets/Protection

Comments: Repair/Replace

The GFCI electrical receptacle in the 2nd floor kitchen was damaged. This is a safety issue and it also creates a potential shock hazard. Recommend further evaluation by a qualified, licensed electrician and repair as necessary.

7.12 Item 1(Picture)

7.13 Arc Fault Circuit Interrupter (AFCI)

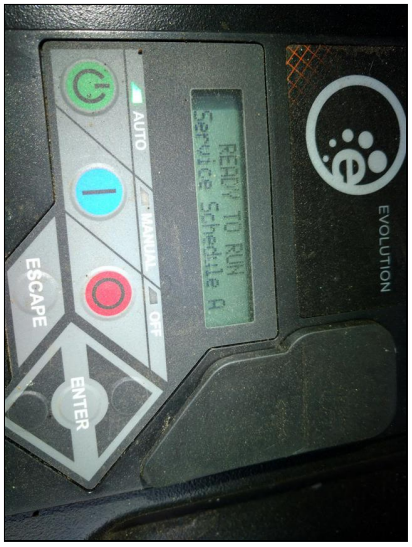
Comments: Not Present

7.14 Stationary/Permanent Standby Generator

Comments: Inspected

There was a Generac natural gas powered backup generator present. While the generator and the connected electrical equipment (automatic transfer switch and emergency load center panel) appeared to be in serviceable condition, it was not tested. The inspector does not operate any system (especially electrical) that is shut down. Recommend verifying the proper operation of the generator and connected electrical equipment by the homeowner or a qualified, licensed electrician prior to closing or any other contractual deadlines.

7.14 Item 1(Picture)



7.14 Item 2(Picture)

7.14 Item 3(Picture)

7.14 Item 4(Picture)

7.14 Item 5(Picture)

8. Plumbing System

Styles & Materials

Water Supply Source:
Public

Water Supply Material (from street/well connection):
Copper

Water Supply Location:
Main water supply shutoff valve and water meter was located in the basement

Main Water Distribution Lines Material:
Readily visible, predominant, interior

DWV (Drain-Waste and Vent) Systems Material:
Readily, visible, predominant interior drain, waste and vent (DWV) piping material- Cast Iron, galvanized and PVC

Fuel (Natural Gas) Distribution System Location:
Main natural gas supply shut off valve and gas

distribution piping material- Copper

meter was located in the basement

Radon Mitigation Type:

No radon mitigation system present

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. 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 house (especially the ones located in the basement, under sinks, behind toilets, etc.) for functionality is beyond the scope of the home inspection. 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. Several of the water shut off valves that were observed appeared to be frozen when they were turned slightly and would not turn. There were also numerous shutoff valves that were missing their required handles. Recommend further evaluation of all of the water shut off valves in the dwelling (basement, under sinks, behind toilets, etc.) by a qualified, licensed plumber and repair as necessary.

8.1 Item 1(Picture)

8.1 Item 2(Picture)

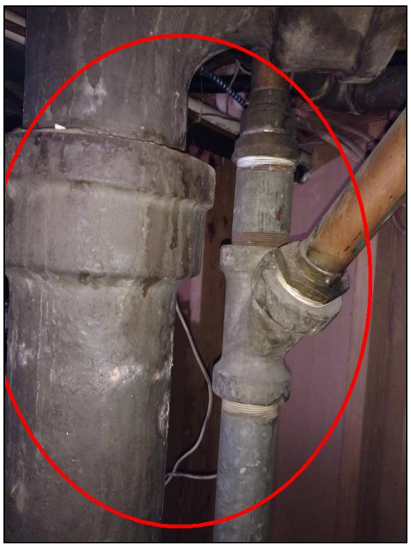
8.2 DWV (Drain, Waste and Vent) Systems

Comments: Repair/Replace

There were numerous rust stains/blisters observed on numerous sections of the cast iron DWV (drain, waste, vent) piping in the basement. These rust marks/blisters are usually caused by tiny pin holes that are in the pipe. As the water leaks out of these tiny pin holes it rusts and forms the blisters. These blisters are usually caused by pitting and corrosion inside the pipe. Also, to note, portions of the DWV piping was galvanized pipe. This has similar characteristics to cast iron as far as the deterioration is concerned. Recommend further evaluation of all of the DWV piping by a qualified, licensed plumber and repair as necessary. In addition, due to the age of the house and since cast iron piping deteriorates from the inside out, it is recommended the main cast iron DWV piping (especially the portion that goes out to the main sewer connection in the street) be scoped by a qualified, licensed plumber to ascertain the integrity of the piping. But, on old cast iron DWV piping systems this sometimes cannot be done without compromising the existing DWV piping system and should not be done if it will compromise the existing DWV piping system. Sometimes the clean out plugs that are needed to be removed to inspect the inside of the piping are frozen or severely deteriorated and will not come off to access the piping.

8.2 Item 1(Picture) Suspected blisters

8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.2 Item 4(Picture)

8.2 Item 5(Picture)

8.3 Fixtures & Faucets

Comments: Repair/Replace

The hot water temperature at the basement bathroom sink faucet was 168 degrees. From a safety standpoint, the hot water temperature should not be over 120 degrees. This is a major safety concern (especially if children are present) as scalding could occur with the hot water being so hot. It is recommended turning down the temperature setting on the hot water storage tank.

8.3 Item 1(Picture)

8.4 Sump Pump

Comments: Repair/Replace

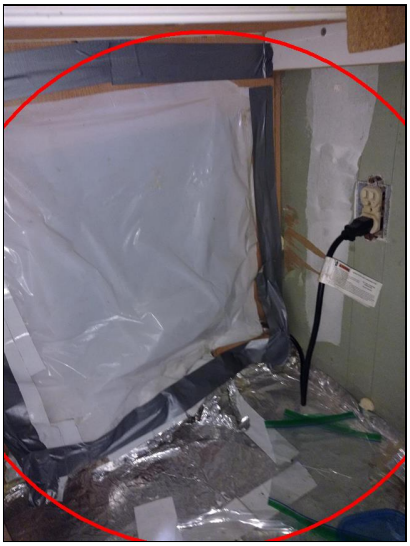
Please see notes under "sump pump plumbing"

8.5 Sump Pump Plumbing

Comments: Repair/Replace

As observed in the basement, there was what appeared to be a sump pump present under the kitchen cabinets. It is suspected the water discharge piping for the sump pump was directed into the sanitary sewer piping running out to the sanitary sewer main. The water discharged from the sump pump is not permitted to be connected to the sanitary sewer system. It can be connected to a storm sewer system (which is not present in this dwelling) or directed to the exterior. It is recommend this sump pump discharge piping be directed to the exterior with the discharge point as far away from the foundation as possible. There was no visible discharge piping to the exterior. Also, this sump pump was sealed and therefore, it could not be tested. The inspection was limited. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.6 Sump Pump Pit

Comments: Repair/Replace

Please see notes under "sump pump plumbing"

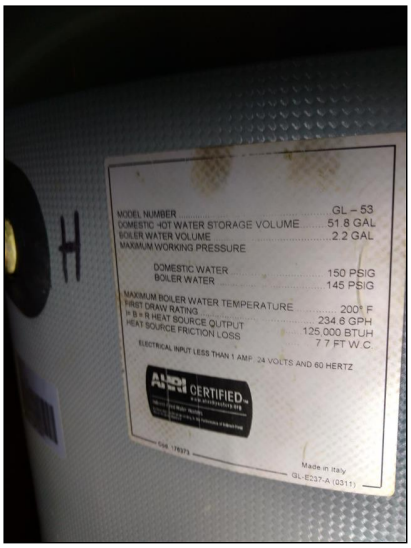
8.7 Fuel (Natural Gas) Distribution System

Comments: Inspected

8.8 Radon Mitigation System

Comments: Not Present

9. Water Heater



Styles & Materials

Water Heater Energy Source:
Indirect-Fired water heater

Water Heater Location:
The domestic hot water storage tank was located in the basement

Water Heater Number of Gallons::
Storage tank volume- 51.8 gallons

Items

9.0 Water Heater
Comments: Inspected

9.1 Venting
Comments: Not Present

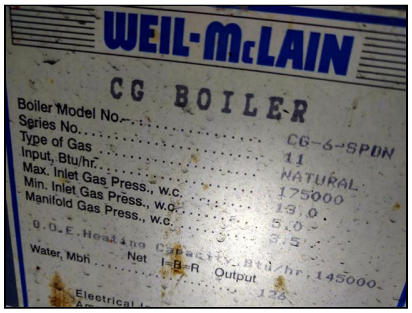
9.2 Temperature Pressure Relief Valve/ Discharge Pipe
Comments: Inspected

9.3 Gas Valve/Piping
Comments: Not Present

9.4 Bonding Wire
Comments: Not Present

10. Heating System(s)

Information pertaining to underground fuel oil storage tanks- While the inspector has done his best to locate and identify any fuel oil storage tanks and related piping on the interior and exterior of the dwelling, it is recommended that an underground tank sweep/scan be performed on the property to insure that there are no fuel oil storage tanks buried on the property. It is also advised, if not done already, that the client contact the local municipal building department and obtain the permit history on the subject property. This information may give some indication if an underground fuel oil storage tank is present or has been removed from the property in the past.



Styles & Materials

Heating Unit(s) type:
Gas fired boiler (3 zone)

Heating Energy Source:
Natural gas

Heating Unit(s) Location:
The boiler was located in the basement

Heating Unit(s) Manufacturer:
Weil-McLain

Heating Unit(s) Manufacture Date by Serial Number/ Other Data:
10/20/1995

Heating Distribution Material:
Hydronic piping with baseboard heaters

Venting Materials:
Metal single wall vent pipe

Filter Type/Size:
N/A

Thermostat Type:
Honeywell
Mechanical

Thermostat Location:
3 zone heating- Thermostats located on each level

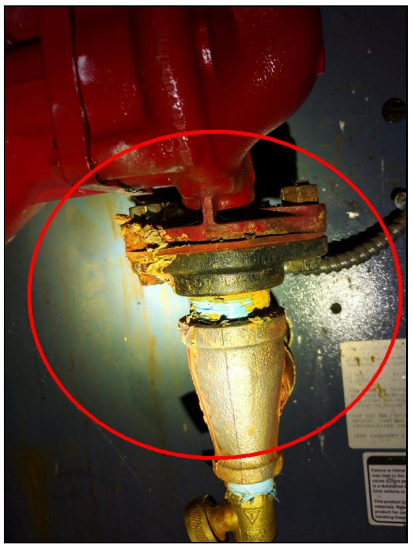
Fuel (oil) Storage Tank/Piping Info:
No fuel oil storage tanks or piping observed

Items

10.0 Heating Unit(s)
Comments: Inspected

10.1 Heating Distribution System
Comments: Repair/Replace

As observed in the basement on the side of the boiler, it appears the heating distribution system piping may be leaking in the area of the circulating pump and other pipes. There was no active leaks visible at the time of the inspection. Recommend further evaluation for repairs by a qualified, licensed plumber.



