

Property Inspection Report

Prepared For: Mr. Sample Report

Property Address:
503 First Street
Inspectionville NJ 07000



Terra Home Inspections LLC

**Frank Glomb /Home Inspector Lic. #24GI00128600
211 Meadowbrook Drive, North Plainfield, NJ 07062
Direct 908-379-9311/ Fax 908-548-8863**

Email: terrahomeinspectionsllc@comcast.net/ www.terrahomeinspectionsllc.com



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Date: 5/11/2014	Time: 10:00 AM	Report ID: Sample2015
Property: 503 First Street Inspectionville NJ 07000	Customer: Mr. Sample Report	Real Estate Professional: Anna Realtor

Dear Client,

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

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

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

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

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

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

Sincerely,

Frank Glomb- Owner/Inspector

NJ Home Inspector Lic. #24GI00128600

NJ Radon Measurement Technician MET #13265

ASHI Inspector #254685

Garden State ASHI Member

Certified InterNACHI Inspector #14032411

IAC2 Mold Certification #IAC2-03-4647

HUD 203K Consultant #P1811

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

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

Comment Key or Definitions

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

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

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

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

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

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

In Attendance:

Client, Client's agent

Occupancy:

Unoccupied and vacant

Building Type/Style:

Single Family (2 story), Colonial

Garage/Carport:

1 Car attached garage

Age of Building or Year Built:

1925-Per the listing

Front of Building Faces:

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

Bedrooms and Bathrooms:

3 Bedrooms, 2 1/2 Bathrooms

Temperature at Time of Inspection:

67 Degrees Fahrenheit

Weather Conditions:

Sunny

Ground/Soil Surface Condition:

Dry

Precipitation in The Last 3 Days:

Yes- Rain on 05/09/14 and 05/10/14

Status of Utilities:

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

Inspection/Testing Services Performed:

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

Total Fee:

Paid \$000.00, Check #2345 (Mr. Sample Report) on 05/11/2014

1. Grounds

Styles & Materials

Driveway Material:Asphalt

Walkway Material:Concrete

Retaining Wall Material:N/A

Fence Material:Wood

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

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INNI NPMMRR

Comments:

1.0 (1) The driveway has numerous areas that are cracked and depressed. Deterioration could occurred if not repaired. Recommend further evaluation for repairs by a qualified, licensed contractor.



1.0 Item 1(Picture) Cracks



1.0 Item 2(Picture) Depression

1.0 (2) The gap between the concrete garage floor and the concrete driveway apron needs to be sealed up. The masonry is cracked and missing. Recommend further evaluation for repairs by a qualified, licensed contractor.



1.0 Item 3(Picture)

2. Exterior

Styles & Materials

Exterior Cladding Material/Style: Vinyl siding	Eaves Material: Eaves material- Wood Fascia material- Wood Soffit material- Vinyl	Trim Material: Aluminum, vinyl and wood
Window Material: Vinyl double hung Single hung wood frame Vinyl sliders Vinyl awning	Exterior Door Material: Storm Door Wood	Window Well Material: N/A
Exterior Stairs Material: Rear steps- Masonry and block Front steps- Wood	Balcony Material: N/A	Deck Material: N/A
Porch Material: Wood Tile	Patio Material: Masonry/slate	

		IN	NI	NP	MM	RR
2.0	Exterior Wall Surface	•				
2.1	Eaves, Soffits, Fascias	•				
2.2	Trim	•				
2.3	Windows (Representative number)					•
2.4	Exterior Doors					•
2.5	Window Wells			•		
2.6	Exterior Stairs					•
2.7	Balcony			•		

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		IN	NI	NP	MM	RR
2.8	Deck			•		
2.9	Porch					•
2.10	Patio					•
2.11	Door Bell	•				
2.12	Lawn Sprinklers			•		

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Comments:

2.3 (1) The paint is peeling off of the wood trim around the old attic wood windows. If the trim is not caulked and painted, the trim could deteriorate. Also it appears there were new vinyl windows installed in the rear bedroom and they were not flashed properly on the exterior. There are some flashing pieces missing. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.3 Item 1(Picture) Attic windows

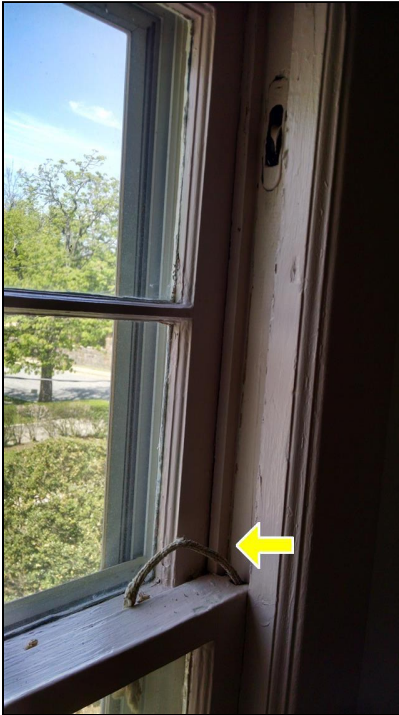


2.3 Item 2(Picture) Rear bedroom window



2.3 Item 3(Picture) Rear bedroom window

2.3 (2) The exterior window in the staircase leading to the 2nd floor has a broken window sash pulley cord. The window would not open. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.3 Item 4(Picture)

2.3 (3) The glazing is chipping off of the old wood framed window in the 2nd floor bathroom. Recommend further evaluation for repairs by a qualified, licensed contractor.