10.1 Item 1(Picture)

10.2 Venting

Comments: Repair/Replace

The exhaust venting/vent connector for the boiler was not sealed up at all the chimney thimble connection. The vent pipe was just stuck into the chimney opening with large gaps between the vent connector and the chimney thimble opening. There was no sealing material present. This is a **major safety concern** as combustion by products (carbon dioxide, carbon monoxide and nitrogen oxide) may be entering the dwelling instead of being properly vented into the chimney and out of the dwelling. This should be repaired **immediately**. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

10.2 Item 1(Picture)

10.2 Item 2(Picture)

10.3 Gas Valve/Piping

Comments: Inspected

10.4 Temperature Pressure Relief Valve/Discharge pipe

Comments: Inspected

10.5 Filter

Comments: Not Present

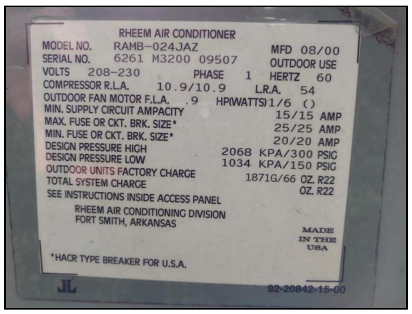
10.6 Thermostat

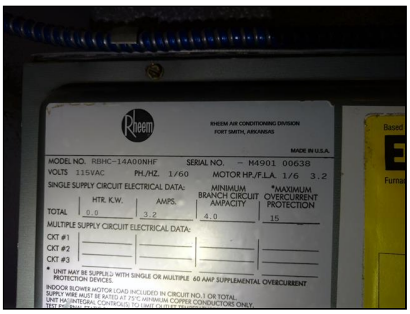
Comments: Inspected

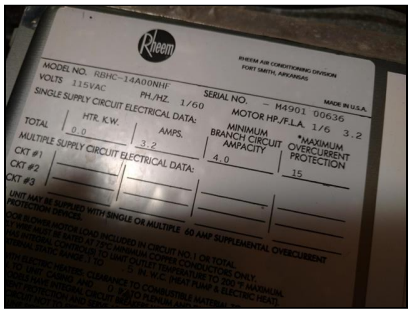
10.7 Fuel (Oil) Storage Tank/Piping

Comments: Not Present

11. Cooling System(s)







Styles & Materials

Type:
Split System
There were 2 separate central air conditioning systems present

Energy Source:
Electric

Condenser(s) Manufacturer:
Rheem

Condenser(s) Manufacture Date by Serial Number:
Both units 08/2000

Evaporator/Air Handler(s) Manufacturer:
Rheem

Evaporator/Air Handler(s) Manufacture Date by Serial Number:
Both air handlers and evaporators- 12/2001

Cooling Distribution Material:
Metal ducts and registers
Insulated flex ducting

Filter Type/Size:
Disposable type filter(s) present

Thermostat Type:
Honeywell -Electronic

Thermostat Location:
Thermostats located on the 1st and 2nd floors

Items

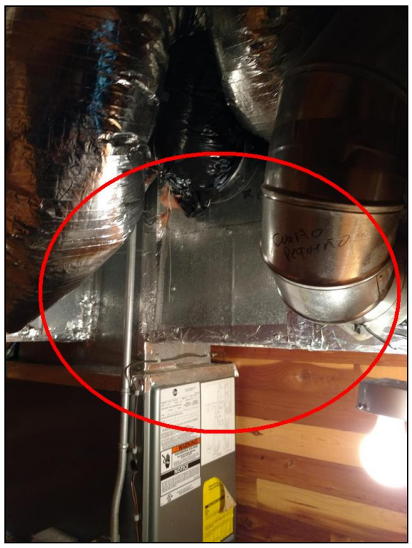
11.0 Cooling System(s)

Comments: Inspected

11.1 Cooling Distribution System

Comments: Repair/Replace

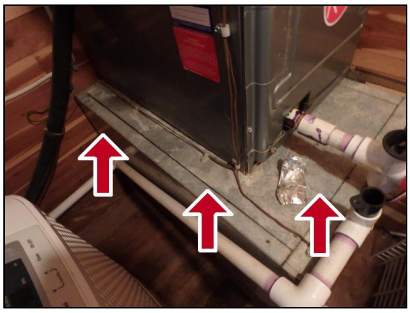
As observed in the attic area on the 2nd floor, portions of the HVAC supply ducting appeared to be sweating when operated. Portions of the ducting were wet and there was dry water staining on the ducting and the A/C air handler cabinet. This could be a future concern as the condensation could damage the building materials in this area. Recommend further evaluation by a qualified, licensed plumber and repair if necessary.



11.1 Item 1(Picture)

11.1 Item 2(Picture)

11.1 Item 3(Picture)



11.1 Item 4(Picture)

11.2 Refrigerant Lines

Comments: Repair/Replace

The insulation wrap on one of the exterior condenser refrigerant lines was deteriorated/missing in spots. Also, both of the refrigerant lines were buried in the mulch next to the condensers. The refrigerant lines should not be in contact with the ground. This may cause the insulation wrap to deteriorate. In addition, this condition may affect the performance of the air conditioning system if not repaired. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

11.2 Item 1(Picture)

11.2 Item 2(Picture)

11.3 Cooling System Filter

Comments: Repair/Replace

The air handler for the air conditioning system for the 1st floor did not appear to have a return air filter. This is an issue as the return air filter keeps the internal parts of the air handler free of dust and debris, it filters the air being circulated within the living spaces and not having one in place will also effect the performance of the air conditioning system. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

11.3 Item 1(Picture)

11.4 Thermostat

Comments: Inspected

12. Interior

Styles & Materials

Ceiling Finishes:	Wall Finishes:	Floor Finishes:
Drywall	Drywall	Carpet
Drop ceiling	Tile	Ceramic tile
		Vinyl flooring

Interior Door Materials:	Fireplace Materials/Locations:	Limitations of Interior Inspection:
Wood	Wood burning fireplace insert present in the 1st floor living room	There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Items

12.0 Interior Rooms

Comments: Inspected

12.1 Ceiling Finishes

Comments: Repair/Replace

(1) Please see notes under "wall finishes".

(2) There was a drop ceiling present in the 1st floor bathroom which covered the entire ceiling. This is an issue as the metal framing could rusted due to the moisture while taking a shower and also moisture could get trapped in the space above the drop ceiling and the 2nd floor subfloor. Mold could possibly form on the ceiling tiles as well as the space above the drop ceiling. In addition to this drop ceiling being present, it also appears the toilet in the 2nd floor bathroom was or is leaking down into the 1st floor bathroom and hallway closet. The ceiling and wall was wet in these areas. Please keep in mind there may be hidden moisture damage (possible mold) in these effected areas. Recommend further evaluation by a qualified, licensed contractor and repair as necessary. The toilet in the 2nd floor bathroom should also be evaluated.

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)

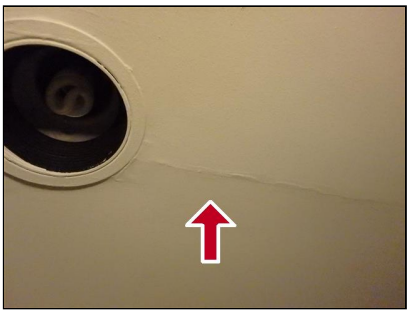
12.2 Wall Finishes

Comments: Repair/Replace

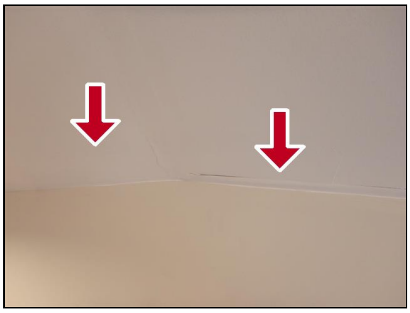
As observed throughout the dwelling, there were small cracks observed in the some of the ceiling and wall surfaces. These types of cracks are common in a house of this age. The condition of these cracks may worsen if the necessary repairs are not completed. There was also a portion of the drywall that was damaged in the basement. Recommend further evaluation of all of the wall/ceiling surfaces by a qualified, licensed contractor and repair as necessary.

12.2 Item 1(Picture) Basement

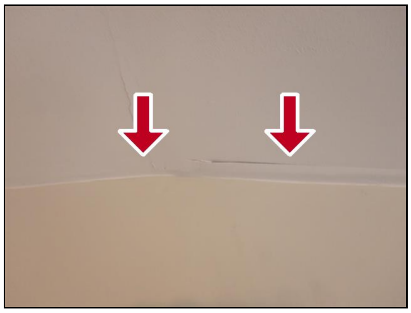
12.2 Item 2(Picture) 1st floor bedroom



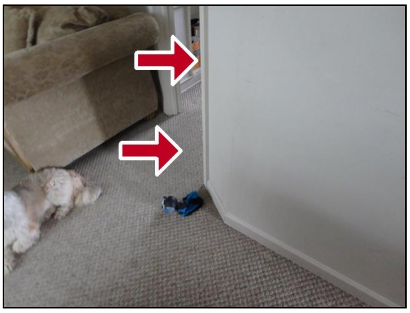
12.2 Item 3(Picture) 1st floor bedroom



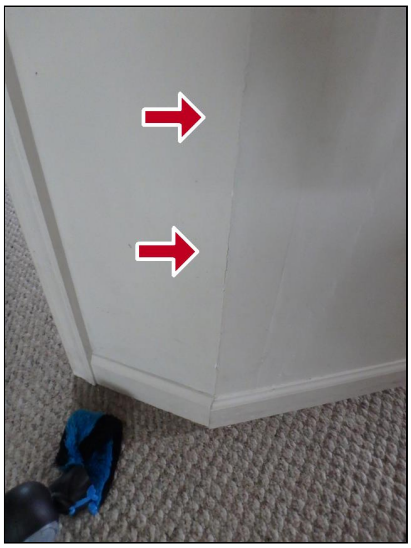
12.2 Item 4(Picture) 2nd floor bath



12.2 Item 5(Picture) 2nd floor bath



12.2 Item 6(Picture) 2nd floor



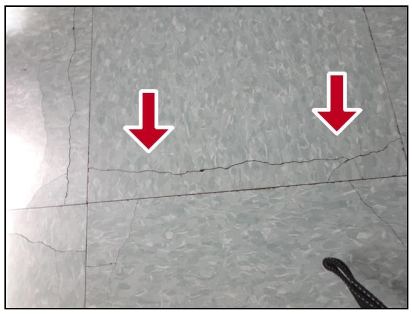
12.2 Item 7(Picture) 2nd floor

12.3 Floor Finishes

Comments: Repair/Replace

A observed in the 2nd floor kitchen, there were several loose and damaged vinyl floor tiles. This condition may worsen and/or damage to the flooring may occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

12.3 Item 1(Picture)



12.3 Item 2(Picture)

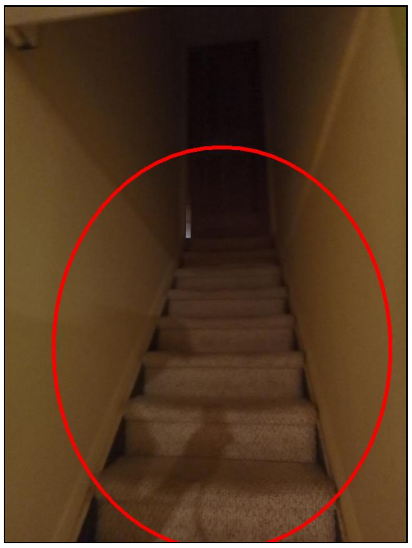
12.4 Closets

Comments: Inspected

12.5 Stairways, Steps, Railings, Guardrails

Comments: Repair/Replace

As observed in the basement stairwell, there was no handrail present. All stairwells should have handrails which should be continuous from the bottom to the top. The missing handrail is a safety concern. Recommend further evaluation for repairs by a qualified, licensed contractor.