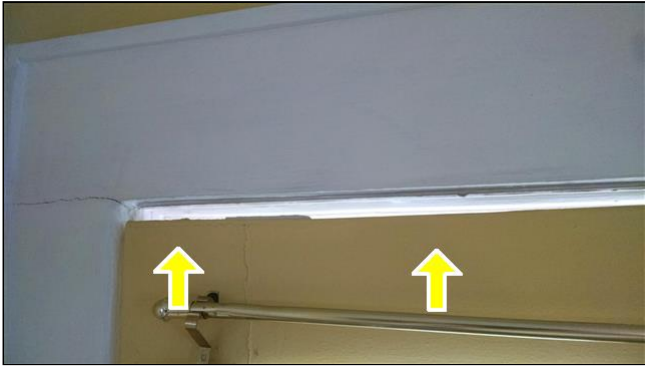
2.3 Item 5(Picture)

2.4 (1) The door threshold on the side exterior door is deteriorating. It is worn from the elements and the paint is peeling. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.4 Item 1(Picture)

2.4 (2) The rear exterior wood door is not closing properly. There is a big gap on the top and the door is not fitting properly in the door frame. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.4 Item 2(Picture)



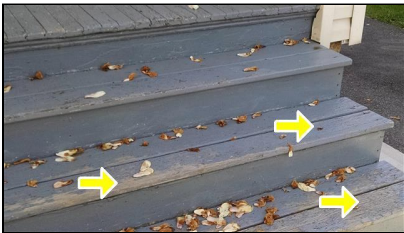
2.4 Item 3(Picture)

2.6 (1) There appears to be 3 layers of masonry parging on the rear set of masonry steps that is cracking and peeling off. If not repaired the structure of the steps could be compromised. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.6 Item 1(Picture)

2.6 (2) The boards on the front set of steps are loose and the paint is peeling off them. This is a safety hazard as someone could trip or fall if the board came off. Also the wood could deteriorate if not covered with an appropriate paint coating. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.6 Item 2(Picture)

2.9 The rear porch is covered with what appears to be ceramic tile with large grout joints. The grout at the riser joint (at the top of the steps) is cracking and coming apart. There are also several loose tiles in this area. It appears whomever installed these tiles just installed them over what might have been the original wood porch boards. Also the client stated there was water damage to the ceiling in the shower area of the basement bathroom that is located below this porch. Grout joints are porous and this configuration (tile with grout joints installed outdoors exposed to the weather) without an appropriate water proofing membrane underneath may lead to moisture intrusion into the interior. The water damage to the ceiling was repaired and there was no visible water damage at the time of the inspection. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.9 Item 1(Picture) Tile installed on top of porch boards



2.9 Item 2(Picture) Grout joints cracked and tiles loose

2.10 The masonry portion of patio located in the rear yard is deteriorated and cracked in several areas. This could be a trip hazard. Recommend further evaluation for repairs by a qualified, licensed masonry contractor.



2.10 Item 1(Picture)

3. Garage

Styles & Materials

Garage Door Material/Style:

(1) 8ft aluminum sectional door

Garage Door Opener(s):

Not present

Safety Reverse::

N/A

Safety Sensors::

N/A

Occupant Door to Interior Material:

N/A

Occupant Door to Exterior Material:

N/A

Roof Info:

Roof was mounted, walked and inspected.
See "roof covering" section for additional notes
Low slope roof

Roof Material:

Rolled roofing

Ceiling Material:

Wood framing

Wall Material:

Masonry/block
Wood siding (original house siding-garage was added on)

Garage Floor Material:

Concrete

Garage Exterior Material:

Masonry/block

Gutter/Downspout Material:

Aluminum gutters and downspouts

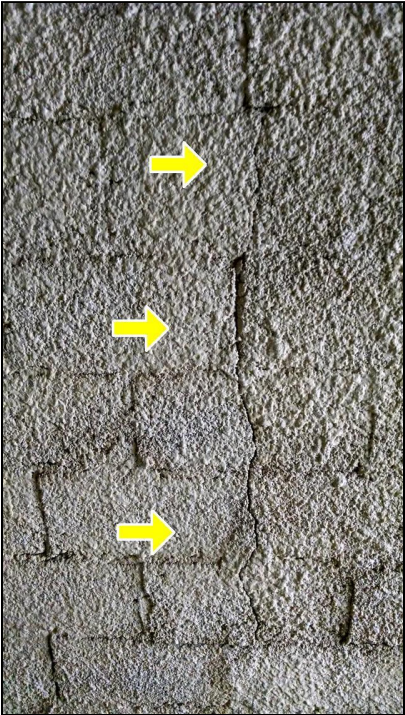
		IN	NI	NP	MM	RR
3.0	Garage	•				
3.1	Garage Vehicle Door(s)	•				
3.2	Garage Vehicle Door Opener(s)			•		
3.3	Garage Vehicle Door Safety Features			•		
3.4	Garage Occupant Door to Interior			•		
3.5	Garage Occupant Door to Exterior			•		
3.6	Garage Roof	•				
3.7	Garage Ceiling	•				
3.8	Garage Interior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

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INNI NPMMPRR

Comments:

3.8 The right side masonry block interior wall of the garage has a vertical crack visible. This crack should be sealed up and monitored. Recommend further evaluation for repairs by a qualified, licensed contractor.



3.8 Item 1(Picture)

4. Pool

Styles & Materials

Pool Type:
N/A

Material:
N/A

Pool Deck:
N/A

Pool Gate & Fencing:
N/A

		IN	NI	NP	MM	RR
4.0	Pool			•		
4.1	Pool Deck			•		
4.2	Pool Gate & Fencing			•		

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INNI NPMMRR

Comments:

5. Structural Components

Styles & Materials

Foundation:
Foundation construction-Masonry block walls/ Concrete floors

Columns/Piers/Girders/
Beams:
Steel lally columns

Basement:
Full mostly finished basement (90% finished)

2 1/2"x4 1/2" steel I-beam
2"x8" wood beams

Crawlspace:

Not present

Wall Structure:

2" x 4" wood platform
construction

Floor Structure:

2"x8" on 16" centers wood joist platform
construction
T&G 7 1/2" wide diagonal plank subfloor

Roof Structure:

Plywood sheathing decking
1 3/4"x4" (actual measurement) wood roof rafters 19" to
24" on center
Original cedar shake roof used a decking for additional
roof coverings
3/4"x7" (actual measurement) wood ridge board

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

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Comments:

5.0 (1) There were numerous vertical cracks visible in the exterior wall surface of the foundation. These cracks could let water into the foundation walls and which may deteriorate the walls and the interior of the dwelling. The locations are noted on the corresponding pictures. Recommend further evaluation for repairs by a qualified, licensed contractor.



5.0 Item 1(Picture) Right side near driveway



5.0 Item 2(Picture) Right side near driveway



5.0 Item 3(Picture) Left front side



5.0 Item 4(Picture) Left side

5.0 (2) The parging on the rear exterior foundation wall in several areas is flaking off. If not repaired, this could lead to deterioration of the foundation walls. Recommend further evaluation for repairs by a qualified, licensed contractor.



5.0 Item 5(Picture) Rear foundation wall

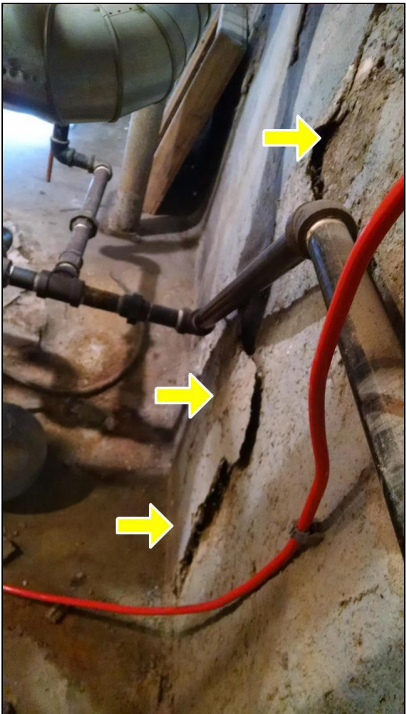


5.0 Item 6(Picture) Rear wall behind garage

5.2 (1) The paint and parging on the interior foundation wall in the boiler area in the basement is flaking off in some areas along with small fragments of the masonry block. This is usually caused by water/moisture coming through the masonry block walls. Further deterioration of the block could occur if this isn't addressed. Recommend further evaluation for repairs by a qualified, licensed contractor.



5.2 Item 1(Picture) Paint/parging flaking off



5.2 Item 2(Picture) Parging flaking off

5.2 (2) There was a bathroom type exhaust fan present in the basement ceiling in the area at the bottom of the basement stairs. The fan was vented out the left side of the house. But, in the vent piping leading to the side of the house, there was a in-line duct fan installed to pull air into the home and apparently out of the exhaust fan in the ceiling. The duct fan was hooked up to a wall switch on the wall. When tested, the duct fan operated but no air was coming out of the grate nor was the squirrel cage fan in the ceiling exhaust fan spinning. Recommend further evaluation for repairs by a qualified, licensed electrician.



5.2 Item 3(Picture) Outside vent opening



5.2 Item 4(Picture) Exhaust fan

5.6 The roof structure was constructed with 1 3/4"x4" (actual measurement) wood rafters that varied from 19" to 24" on center. The wood ridge board measured 3/4"x7" (actual measurement). The ridge board was doubled up where all of the roof planes meet. There was plywood decking on the front portion of the main roof and what appeared to be the original wood shake roof (used as decking) on the rear portion of the main roof. By today's standards the roof structure framing is undersized. The roof structure could be compromised by the weight of the numerous roof layers present and a heavy snow/ice load during the winter months. I recommend consulting a qualified, licensed contractor with structural experience for their evaluation and opinion.



5.6 Item 1(Picture) Roof structure



5.6 Item 2(Picture) Roof structure



5.6 Item 3(Picture) Roof structure



5.6 Item 4(Picture) Roof structure

6. Roof/Chimney

Styles & Materials

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

Roof Style:
Side gabled
Rear gabled
Flat roof

Roof Covering Material:
Asphalt composite shingles
Rolled asphalt roof

Roof Penetrations:
DWV stacks

Roof Drainage System:
Aluminum gutters and aluminum downspouts

Exposed Flashings:
Metal flashing visible around chimney.
Metal/rubber flashing around roof penetrations

Chimney:
Masonry/brick chimney with clay liner (visible portion at top)

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

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Comments:

6.0 (1) The flat rolled roof over the rear portion of the garage has several areas that are lifting up. If the covering in these areas where compromised, it could lead to moisture intrusion into the interior. It doesn't appear the roof was leaking into the interior at the time of the inspection. Recommend further evaluation for repairs by a qualified, licensed roofing contractor.



6.0 Item 1(Picture)



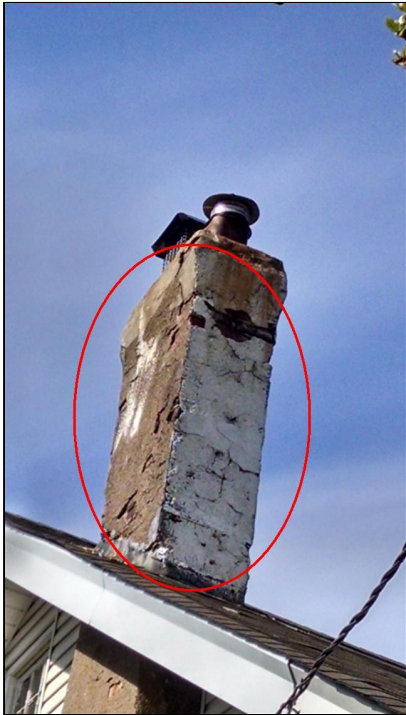
6.0 Item 2(Picture)

6.0 (2) It appears there are 4-5 layers of roof shingles on the rear half of the main roof including the original wood shake roof covering. The total measurement of these coverings together was close to 1 1/2". This portion of the roof didn't appear to be leaking but the weight of these coverings along with a deep snow/ice load could compromise the roof structure which is undersized by today's standards. Recommend further evaluation by a qualified, licensed roofing contractor.