12.5 Item 1(Picture)

12.6 Window/Wall AC/ Heat

Comments: Not Inspected

12.7 Interior Doors

Comments: Repair/Replace

The bottom of the interior door leading to the basement was rubbing on the floor. Damage to the door and/or the floor could occur if not repaired. Recommend further evaluation for repairs by a licensed contractor.

12.7 Item 1(Picture)

12.8 Fireplace

Comments: Repair/Replace

(1) The NFPA (National Fire Protection Agency- 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 sold fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety. 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) As observed in the wood burning fireplace, the rear and side refractory panels were cracked in numerous areas. This is a concern as these panels keep the fire inside the firebox. The gasket material on the front door also appeared to be damaged. Recommend further evaluation by a qualified, licensed fireplace professional and repair as necessary.

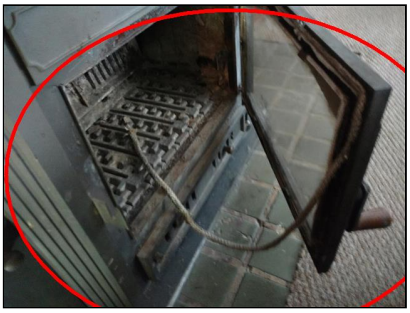
12.8 Item 1(Picture)

12.8 Item 2(Picture)

12.8 Item 3(Picture)

12.8 Item 4(Picture)

12.8 Item 5(Picture)



12.8 Item 6(Picture)

13. Bathroom(s)

Styles & Materials

Bathroom(s):
3 Full bathrooms present

Exhaust Fan(s):
One exhaust fan present in each bathroom

Sink(s):
Sinks present in each bathroom

Tub(s):
Shower/tub combos present on 1st and 2nd floors

Toilet(s):
Basic toilets present in each bathroom

Shower(s):
Shower/tub combos present on 1st and 2nd floors
Stand up shower stall present in the basement bathroom

Cabinetry/Countertop(s):
Wood vanities present

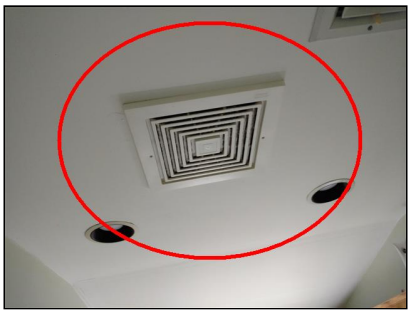
Sauna:
Not present

Items

13.0 Bathroom(s)
Comments: Inspected

13.1 Exhaust Fan(s)
Comments: Repair/Replace

(1) The exhaust fans located in the basement and 1st floor bathrooms did not appear to be functioning. A working exhaust fan ensures ventilation of moisture from the bathroom in the event the bathroom window is not open (winter time). This is especially important where bathtubs or showers are present. Recommend further evaluation for repairs by a qualified, licensed electrician.



13.1 Item 1(Picture)

13.1 Item 2(Picture)

(2) The venting of the 2nd floor hallway bathroom exhaust fan is suspect. There was no visible termination point on the exterior. So it is suspected that the exhaust fan is venting into the small attic space above the bathroom. This venting should be terminated outdoors and may cause a buildup of moisture and possibly mold in the attic space especially in the winter. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

13.2 Sink(s)

Comments: Repair/Replace

The sink stopper in the 1st floor bathroom sink was not functioning properly. It appears it may just need to be adjusted as it was sealing properly. This will prevent you from filling up the sink if you wanted to do so. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

13.2 Item 1(Picture)

13.3 Tub(s)

Comments: Inspected

13.4 Toilet(s)

Comments: Repair/Replace

The toilets in the 2nd floor and basement bathrooms were not functioning properly. There appeared to loose and leaking water from underneath them. The area below the 2nd floor bathroom in the 1st floor unit had water damage present on the bathroom ceiling. Recommend further evaluation for repairs by a qualified, licensed plumber.

13.4 Item 1(Picture)

13.4 Item 2(Picture)

13.4 Item 3(Picture)

13.5 Shower(s)

Comments: Inspected

13.6 Cabinetry/Countertop(s)

Comments: Inspected

13.7 Sauna

Comments: Not Present

14. Kitchen

Styles & Materials

Countertop:
Laminate countertops present

Sink:
Basic sinks present in each unit

Hood/Exhaust Fan:
Exhaust fan/hood present in each unit

Dishwasher:
Not present

Garbage Disposal:
Not present

Garbage Compactor:
Not present

Microwave:
Not present

Range-Oven-Cooktop:
Electric range present
Gas cooktop present

Refrigerator:
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.

Items

14.0 Kitchen(s)

Comments: Inspected

For informational purposes- There was one kitchen present in each apartment unit. There was also a kitchen area in the basement. The range in the basement was not functioning.

14.1 Cabinetry

Comments: Inspected

14.2 Countertop

Comments: Inspected

14.3 Sink

Comments: Inspected

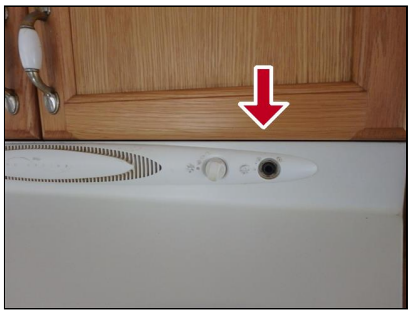
14.4 Hood/Exhaust Fan

Comments: Repair/Replace

(1) The exterior damper assembly was missing from the 1st floor kitchen exhaust fan. This is a concern as the weather, insects and wildlife could possibly get into the dwelling. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

14.4 Item 1(Picture)

(2) The 2nd floor exhaust fan/hood was missing a control knob. Recommend repairing as necessary.



14.4 Item 2(Picture)

14.5 Dishwasher

Comments: Not Present

14.6 Garbage Disposal

Comments: Not Present

14.7 Garbage Compactor

Comments: Not Present

14.8 Microwave

Comments: Not Present

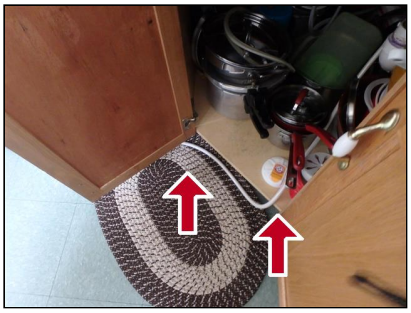
14.9 Range, Oven, Cooktop

Comments: Inspected

14.10 Refrigerator

Comments: Repair/Replace

The routing of the water supply line for the 2nd refrigerator in the 2nd floor kitchen was suspect. It was routed out the front of a cabinet and across the kitchen floor. This is a concern as someone could trip on this supply line and potentially damage it and causing it to leak. Recommend repairing/re-routing this supply line as needed.



14.10 Item 1(Picture)

15. Laundry Area

Styles & Materials

Laundry Location:
Laundry area was located in basement

Clothes Washer:
Clothes washer present

Clothes Washer Supply:
Braided supply lines present
Washer water supply present

Clothes Washer Drain:
Washer water drain hookup observed

Clothes Dryer:
Gas clothes dryer present

Clothes Dryer Gas Valve:
Natural gas supply piping/valve present

Wash Basin:
No wash basin present

Items

15.0 Clothes Washer
Comments: Not Inspected

15.1 Clothes Washer Supply
Comments: Inspected

15.2 Clothes Washer Drain
Comments: Inspected

15.3 Clothes Dryer
Comments: Not Inspected

15.4 Clothes Dryer Venting
Comments: Repair/Replace
The exterior portion of the dryer vent was missing. This condition could allow wildlife to enter the dryer vent ducting and possibly clog it. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.


15.4 Item 1(Picture)


15.4 Item 2(Picture)

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

15.6 Wash Basin
Comments: Not Present

General Summary

Terra Home Inspections LLC

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Direct 908-379-9311/ Fax 908-548-8863
Email: frankglomb@terrahomeinspectionsllc.com/ www.terrahomeinspectionsllc.com

Customer
John Doe

Address
1000 Springfield Avenue
Sampletown NJ 05555

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

1.0 Driveway

Repair/Replace
The asphalt driveway has numerous areas that were cracked and deteriorated. Further deterioration could occur if the needed repairs are not completed. Recommend further evaluation for repairs by a qualified, licensed driveway contractor.


1.0 Item 1(Picture)


1.0 Item 2(Picture)

1.1 Sidewalk/Walkway(s)

Repair/Replace
The front walkway had one large section that is raised which is causing a trip hazard (which is a safety issue). It appears the tree roots from the large tree are pushing this section of the walkway up. Recommend further evaluation for repairs by a qualified, licensed contractor.

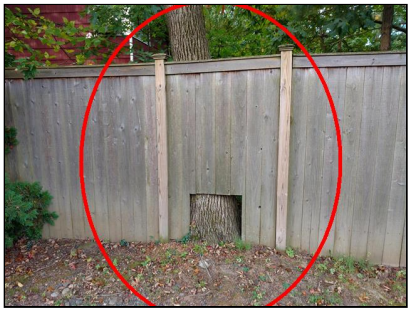
1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.3 Vegetation Affecting Structure

Repair/Replace

There was a large tree on the front side of the house with tree limbs within 10ft of the house, some were hanging over the roof slightly. This tree also appeared to be damaging the front walkway. Trees in contact or proximity to house can provide pathways for wood destroying insects, as well as abrade and damage the exterior cladding, windows, screens and roofs. They will also fill the gutters up with tree debris. Also, the roots from trees close to the foundation of the house could possibly damage the foundation of the house, side walkways and underground sewer piping. There was also a tree along the right side property line that appeared to be growing through the fence. This may damage the fence in the future. Recommend removing/trimming back these trees as necessary.