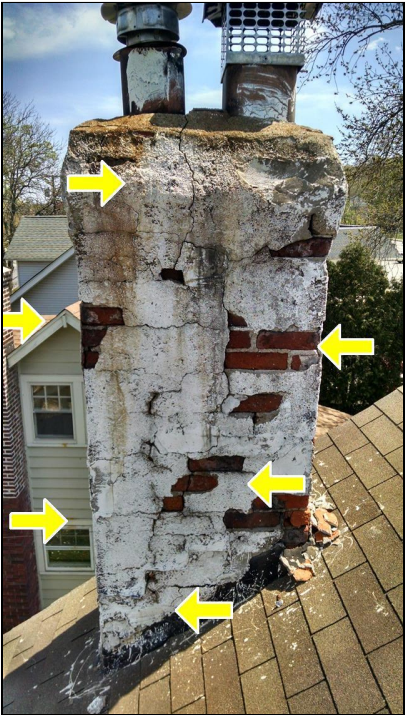


6.0 Item 3(Picture) 3-4 layers of shingles

6.5 (1) The chimney above the roofline is severely deteriorated. The parging is cracked and peeling, there are several cracked bricks visible, the crown has numerous cracks and there are several bricks that are spalling. This condition could lead to moisture intrusion into the interior walls, ceilings, fireplace and the hot water heater and heating system boiler vent pipes. Recommend further evaluation for repairs by a qualified, licensed chimney professional.



6.5 Item 1(Picture)



6.5 Item 2(Picture) Parging missing/cracked



6.5 Item 3(Picture) Bricks spalling



6.5 Item 4(Picture) Crown cracked



6.5 Item 5(Picture) Bricks cracked

6.5 (2) There appears to be water damage to the roof structure and decking in the area below the chimney. Recommend further evaluation for repairs by a qualified, licensed contractor.



6.5 Item 6(Picture) View from attic



6.5 Item 7(Picture) View from attic

6.5 (3) 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 solid 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>

7. Attic and Insulation

Styles & Materials

Attic access/Methods to inspect: The attic was accessed through a scuttle hole located in the 2nd floor hallway ceiling and walked/inspected where safe	Attic Floor Structure: 1 3/4" x 4" (actual measurement) wood joists 16" on center	Attic Insulation Type: Blown in insulation
Attic Insulation Depth: Insulation averages about 4-6 inches in depth; more recommended.	Attic/ Roof Ventilation: No Visible Ventilation noted.	

		IN	NI	NP	MM	RR
7.0	Attic	•				
7.1	Attic Floor Structure	•				
7.2	Attic Insulation					•
7.3	Attic/Roof Ventilation					•
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI	NP	MM	RR

Comments:

7.2 The blown in insulation installed in the floor joist bays is inadequate in some areas. Recommend adding some additional insulation to reduce energy expenses and prevent condensation/mold in the attic space by reducing the heat loss from the living space to the attic space. Recommend further evaluation for repairs by a qualified, licensed contractor.



7.2 Item 1(Picture)

7.3 The attic area does not appear to have any ventilation. Attic ventilation helps avoid premature aging of roof and helps to maintain proper humidity and temperature control of the space. There was signs of previous condensation buildup and rust on some of the roof decking and nails. There was 2 attic windows present without any screens and should not be relied on to provide the proper venting. Recommend further evaluation for repairs by a qualified, licensed contractor.

8. Electrical System

Styles & Materials

Service Entrance/Conductors: Electric service entrance is overhead drop.	Electric Meter Location: Electric meter is located outside on the left side of the home	Service Rating: 100 Amp 120/240 Volt
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Main Disconnect:

100 Amp main disconnect located in service panel

Main Service Panel(s):

Main service panel is located in the basement on the next to the main service panel front wall

Main service panel
manufacturer- Murray**Sub Panel(s):**

Murray subpanel located in the basement

Service Equipment Grounding:

Copper ground present

Overcurrent Protection Type: Wiring Methods:Circuit breakers
Breakers in off position-
None
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 are present in kitchen and bathrooms

**Arc Fault Circuit Interrupter
(AFCI):**AFCI circuit breakers
present in subpanel**Smoke Detectors:**Smoke detectors and carbon monoxide
detectors were only visually inspected and were
not tested**Carbon Monoxide (CO) Detectors:**Smoke detectors and carbon monoxide detectors
were only visually inspected and not tested

		IN	NI	NP	MM	RR
8.0	Service Entrance/Conductors					•
8.1	Electric Meter	•				
8.2	Main Disconnect	•				
8.3	Main Service Panel(s)	•				
8.4	Sub Panels(s)	•				
8.5	Service Equipment Grounding	•				
8.6	Overcurrent Protection	•				
8.7	Wiring Methods					•
8.8	Connected Devices, Lighting Fixtures, Ceiling Fans, Switches, Outlets					•
8.9	Fuses			•		
8.10	Smoke Detectors					•
8.11	Carbon Monoxide (CO) Detectors	•				
8.12	Ground Fault Circuit Interrupter (GFCI) Outlets	•				
8.13	Arc Fault Circuit Interrupter (AFCI)	•				

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IN NI NP MM RR

Comments:

8.0 The branches on the tree in the front of the house are growing into the overhead electric service entrance wires. These branches should be trimmed away from the wires. PSE&G should be called because these wires are their responsibility. There should be no charge for this service.

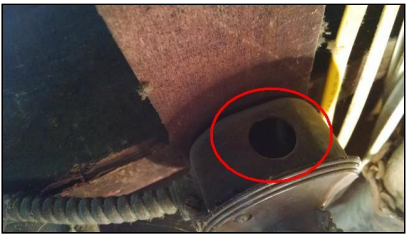


8.0 Item 1(Picture)

8.7 (1) There are two junction boxes located above the boiler in the basement that are missing covers. Also, the light fixture box in the same area is missing a side knockout. These are all safety issues. Recommend further evaluation for repairs by a qualified, licensed electrician

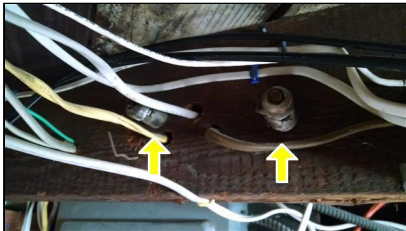


8.7 Item 1(Picture) Missing cover



8.7 Item 2(Picture) Light fixture
missing knockout

8.7 (2) There was a few old porcelain insulators that were used for the original knob and tube wiring visible in the basement above the electric service panel. While there was no knob and tube wiring visible in the unfinished area of the basement or elsewhere in the house, it still may be in the walls feeding the what appears to be the original 2 prong electric outlets located in the living room and the front and middle bedrooms. These outlets were still live. Knob and tube wiring is inadequate for today's electrical needs and is a fire risk. In addition to recommending these outlets be upgraded, a qualified, licensed electrician should be consulted to ascertain what type of wiring is feeding these outlets just to be on the safe side.



8.7 Item 3(Picture) Knob and tube wiring porcelain insulators



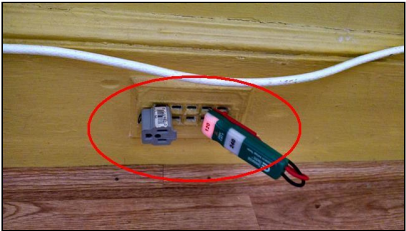
8.7 Item 4(Picture) Live outlet above fireplace



8.7 Item 5(Picture) Live outlet in living room wall



8.7 Item 6(Picture) Live outlet in middle bedroom wall



8.7 Item 7(Picture) Live outlet in front bedroom wall

8.7 (3) The electric wires above the boiler in the basement should be fastened so they are not touching the hot heating distribution pipes. Recommend further evaluation for repairs by a qualified, licensed electrician



8.7 Item 8(Picture)

8.7 (4) There was an electrical junction box located in the attic that had 7 wires entering it, 5 of which are not fastened with the required connectors. In addition, you shouldn't have numerous wires entering the box in a single hole. This is a safety issue and a fire hazard. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.7 Item 9(Picture) Wires entering the box



8.7 Item 10(Picture) Electric box location in attic

8.8 (1) The front and rear porch exterior light fixtures are missing the glass light globes that protect the light bulb and the fixture from the elements. This is a safety hazard. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.8 Item 1(Picture)

8.8 (2) The pull chain on the light fixture in the front bedroom closet is not functioning. Recommend further evaluation for repairs by a qualified, licensed electrician



8.8 Item 2(Picture)

8.8 (3) The recessed lights in the front bedroom has different types of light bulbs in them which do not appear to be the required light bulbs for these types of fixtures. The required bulbs should be installed for safety reasons. Recommend further evaluation for repairs by a qualified, licensed electrician



8.8 Item 3(Picture)

8.8 (4) There were numerous electrical outlets located in the kitchen countertop area in addition to all of the 3 prong outlets in all 3 of the bedrooms that had an open ground condition. This happens when the ground wire is not connected properly to the outlet or is broken upstream from an outlet. This condition creates a potential shock and safety hazard. Recommend further evaluation of the entire electrical system for repairs by a qualified, licensed electrician.



8.8 Item 4(Picture) Rear bedroom



8.8 Item 5(Picture) Kitchen GFCI outlet

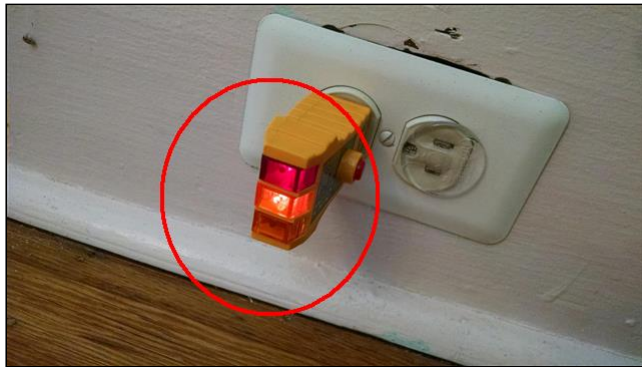


8.8 Item 6(Picture) Kitchen outlet

8.8 (5) There were numerous electrical outlets located in the dining room and 1st floor bathroom that had a reversed polarity condition. This happens when the hot and neutral wires get flipped around at an outlet or upstream from an outlet. Reversed polarity creates a potential shock hazard. Locations are marked on the corresponding pictures. Recommend further evaluation of the entire electrical system for repairs by a qualified, licensed electrician.



8.8 Item 7(Picture) Bathroom GFCI outlet



8.8 Item 8(Picture) Dining room outlet

8.8 (6) The light fixture in the kitchen appeared to have 2 burned out bulbs. Recommend replacing the bulbs. If they still do not function, a qualified, licensed electrician should be consulted.