1.3 Item 1(Picture)

1.4 Retaining Wall(s)

Repair/Replace

Portions of the small wood tie retaining wall in the rear was deteriorated. If not repaired, further deterioration of the retaining wall could occur. Recommend further evaluation for repairs by a qualified, licensed contractor.

1.4 Item 1(Picture)

1.5 Fencing

Repair/Replace

Please see notes under "vegetation affecting structure"

2. Exterior

2.0 Exterior Wall Surface/Cladding

Repair/Replace

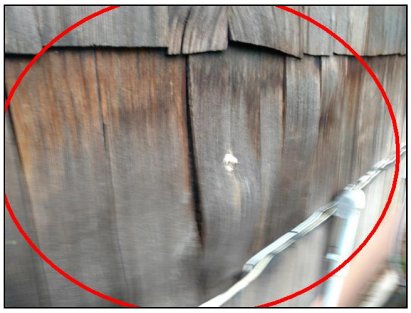
Portions of the paint on some of the exterior wood elements (wood window frames, door frames, trim, framing, wood cladding, eaves, soffits and gable ends, etc.) was peeling leaving the wood exposed to the elements. In addition, portions of some of these elements were also damaged/deteriorated. Also numerous portions of the wood shake siding were damaged, deteriorated and or missing leaving the structure open to possible moisture intrusion and/or further damage. Further deterioration of these elements as well as possible structural damage behind/under these elements could occur if the needed repairs are not completed. Lastly, just to note, due to the age of the dwelling, caution should be used on any areas where the paint is peeling as some of the peeling paint may contain lead. Recommend further evaluation of the entire exterior of the dwelling by a qualified, licensed contractor and repair as necessary.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.0 Item 4(Picture)



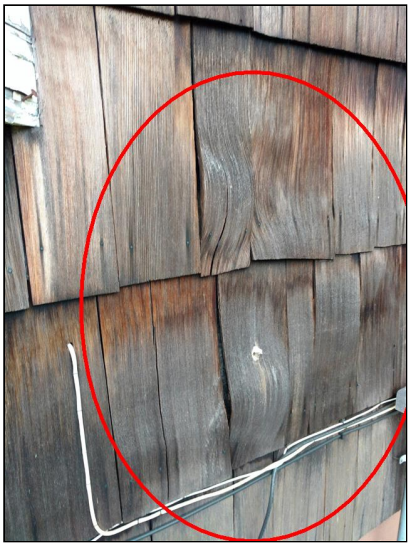
2.0 Item 5(Picture)

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)

2.0 Item 14(Picture)

2.0 Item 15(Picture)

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)

2.1 Eaves, Soffits, Fascias

Repair/Replace

Please see notes under "exterior wall surface/cladding"

2.2 Trim

Repair/Replace

Please see notes under "exterior wall surfaces/cladding".

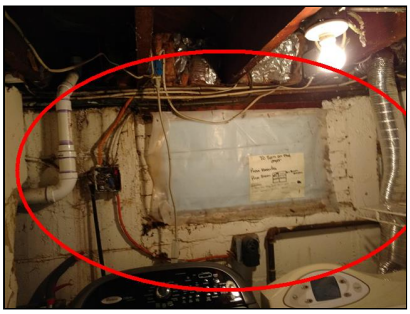
2.3 Exterior Windows (Representative number)

Repair/Replace

(1) As observed in the basement, there were several windows that would not open, we missing or boarded up. Boarded up windows are an issue because water could possibly migrate into the basement if the wood used to board up the window opening is not properly sealed up and coated against the elements. If water is getting in behind the wood, it could potentially rot out the window sill and/or window frame. Missing windows are also an issue because this could let unwanted wildlife, insect and the weather into the dwelling. Recommend further evaluation of all of the basement windows by a qualified, licensed contractor and repair as necessary.


2.3 Item 1(Picture)


2.3 Item 2(Picture)


2.3 Item 3(Picture)


2.3 Item 4(Picture)


2.3 Item 5(Picture)

(2) Evidence of what appears to be previous termite damage was observed on the right front basement window frame and on various portions of the garage structure. There was also what appeared to be termite shelter tubes present on the front foundation wall structure. There was no active wood destroying insects observed at the time of the inspection. Further damage/deterioration to the garage and house structure/elements structure could occur if the necessary further evaluation and/or treatment option(s) are not completed. There may be hidden WDI damage that was not visible. Recommend further evaluation of the house and garage structures for treatment of WDI by a

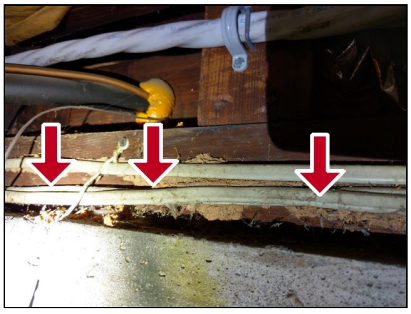
qualified, licensed pest control professional and also for repairs of the effects areas by a qualified, licensed contractor.

2.3 Item 6(Picture)

2.3 Item 7(Picture)

2.3 Item 8(Picture)

2.3 Item 9(Picture)



2.3 Item 10(Picture)

2.3 Item 11(Picture)

2.3 Item 12(Picture)

2.3 Item 13(Picture)

2.3 Item 14(Picture)

2.3 Item 15(Picture)

(3) As observed in the 2nd floor kitchen, some of the hardware on the casement windows was missing and/or damaged. Therefore, these windows will not function as intended as a result. The window lock on the 2nd floor front bedroom was also damaged. Recommend further evaluation by a qualified, licensed contactor and repair as necessary.

2.3 Item 16(Picture)

2.3 Item 17(Picture)

2.3 Item 18(Picture)

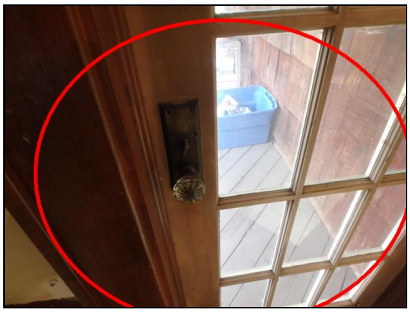
2.4 Exterior Doors

Repair/Replace

The self closer's on the left side entry door were missing. This is a safety issue. Also, the exterior door on the 1st floor to the deck was not functioning. It would not open. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.


2.4 Item 1(Picture)


2.4 Item 2(Picture)


2.4 Item 3(Picture)

2.7 Exterior Staircase(s), Steps

Repair/Replace

(1) The left side masonry staircase had numerous cracks and deterioration present throughout the structure. Further deterioration of the staircase could occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed masonry contractor and repair as necessary.


2.7 Item 1(Picture)


2.7 Item 2(Picture)


2.7 Item 3(Picture)


2.7 Item 4(Picture)


2.7 Item 5(Picture)


2.7 Item 6(Picture)

(2) The rear masonry staircase leading to the basement door had numerous cracks and deterioration present throughout the structure. Further deterioration of the staircase could occur if the needed repairs are not completed. Also, it appears water is running down the stairway and under the basement door and into the basement. The

basement floor in the area under the basement door was sloped towards the basement. This could be a future concern. There was evidence of moisture damage inside the basement in the area of the basement door. The guardrail assembly surrounding this stairwell was extremely loose which is a safety concern. The stairwell also did not have a handrail. Recommend further evaluation by a qualified, licensed masonry contractor and repair as necessary.

2.7 Item 7(Picture)

2.7 Item 8(Picture)

2.7 Item 9(Picture)

2.7 Item 10(Picture)

2.7 Item 11(Picture)

2.7 Item 12(Picture)

2.7 Item 13(Picture)

2.7 Item 14(Picture)

2.7 Item 15(Picture)

2.7 Item 16(Picture)

2.7 Item 17(Picture)

2.8 Exterior Handrails, Guardrails

Repair/Replace

Please see notes under "deck"

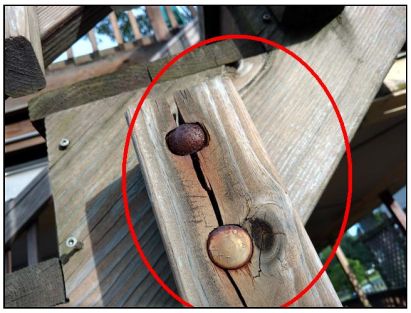
2.10 Deck

Repair/Replace

Numerous issues were observed pertaining to the rear wood deck structure(all levels);

- 1) There were no beam to joist, support post to beam and beams to footings mechanical connectors present.
- 2) Several of the support posts appeared to be split.
- 3) The stair stringers/staircases appeared to be loose and moved excessively when the staircases were walked on. The stair stringers should have the required mechanical connectors connecting it to the main deck structure.
- 4) The lower ground level deck area appears to have been built in the fashion that the wood is lying on the ground. This could promote WDI damage as well as dry rot. There was numerous areas that appeared to be damaged/deteriorated. Wood should not be in contact with the ground soil.
- 5) Some of the handrail and guardrail assemblies were loose.
- 6) The handrails were not graspable. All handrails should be equivalently graspable to the 2-inch circular handgrip. The hand grip shape should provide a vertical graspable surface. It should allow the user to maintain a consistently secure natural grasp on the handrail without twisting the fingers or requiring release.
- 7) The top portion of the deck was built over an existing structure with a flat roof membrane roof covering. The top portion of the deck may have to be removed to replace the roof covering in the future.
- 8) The top portion deck ledger board was nailed to the house and not lag bolted as required.
- 9) The staircase had open risers which is a safety issue as a small child could fall through the riser openings and possibly be injured.
- 10) There were numerous decking/stair tread boards that were lifting up and/or splintering,
- 11) There did not appear to be any footings under some of the support posts.
- 12) The top portion deck appeared to be just nailed to the support posts. This assembly should either be lag bolted or connected to the support posts with mechanical connectors.
- 13) The lower deck was built over an existing masonry staircase that was still present. This staircase appeared to have numerous cracked areas present. This is a concern as the staircase may divert water into the foundation/basement.