8.8 Item 9(Picture)

8.10 There was a hard wired smoke detector missing in the basement. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.10 Item 1(Picture)

8.12 The GFCI outlet in the kitchen countertop area was not functioning properly. Also, the 2 other outlets in the countertop area should be GFCI protected. They may or may not be connected to the GFCI outlet that is not functioning properly. So they couldn't be tested for GFCI protection. Recommend further evaluation for repairs by a qualified, licensed electrician



8.12 Item 1(Picture)

9. Plumbing System

Styles & Materials

Water Supply Source:		Water Supply Material:		Water Supply Location:	
Public		3/4" copper		Main water supply shutoff valve and water meter located in basement along the front wall	
Main Water Distribution Lines Material:		Drain-Waste and Vent Systems Material:		Fuel (Natural Gas) Distribution System Material:	
Galvanized and Copper		Readily visible, predominant interior drain, waste and vent piping material- PVC and cast iron		Main natural gas shut off valve and meter located in the basement near the rear exterior wall	

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

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

INNI NPMMRR

		IN	NI	NP	MM	RR
9.6	Sump Pit	<div></div>				
9.7	Fuel (Natural Gas) Distribution System	<div></div>				

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

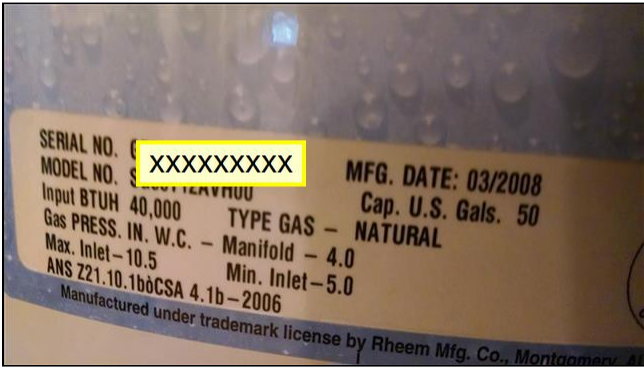
Comments:

9.5 The discharge hose for the sump pump is cracked and is spraying water on the side of the hose when the water is discharged by the sump pump. The water should be getting discharged at least 6 feet away from the house. Recommend further evaluation for repairs by a qualified, licensed contractor.



9.5 Item 1(Picture)

10. Water Heater



Styles & Materials

Water Heater Energy Source: Natural gas	Water Heater Location: The heater is located in the basement.	Water Heater Number of Gallons: 50 gallons
Water Heater Manufacturer: GE	Water Heater Model: GG50T06AH00	Water Heater Serial Number: GENG0201H12735
Manufacture Date by Serial Number: March 2008	Venting Materials: Metal single wall vent pipe	

		IN	NI	NP	MM	RR
10.0	Water Heater	<div></div>				

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

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

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

INNI NPMM RR

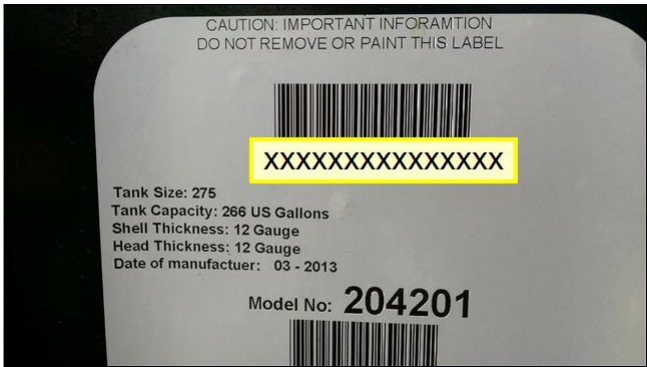
Comments:

10.2 The TPRV discharge tube is missing from the hot water heater. This tube is needed and should be present incase the TPRV discharges hot water that could scald someone if they were in the area of the heater. Recommend further evaluation for repairs by a qualified, licensed plumber.

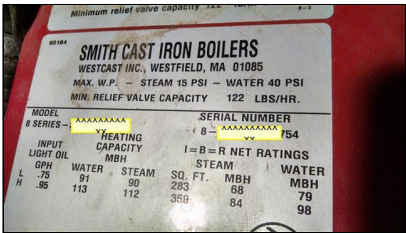


10.2 Item 1(Picture)

11. Heating System



Exterior fuel oil storage tank data tag



Heating unit data tag

Styles & Materials

Heating Type/BTU's:

Oil fired boiler/ 112,000 BTU's

Electric baseboard heating units present in the basement

Heating Unit Manufacturer:

Smith Cast Iron Boilers

Manufacture Date by Serial Number:

2006

Filter Type/Size:

In- line oil filter present.

Fuel (oil) Storage Tank/Piping Info:

New 275 gallon fuel oil storage tank located on the left side of the house (Model 204201, serial #S-596662, Manufactured by Granby Industries in March 2013).

Heating Energy Source:

Fuel oil

Heating Unit Model Number:

8 series

S/W-0000

Heating Unit Location:

The heating unit (boiler) is located in the basement

Heating Unit Serial Number:

8-S-5-006000

Heating Distribution Material:

Galvanized piping with radiators

Venting Materials:

Metal single wall vent pipe

Thermostat Type:

Honeywell

Thermostat Location:

Located in the dining room

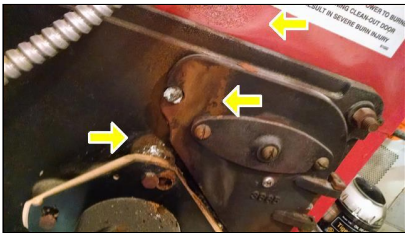
		IN	NI	NP	MM	RR
11.0	Heating Unit					•
11.1	Heating Distribution System					•
11.2	Venting					•
11.3	Gas Valve			•		
11.4	Filter	•				
11.5	Thermostat	•				
11.6	Fuel (Oil) Storage Tank/Piping	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Marginal/Maintenance, RR= Repair/Replace		IN	NI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

Comments:

11.0 There was some scorching visible on the front of the boiler above the burner and also above the left side cover plate. Also, the boiler would not operate under normal controls and therefore could not be tested. The burner would not light off. It appeared to be out of fuel. The fuel oil storage tank was empty. The client stated they observed the boiler functioning when they looked at the house. Recommend further evaluation of the entire boiler by a qualified, licensed HVAC professional.