<u>These are all safety concerns and the needed repairs should be completed ASAP to insure the structure is safe for the occupants. Especially, since this deck structure is the only means of egress for the 2nd floor tenants.</u>
Recommend further evaluation of the entire deck structure (all levels) by a qualified, licensed deck contractor and repair as necessary. Additional information pertaining to deck construction and safety can be found at http://www.safestronghome.com/deck/index.asp



2.10 Item 1(Picture)

2.10 Item 2(Picture)

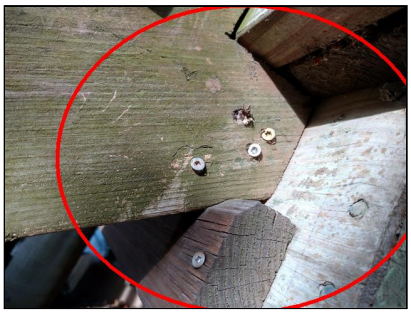
2.10 Item 3(Picture)


2.10 Item 4(Picture)


2.10 Item 5(Picture)


2.10 Item 6(Picture)

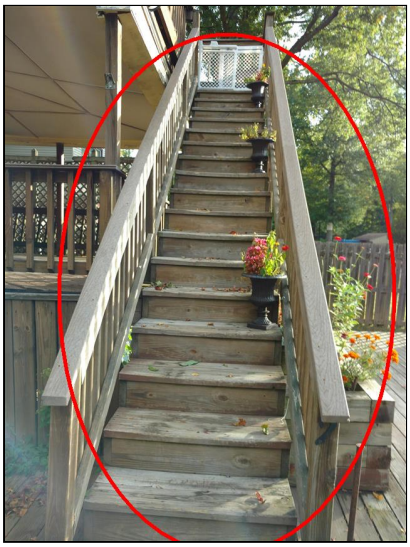

2.10 Item 7(Picture)


2.10 Item 8(Picture)


2.10 Item 9(Picture)


2.10 Item 10(Picture)


2.10 Item 11(Picture)

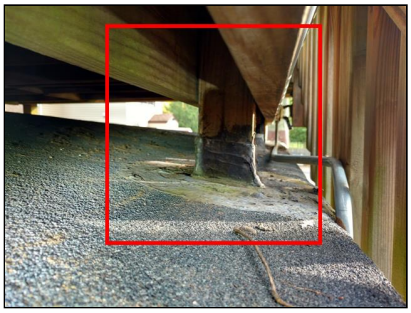

2.10 Item 12(Picture)


2.10 Item 13(Picture)


2.10 Item 14(Picture)


2.10 Item 15(Picture)


2.10 Item 16(Picture)


2.10 Item 17(Picture)


2.10 Item 18(Picture)


2.10 Item 19(Picture)


2.10 Item 20(Picture)


2.10 Item 21(Picture)

3. Garage

3.0 Garage

Repair/Replace

(1) Numerous issues were observed on the interior and exterior of the garage:

- 1) The concrete floor had numerous small cracks present.
- 2) There were numerous sections of the exterior wood cladding/siding, garage structure, windows, doors, roof covering and trim that was damaged, deteriorated or missing.
- 3) The garage vehicle door was not closing properly due to the garage structure being damaged/ deteriorated.
- 4) Some of the gutter assemblies were damaged.
- 5) The paint was peeling in numerous sections of the garage exterior.
- 6) A portion of the right side wall structure was damaged from what appears to be a tree stump.
- 7) The concrete apron in the front of the garage was cracked in numerous areas.

The garage interior and exterior was cluttered with storage in sections. Numerous parts of the garage structure could not be viewed. Further deterioration of the noted garage elements could occur of the needed repairs are not completed. Recommend further evaluation of the entire garage (both interior and exterior) by qualified, licensed roofing, general and masonry contractors as well as a structural engineer and repair as necessary.


3.0 Item 1(Picture)


3.0 Item 2(Picture)


3.0 Item 3(Picture)


3.0 Item 4(Picture)


3.0 Item 5(Picture)


3.0 Item 6(Picture)


3.0 Item 7(Picture)


3.0 Item 8(Picture)


3.0 Item 9(Picture)


3.0 Item 10(Picture)


3.0 Item 11(Picture)


3.0 Item 12(Picture)


3.0 Item 13(Picture)


3.0 Item 14(Picture)


3.0 Item 15(Picture)


3.0 Item 16(Picture)


3.0 Item 17(Picture)


3.0 Item 18(Picture)


3.0 Item 19(Picture)

(2) Please see notes under "exterior windows"

3.1 Garage Vehicle Door(s)

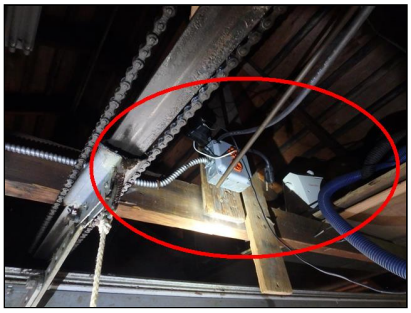
Repair/Replace

Please see notes under "garage"

3.2 Garage Vehicle Door Opener(s)

Repair/Replace

The automatic garage door opener was unplugged at the time of the inspection. In addition, the garage door was disconnected from the automatic garage door opener trolley. Therefore, the automatic garage door opener could not be operated and tested. Recommend further evaluation by a qualified, licensed garage door professional and repair as necessary.


3.2 Item 1(Picture)

3.5 Garage Occupant Door to Exterior

Repair/Replace
Please see notes under "garage"

3.6 Garage Window(s)

Repair/Replace
Please see notes under "garage"

3.7 Garage Roof

Repair/Replace
Please see notes under "garage"

3.8 Garage Ceiling

Repair/Replace
Please see notes under "garage"

3.9 Garage Interior Walls

Repair/Replace
Please see notes under "garage"

3.10 Garage Floor

Repair/Replace
Please see notes under "garage"

3.11 Garage Exterior

Repair/Replace
Please see notes under "garage"

3.12 Garage Roof Drainage System

Repair/Replace
Please see notes under "garage"

4. Structural Components

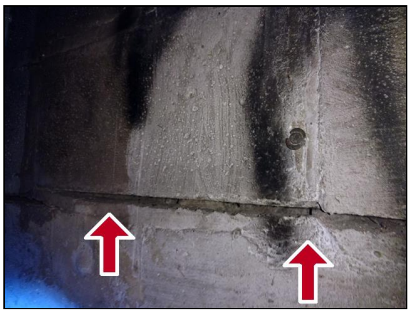
4.0 Foundation

Repair/Replace
There were numerous vertical and horizontal cracks observed in the interior and exterior foundation wall surfaces. The front foundation wall as viewed in the basement, appeared to be heaving inwards as there was a large horizontal crack present. Also in the unfinished basement areas, there was evidence of previous moisture intrusion (efflorescence/staining/peeling paint/mortar decay) observed on the foundation walls. Moisture can create high humidity, mold & can damage stored items & finishing materials. These areas appeared to be dry at the time of the inspection. Further deterioration of the foundation and possible structural damage to the rest of the dwelling could occur if the needed repairs are not completed. Recommend further evaluation of the entire foundation and house structure by a qualified, licensed structural engineer and repair as necessary.

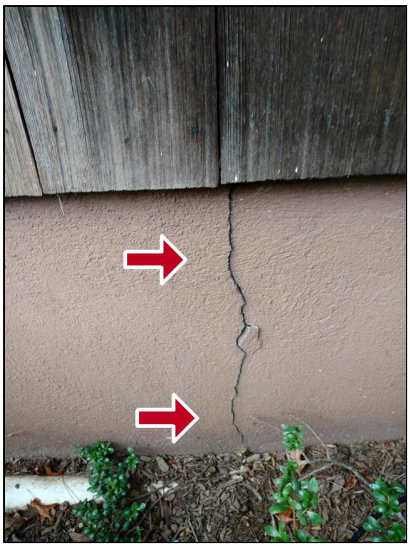

4.0 Item 1(Picture)


4.0 Item 2(Picture)


4.0 Item 3(Picture)


4.0 Item 4(Picture)


4.0 Item 5(Picture)

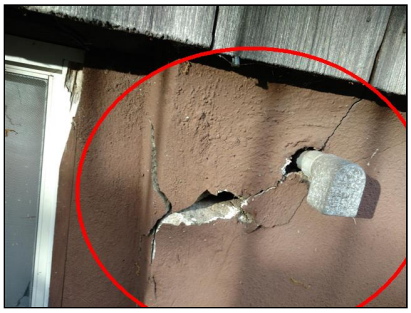

4.0 Item 6(Picture)


4.0 Item 7(Picture)

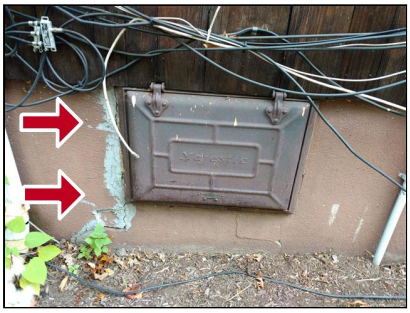

4.0 Item 8(Picture)


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)

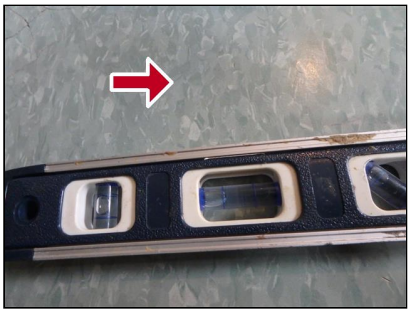

4.0 Item 22(Picture)


4.0 Item 23(Picture)

4.5 Floor Structure

Repair/Replace

As observed throughout the house, there were numerous floors that had a noticeable sloping condition present. The condition of the sloping floors in question could worsen in the future if the needed structural repairs are not completed. Based on this and other structural observations, it is recommended a further evaluation of the entire house structure by a qualified, licensed structural engineer be performed and repaired per their recommendations.


4.5 Item 1(Picture) 2nd floor


4.5 Item 2(Picture) 2nd floor


4.5 Item 3(Picture) 2nd floor


4.5 Item 4(Picture) 1st floor


4.5 Item 5(Picture) 1st floor

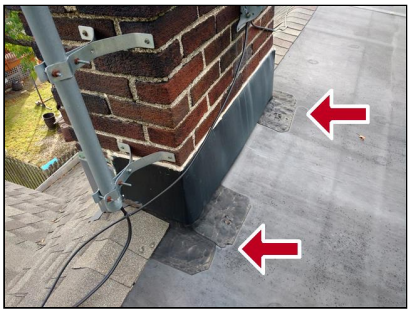

4.5 Item 6(Picture) 1st floor

5. Roof/Chimney

5.0 Roof Covering

Repair/Replace

Observed on the flat roof in the area below the chimney flashings, two small sections of the flat roof membrane had several blisters/bubbles present. Blisters/bubbles are typically created by voids between the roofing membrane and the roof decking. If these blisters or the seams open up, water could enter the structure below. There were also a few roof peak shingles that had some minor cracking present. Recommend further evaluation of all of the roof covering materials by a qualified, licensed roofing contractor and repair as necessary.