11.0 Item 1(Picture) Left side cover plate



11.0 Item 2(Picture) Above burner in front

11.1 The heating distribution pipes located above the boiler were being supported by a chain hanging on a nail. The required strapping should be used. Recommend further evaluation for repairs by a qualified, licensed HVAC professional.

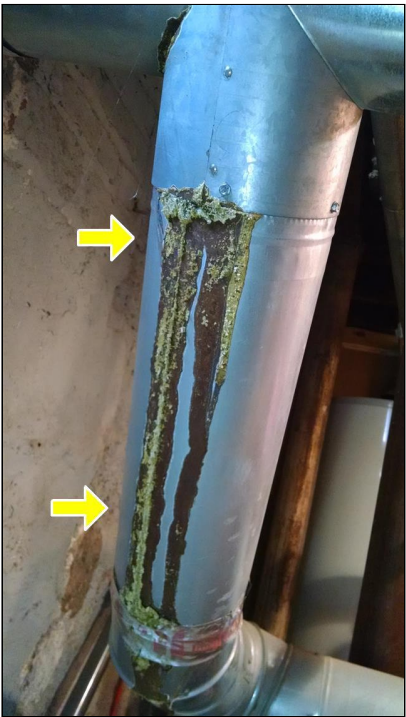


11.1 Item 1(Picture)

11.2 There was what appears to be moisture leaking out of the boiler vent pipes and also down the interior basement wall under the vent pipe where it enters into the chimney flue. This could either be condensation forming inside the vent pipe and/or chimney flue or water leaking into the chimney flue somewhere on the exterior. Recommend further evaluation for repairs by a qualified, licensed HVAC professional.



11.2 Item 1(Picture)



11.2 Item 2(Picture)

11.6 For informational purposes only-The exterior fuel oil storage tank appeared to be empty at the time of the inspection.



11.6 Item 1(Picture) Tank is empty

12. Cooling System

Styles & Materials

Type:	Energy Source:	Condenser Manufacturer:
N/A	N/A	N/A
Condenser Model:	Condenser Serial Number:	Condenser Manufacture Date by Serial Number:
N/A	N/A	N/A
Evaporator Manufacturer:	Evaporator Model:	Evaporator Serial Number:
N/A	N/A	N/A

Evaporator Manufacture Date by Serial Number: Cooling Distribution Material: Thermostat Type:

N/A N/A N/A

Thermostat Location:

N/A

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

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

INNI NPMMPRR

Comments:

13. Interior

Styles & Materials

Ceiling Finishes: Wall Finishes: Floor Finishes:

Drywall and plaster ceilings present Drywall and plaster walls present Hardwood

Carpet

Ceramic tile

Interior Door Materials: Fireplace Locations: Fireplace Materials:

Wood Living Room Masonry/Brick fireplace designed to burn wood present.

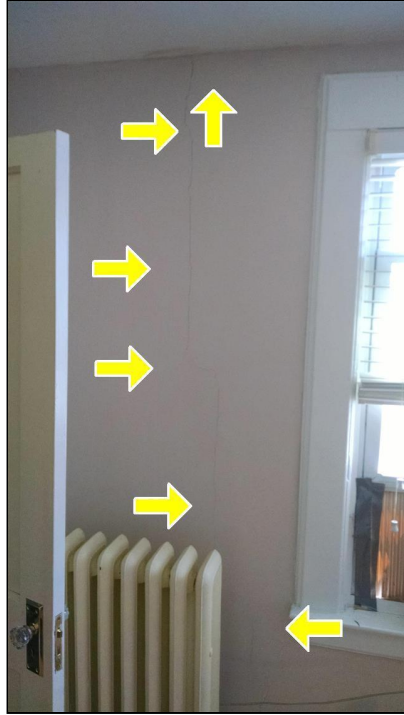
		IN	NI	NP	MM	RR
13.0	Interior Rooms	•				
13.1	Ceiling Finishes	•				
13.2	Wall Finishes					•
13.3	Floor Finishes	•				
13.4	Closets	•				
13.5	Stairways, Steps, Railings	•				
13.6	Window/Wall AC/ Heat		•			
13.7	Interior Doors	•				
13.8	Fireplace					•

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

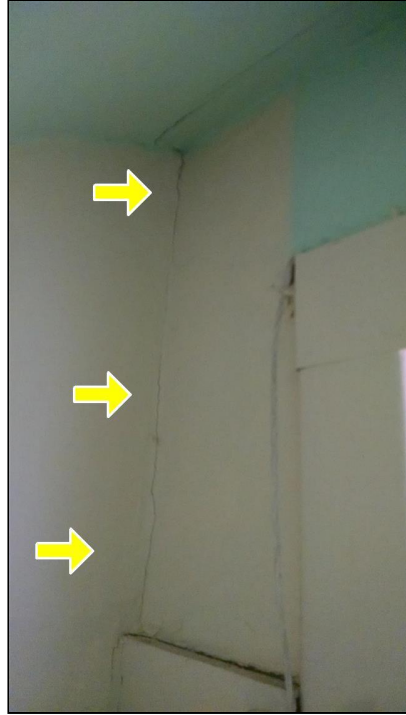
INNI NPMMPRR

Comments:

13.2 There was a vertical crack visible in the wall surface of the interior wall next to the chimney in the middle bedroom. The closet also had a vertical crack in the same area. There was also some what appeared to be some water damage to a small portion of the ceiling in the same area. These cracks should be repaired and monitored. Recommend further evaluation for repairs by a qualified, licensed contractor.