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)

5.2 Roof Drainage System

Repair/Replace

The exterior downspouts should be extended at least 6 feet from the foundation of the house. 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.

5.2 Item 1(Picture)

5.5 Chimney

Repair/Replace

(1) The NFPA (National Fire Protection Agency- 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 sold fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety. 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) Numerous issues were observed on the exterior masonry chimney:

- 1) There were numerous deteriorated areas present in the masonry chimney crown (top flat portion of chimney around the flue).
- 2) There was minor deterioration present in some of the mortar joints mainly towards the top of the chimney.
- 3) There were two satellite dishes mounted to the exterior chimney structure. This may be a future concern as it might put unwanted stress on the chimney structure in windy conditions.

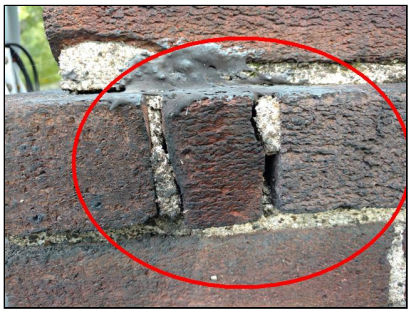
Further deterioration of the chimney as well as possible moisture intrusion into the structure below could occur if the necessary repairs are not completed. Recommend further evaluation of the entire chimney (both interior and exterior portions) by a qualified, licensed chimney professional and repair as necessary.

5.5 Item 1(Picture)

5.5 Item 2(Picture)

5.5 Item 3(Picture)

5.5 Item 4(Picture)



5.5 Item 5(Picture)

5.5 Item 6(Picture)

5.5 Item 7(Picture)

5.5 Item 8(Picture)

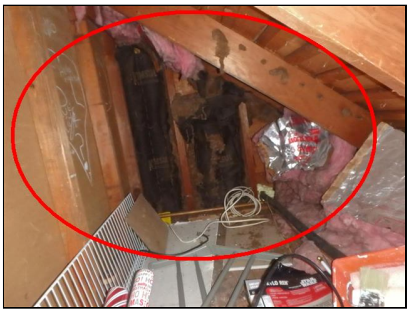
5.5 Item 9(Picture)

6. Attic and Insulation

6.2 Attic/Cockloft Insulation

Repair/Replace

Several of the fiberglass insulation batts fell out of the rafter bays in the 2nd floor attic space and are laying on the attic floor. Recommend further evaluation for repairs by a qualified, licensed contractor.



6.2 Item 1(Picture)

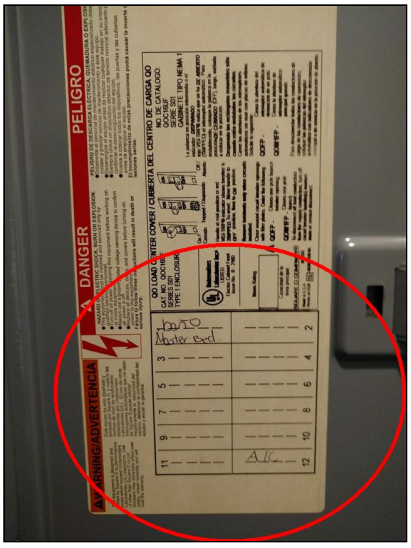
6.2 Item 2(Picture)

7. Electrical System

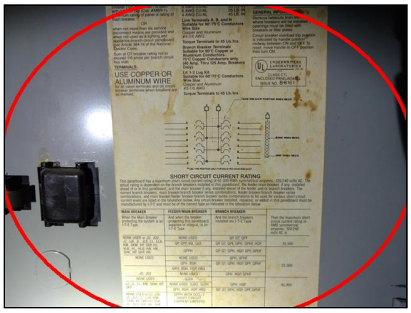
7.3 Main Service Panel(s)

Repair/Replace

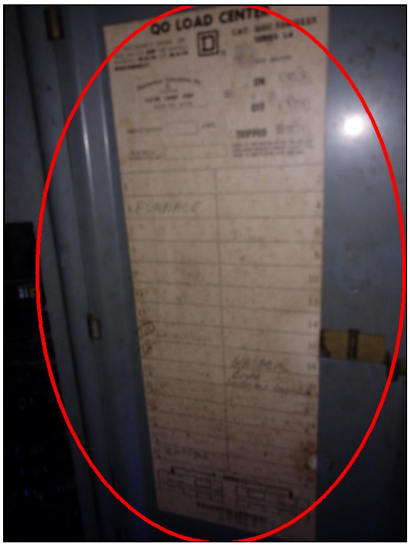
(1) As observed in all 3 electric panels, the circuit breaker wiring legends were in-complete and/or appeared to be inaccurate. These legends should be clearly marked identifying which circuit breaker shuts off which particular wiring circuit running throughout the house. This information is needed in case of emergency's or anytime individual circuits need to be turned off. It is recommend a qualified, licensed electrician verify each circuit and label accordingly.



7.3 Item 1(Picture)

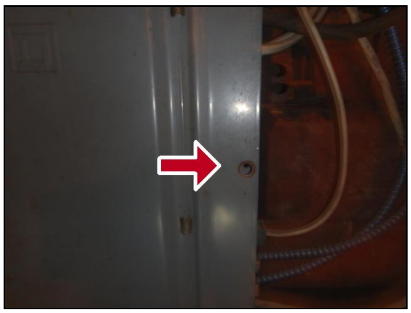


7.3 Item 2(Picture)



7.3 Item 3(Picture)

(2) There were 2 hold down screws missing from the dead front (front cover) on the main service panel located in the basement. All the required home down screws should be in place to insure all the electrical equipment is held in place. Recommend having a qualified, licensed electrician install the proper manufacturer approved hold down screws.



7.3 Item 4(Picture)

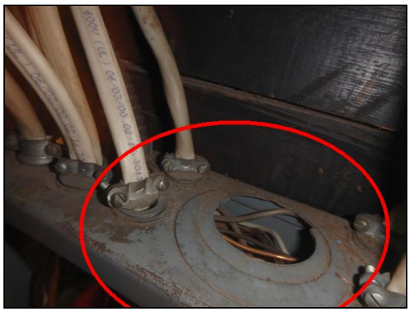
7.4 Sub Panels(s)

Repair/Replace

(1) Please see notes under "main service panel"

(2) There were knockout plugs missing from the electric sub panel located in the basement. Current electric safety standards state that unused openings in such equipment need to be closed. Covering these openings helps prevent accidental shocks, helps prevent hot sparks from escaping if something goes wrong inside the enclosure and helps to prevent pests from entering. Recommend further evaluation for repairs by a qualified, licensed electrician.

7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.7 Wiring Methods

Repair/Replace

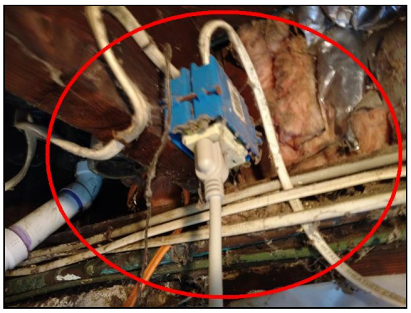
As observed in the basement, there was a live wire in the ceiling area that was not safely terminated in a junction box or light fixture. There were also some exterior wires for the exterior lighting that were not protected. These are safety concerns and potential fire hazards. Recommend further evaluation for repairs by a qualified, licensed electrician.

7.7 Item 1(Picture)

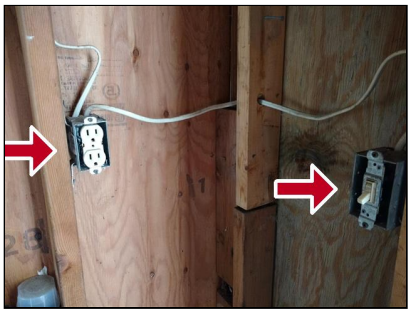
7.8 Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Receptacles/Outlets

Repair/Replace

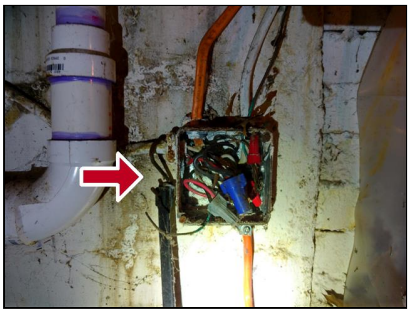
(1) As observed mainly in the basement, exterior and in the garage, there were numerous electrical junction boxes, light switches and outlets that didn't have the required cover plates on them. The cover plates are required in order to contain any arcing which would potentially cause a fire. If a wire is loose, the amperage will go up, which causes heat. This excessive heat is also capable of causing a fire. The idea is to keep all splices enclosed to reduce the risk of fire and to prevent damage to the wires due to accidental contract. Recommend further evaluation by a qualified, licensed electrician and install the needed covers.



7.8 Item 1(Picture)

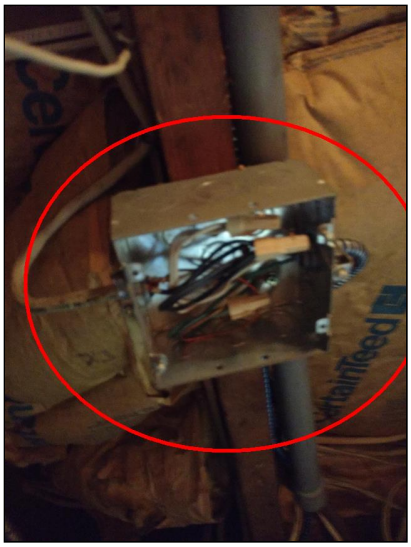


7.8 Item 2(Picture)



7.8 Item 3(Picture)

7.8 Item 4(Picture)

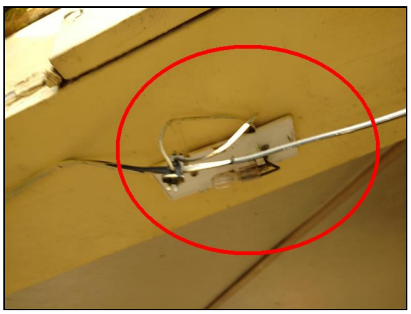


7.8 Item 5(Picture)

7.8 Item 6(Picture)

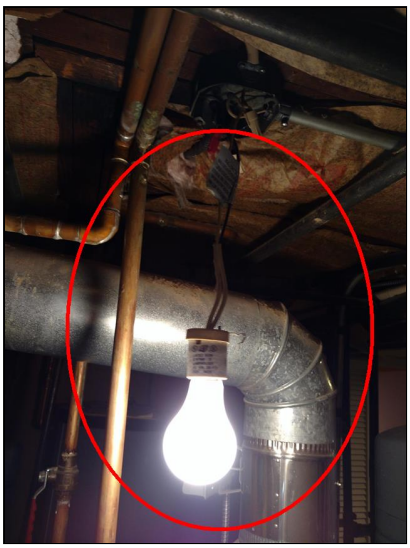
7.8 Item 7(Picture)

(2) Observed throughout the dwelling and on the exterior, there were numerous light fixtures that were either damaged, not functioning, not installed properly and/or missing light bulbs. This are potential safety concerns. Recommend further of all of the light fixtures by a qualified, licensed electrician and repair as necessary.



7.8 Item 8(Picture)

7.8 Item 9(Picture)

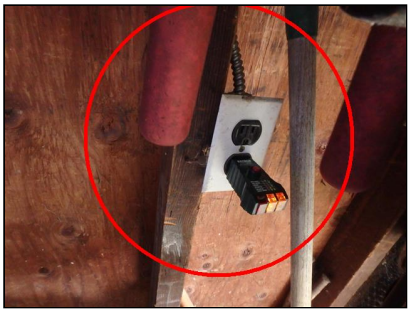


7.8 Item 10(Picture)

7.8 Item 11(Picture)

7.8 Item 12(Picture)

(3) There were numerous electrical receptacles that were not GFCI protected. These were located in the basement kitchen countertop area, basement bathroom, inside the garage and on the exterior. 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. While the existing receptacles appeared to be in serviceable condition, for safety purposes, it is recommended that these existing receptacles be upgraded to GFCI type receptacles. This should be done by a qualified, licensed electrician.



7.8 Item 13(Picture)

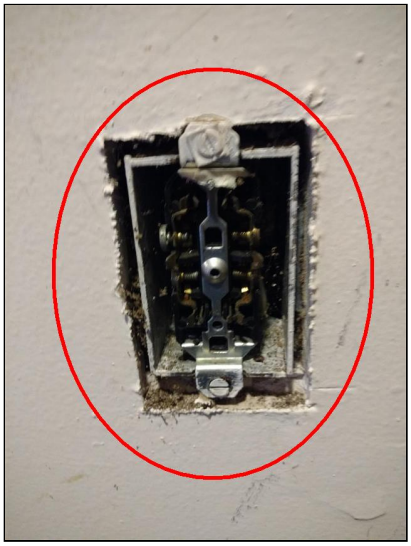
7.8 Item 14(Picture)

7.8 Item 15(Picture)

7.8 Item 16(Picture)

7.8 Item 17(Picture)

(4) There were numerous damaged electrical receptacles present in the basement. These are all safety issues. Recommend further evaluation for repairs by a licensed electrician.



7.8 Item 18(Picture)

7.10 Smoke Detectors

Repair/Replace

There was a hard wired smoke detector missing in the 2nd floor bedroom. Recommend further evaluation for repairs by a qualified, licensed electrician.

7.10 Item 1(Picture)

7.12 Ground Fault Circuit Interrupter (GFCI) Outlets/Protection

Repair/Replace

The GFCI electrical receptacle in the 2nd floor kitchen was damaged. This is a safety issue and it also creates a potential shock hazard. Recommend further evaluation by a qualified, licensed electrician and repair as necessary.

7.12 Item 1(Picture)

8. Plumbing System

8.1 Main Water Distribution Lines

Repair/Replace

Testing of the water shut off valves located throughout the house (especially the ones located in the basement, under sinks, behind toilets, etc.) for functionality is beyond the scope of the home inspection. 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. Several of the water shut off valves that were observed appeared to be frozen when they were turned slightly and would not turn. There were also numerous shutoff valves that were missing their required handles. Recommend further evaluation of all of the water shut off valves in the dwelling (basement, under sinks, behind toilets, etc.) by a qualified, licensed plumber and repair as necessary.

8.1 Item 1(Picture)

8.1 Item 2(Picture)

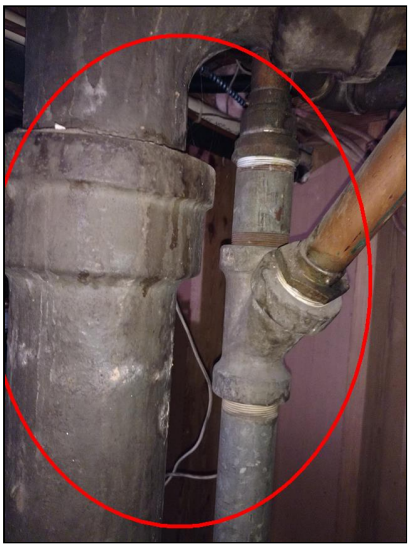
8.2 DWV (Drain, Waste and Vent) Systems

Repair/Replace

There were numerous rust stains/blisters observed on numerous sections of the cast iron DWV (drain, waste, vent) piping in the basement. These rust marks/blisters are usually caused by tiny pin holes that are in the pipe. As the water leaks out of these tiny pin holes it rusts and forms the blisters. These blisters are usually caused by pitting and corrosion inside the pipe. Also, to note, portions of the DWV piping was galvanized pipe. This has similar characteristics to cast iron as far as the deterioration is concerned. Recommend further evaluation of all of the DWV piping by a qualified, licensed plumber and repair as necessary. In addition, due to the age of the house and since cast iron piping deteriorates from the inside out, it is recommended the main cast iron DWV piping (especially the portion that goes out to the main sewer connection in the street) be scoped by a qualified, licensed plumber to ascertain the integrity of the piping. But, on old cast iron DWV piping systems this sometimes cannot be done without compromising the existing DWV piping system and should not be done if it will compromise the existing DWV piping system. Sometimes the clean out plugs that are needed to be removed to inspect the inside of the piping are frozen or severely deteriorated and will not come off to access the piping.

8.2 Item 1(Picture) Suspected blisters

8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.2 Item 4(Picture)

8.2 Item 5(Picture)

8.3 Fixtures & Faucets

Repair/Replace

The hot water temperature at the basement bathroom sink faucet was 168 degrees. From a safety standpoint, the hot water temperature should not be over 120 degrees. This is a major safety concern (especially if children are present) as scalding could occur with the hot water being so hot. It is recommended turning down the temperature setting on the hot water storage tank.

8.3 Item 1(Picture)

8.4 Sump Pump

Repair/Replace

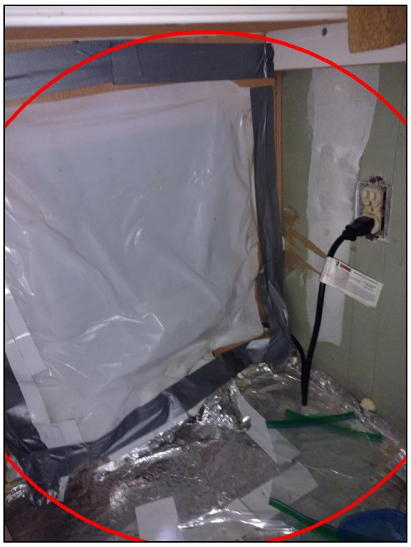
Please see notes under "sump pump plumbing"

8.5 Sump Pump Plumbing

Repair/Replace

As observed in the basement, there was what appeared to be a sump pump present under the kitchen cabinets. It is suspected the water discharge piping for the sump pump was directed into the sanitary sewer piping running out to the sanitary sewer main. The water discharged from the sump pump is not permitted to be connected to the sanitary sewer system. It can be connected to a storm sewer system (which is not present in this dwelling) or directed to the exterior. It is recommend this sump pump discharge piping be directed to the exterior with the discharge point as far away from the foundation as possible. There was no visible discharge piping to the exterior. Also, this sump pump was sealed and therefore, it could not be tested. The inspection was limited. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.6 Sump Pump Pit

Repair/Replace

Please see notes under "sump pump plumbing"

10. Heating System(s)

10.1 Heating Distribution System

Repair/Replace

As observed in the basement on the side of the boiler, it appears the heating distribution system piping may be leaking in the area of the circulating pump and other pipes. There was no active leaks visible at the time of the inspection. Recommend further evaluation for repairs by a qualified, licensed plumber.

10.1 Item 1(Picture)

10.2 Venting

Repair/Replace

The exhaust venting/vent connector for the boiler was not sealed up at all the chimney thimble connection. The vent pipe was just stuck into the chimney opening with large gaps between the vent connector and the chimney thimble opening. There was no sealing material present. This is a **major safety concern** as combustion by products (carbon dioxide, carbon monoxide and nitrogen oxide) may be entering the dwelling instead of being properly vented into the chimney and out of the dwelling. This should be repaired **immediately**. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

10.2 Item 1(Picture)

10.2 Item 2(Picture)

11. Cooling System(s)

11.1 Cooling Distribution System

Repair/Replace

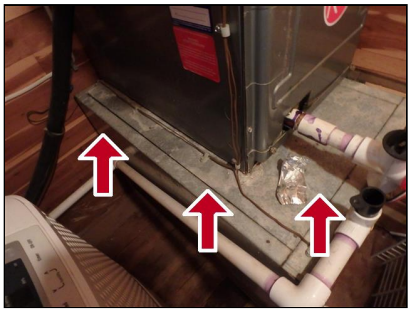
As observed in the attic area on the 2nd floor, portions of the HVAC supply ducting appeared to be sweating when operated. Portions of the ducting were wet and there was dry water staining on the ducting and the A/C air handler

cabinet. This could be a future concern as the condensation could damage the building materials in this area. Recommend further evaluation by a qualified, licensed plumber and repair if necessary.

11.1 Item 1(Picture)

11.1 Item 2(Picture)

11.1 Item 3(Picture)



11.1 Item 4(Picture)

11.2 Refrigerant Lines

Repair/Replace

The insulation wrap on one of the exterior condenser refrigerant lines was deteriorated/missing in spots. Also, both of the refrigerant lines were buried in the mulch next to the condensers. The refrigerant lines should not be in contact with the ground. This may cause the insulation wrap to deteriorate. In addition, this condition may affect the performance of the air conditioning system if not repaired. Recommend further evaluation by a qualified, licensed HVAC professional and repair as necessary.

11.2 Item 1(Picture)

11.2 Item 2(Picture)

11.3 Cooling System Filter

Repair/Replace

The air handler for the air conditioning system for the 1st floor did not appear to have a return air filter. This is an issue as the return air filter keeps the internal parts of the air handler free of dust and debris, it filters the air being circulated within the living spaces and not having one in place will also effect the performance of the air conditioning system. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.

11.3 Item 1(Picture)

12. Interior

12.1 Ceiling Finishes

Repair/Replace

(1) Please see notes under "wall finishes".

(2) There was a drop ceiling present in the 1st floor bathroom which covered the entire ceiling. This is an issue as the metal framing could rusted due to the moisture while taking a shower and also moisture could get trapped in the space above the drop ceiling and the 2nd floor subfloor. Mold could possibly form on the ceiling tiles as well as the space above the drop ceiling. In addition to this drop ceiling being present, it also appears the toilet in the 2nd floor bathroom was or is leaking down into the 1st floor bathroom and hallway closet. The ceiling and wall was wet in these areas. Please keep in mind there may be hidden moisture damage (possible mold) in these effected areas.

Recommend further evaluation by a qualified, licensed contractor and repair as necessary. The toilet in the 2nd floor bathroom should also be evaluated.


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)

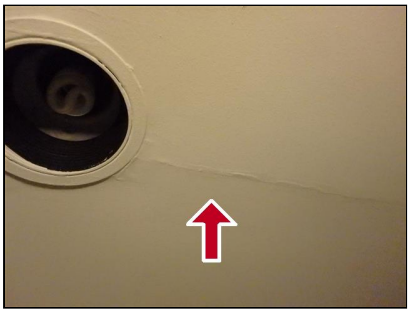
12.2 Wall Finishes

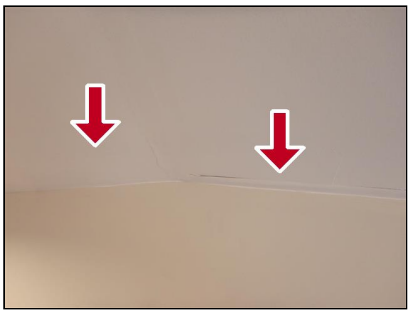
Repair/Replace

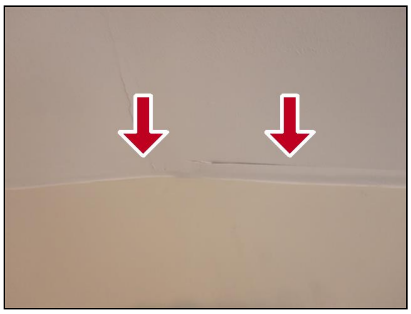
As observed throughout the dwelling, there were small cracks observed in the some of the ceiling and wall surfaces. These types of cracks are common in a house of this age. The condition of these cracks may worsen if the necessary repairs are not completed. There was also a portion of the drywall that was damaged in the basement. Recommend further evaluation of all of the wall/ceiling surfaces by a qualified, licensed contractor and repair as necessary.

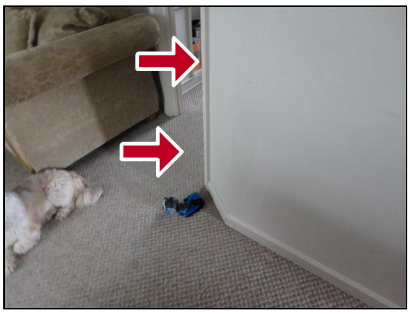

12.2 Item 1(Picture) Basement

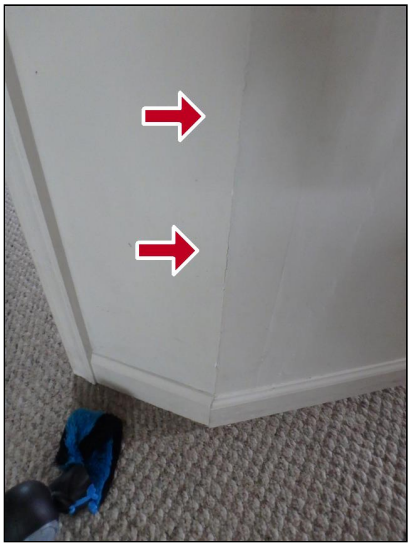

12.2 Item 2(Picture) 1st floor bedroom


12.2 Item 3(Picture) 1st floor bedroom


12.2 Item 4(Picture) 2nd floor bath


12.2 Item 5(Picture) 2nd floor bath


12.2 Item 6(Picture) 2nd floor



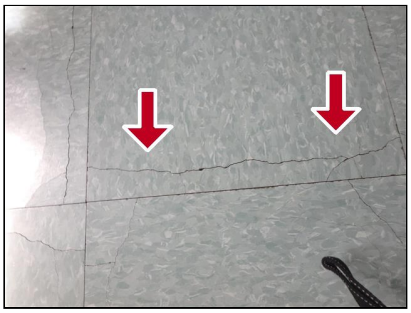
12.2 Item 7(Picture) 2nd floor

12.3 Floor Finishes

Repair/Replace

A observed in the 2nd floor kitchen, there were several loose and damaged vinyl floor tiles. This condition may worsen and/or damage to the flooring may occur if the needed repairs are not completed. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

12.3 Item 1(Picture)

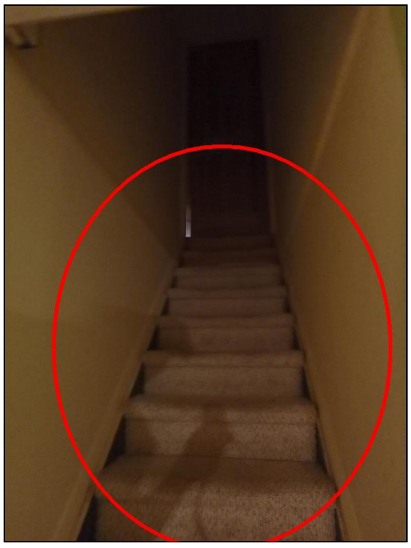


12.3 Item 2(Picture)

12.5 Stairways, Steps, Railings, Guardrails

Repair/Replace

As observed in the basement stairwell, there was no handrail present. All stairwells should have handrails which should be continuous from the bottom to the top. The missing handrail is a safety concern. Recommend further evaluation for repairs by a qualified, licensed contractor.



12.5 Item 1(Picture)

12.7 Interior Doors

Repair/Replace

The bottom of the interior door leading to the basement was rubbing on the floor. Damage to the door and/or the floor could occur if not repaired. Recommend further evaluation for repairs by a licensed contractor.

12.7 Item 1(Picture)

12.8 Fireplace

Repair/Replace

(1) The NFPA (National Fire Protection Agency- 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 sold fuel burning appliance, or following an external event likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. This visual inspection is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety. 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) As observed in the wood burning fireplace, the rear and side refractory panels were cracked in numerous areas. This is a concern as these panels keep the fire inside the firebox. The gasket material on the front door also

appeared to be damaged. Recommend further evaluation by a qualified, licensed fireplace professional and repair as necessary.

12.8 Item 1(Picture)

12.8 Item 2(Picture)

12.8 Item 3(Picture)

12.8 Item 4(Picture)

12.8 Item 5(Picture)

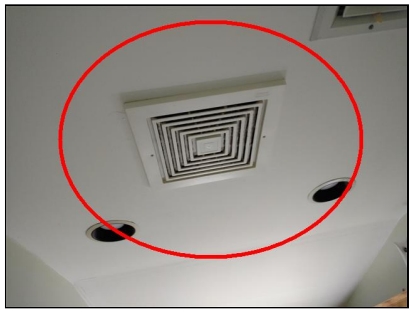
12.8 Item 6(Picture)

13. Bathroom(s)

13.1 Exhaust Fan(s)

Repair/Replace

(1) The exhaust fans located in the basement and 1st floor bathrooms did not appear to be functioning. A working exhaust fan ensures ventilation of moisture from the bathroom in the event the bathroom window is not open (winter time). This is especially important where bathtubs or showers are present. Recommend further evaluation for repairs by a qualified, licensed electrician.


13.1 Item 1(Picture)


13.1 Item 2(Picture)

(2) The venting of the 2nd floor hallway bathroom exhaust fan is suspect. There was no visible termination point on the exterior. So it is suspected that the exhaust fan is venting into the small attic space above the bathroom. This venting should be terminated outdoors and may cause a buildup of moisture and possibly mold in the attic space especially in the winter. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

13.2 Sink(s)

Repair/Replace

The sink stopper in the 1st floor bathroom sink was not functioning properly. It appears it may just need to be adjusted as it was sealing properly. This will prevent you from filling up the sink if you wanted to do so. Recommend further evaluation by a qualified, licensed plumber and repair as necessary.


13.2 Item 1(Picture)

13.4 Toilet(s)

Repair/Replace

The toilets in the 2nd floor and basement bathrooms were not functioning properly. There appeared to loose and leaking water from underneath them. The area below the 2nd floor bathroom in the 1st floor unit had water damage present on the bathroom ceiling. Recommend further evaluation for repairs by a qualified, licensed plumber.


13.4 Item 1(Picture)


13.4 Item 2(Picture)


13.4 Item 3(Picture)

14. Kitchen

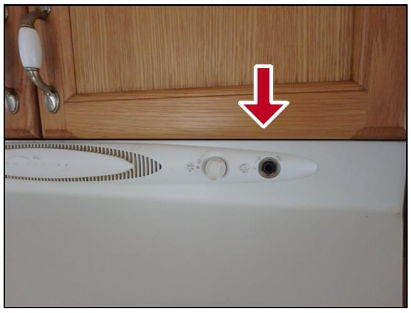
14.4 Hood/Exhaust Fan

Repair/Replace

(1) The exterior damper assembly was missing from the 1st floor kitchen exhaust fan. This is a concern as the weather, insects and wildlife could possibly get into the dwelling. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

14.4 Item 1(Picture)

(2) The 2nd floor exhaust fan/hood was missing a control knob. Recommend repairing as necessary.

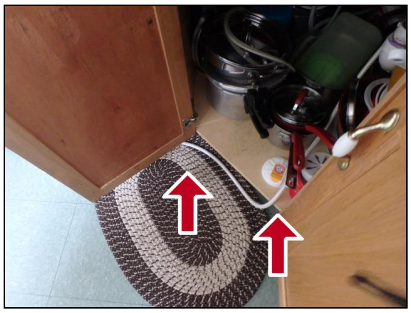


14.4 Item 2(Picture)

14.10 Refrigerator

Repair/Replace

The routing of the water supply line for the 2nd refrigerator in the 2nd floor kitchen was suspect. It was routed out the front of a cabinet and across the kitchen floor. This is a concern as someone could trip on this supply line and potentially damage it and causing it to leak. Recommend repairing/re-routing this supply line as needed.



14.10 Item 1(Picture)

15. Laundry Area

15.4 Clothes Dryer Venting

Repair/Replace

The exterior portion of the dryer vent was missing. This condition could allow wildlife to enter the dryer vent ducting and possibly clog it. Recommend further evaluation by a qualified, licensed contractor and repair as necessary.

15.4 Item 1(Picture)

15.4 Item 2(Picture)

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