13.2 Item 1(Picture) Middle bedroom wall



13.2 Item 2(Picture) Middle bedroom closet

13.8 (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 solid 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>



13.8 Item 1(Picture) Fireplace should be cleaned and inspected

13.8 (2) The fireplace damper was not functioning properly. It appears to not be sitting in the pivot slots in the back of the fireplace damper frame. This is a safety issue and should be repaired before the fireplace is used. Recommend further evaluation for repairs by a qualified, licensed chimney professional.



13.8 Item 2(Picture)

14. Bathroom(s)

Styles & Materials

Bathroom(s): 2 1/2 bathrooms present- one (3 piece) in basement, one (2 piece) on 1st floor and one (4 piece) on the 2nd floor	Exhaust Fan(s): Exhaust fans present in basement and 2nd floor bathrooms	Sink(s): One sink present in each bathroom
Tub(s): One shower/tub combo present on 2nd floor	Toilet(s): Basic toilets present in each bathroom	Shower(s): Standup shower present in basement bathroom
Cabinetry/Countertop(s): Wood vanities present in 1st and 2nd floor bathrooms		

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

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

INNI NPMMRR

Comments:

14.5 The shower water diverter in the 2nd floor bathroom was not functioning. I couldn't get any water to come out of the showerhead when the tub water was running and the diverter was activated. The diverter diverts the water from the tub spout to the showerhead when activated. Recommend further evaluation for repairs by a qualified, licensed plumber.



14.5 Item 1(Picture)

15. Kitchen

Styles & Materials

Countertop: Laminate countertop present Tile countertop present	Sink: Stainless steel sink present	Hood/Exhaust Fan: Recirculating exhaust fan/hood present
Dishwasher: Maytag dishwasher present	Garbage Disposal: Not present	Microwave: Not present
Range-Oven-Cooktop: GE gas range present	Refrigerator: Frigidaire refrigerator present	Limitations of Appliances Inspection: Appliances were tested by turning them on for a short period of time. It is recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

		IN	NI	NP	MM	RR
15.0	Cabinetry	•				
15.1	Countertop	•				

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

INNI NPMMRR

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

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

IN NI NP MM RR

Comments:

15.8 Refrigerator was not functioning. It was unplugged.

16. Laundry Area**Styles & Materials****Laundry Location:**

Laundry area located in basement

Clothes Washer:

No clothes washer present

Clothes Washer Supply:

Washer water supply present

Clothes Washer Drain:

Washer water drain hookup observed

Clothes Dryer:

No clothes dryer present

Clothes Dryer Gas Valve:

Natural gas valve present

Wash Basin:

No wash basin present

		IN	NI	NP	MM	RR
16.0	Clothes Washer			•		
16.1	Clothes Washer Supply	•				
16.2	Clothes Washer Drain	•				
16.3	Clothes Dryer			•		
16.4	Clothes Dryer Gas Valve	•				
16.5	Wash Basin			•		

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

IN NI NP MM RR

Comments:

General Summary

Terra Home Inspections LLC

211 Meadowbrook Drive, North Plainfield, NJ 07062

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

Email: terrahomeinspectionsllc@comcast.net/ www.terrahomeinspectionsllc.com

Customer

Mr. Sample Report

Address

503 First Street

Inspectionville NJ 07000

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

(1) The driveway has numerous areas that are cracked and depressed. Deterioration could occurred if not repaired. Recommend further evaluation for repairs by a qualified, licensed contractor.

1. Grounds



1.0 Item 1(Picture) Cracks



1.0 Item 2(Picture) Depression

(2) The gap between the concrete garage floor and the concrete driveway apron needs to be sealed up. The masonry is cracked and missing. Recommend further evaluation for repairs by a qualified, licensed contractor.



1.0 Item 3(Picture)

2. Exterior

2.3 Windows (Representative number)

Repair/Replace

(1) The paint is peeling off of the wood trim around the old attic wood windows. If the trim is not caulked and painted, the trim could deteriorate. Also it appears there were new vinyl windows installed in the rear bedroom and they were not flashed properly on the exterior. There are some flashing pieces missing. Recommend further evaluation for repairs by a qualified, licensed contractor.

2. Exterior



2.3 Item 1(Picture) Attic windows



2.3 Item 2(Picture) Rear bedroom window



2.3 Item 3(Picture) Rear bedroom window

(2) The exterior window in the staircase leading to the 2nd floor has a broken window sash pulley cord. The window would not open. Recommend further evaluation for repairs by a qualified, licensed contractor.

2. Exterior



2.3 Item 4(Picture)

(3) The glazing is chipping off of the old wood framed window in the 2nd floor bathroom. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.3 Item 5(Picture)

2.4 Exterior Doors

Repair/Replace

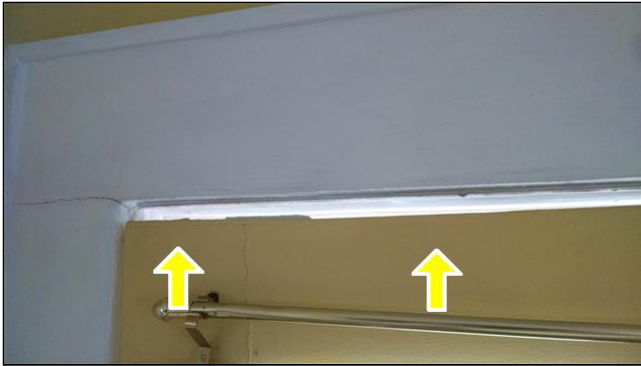
(1) The door threshold on the side exterior door is deteriorating. It is worn from the elements and the paint is peeling. Recommend further evaluation for repairs by a qualified, licensed contractor.



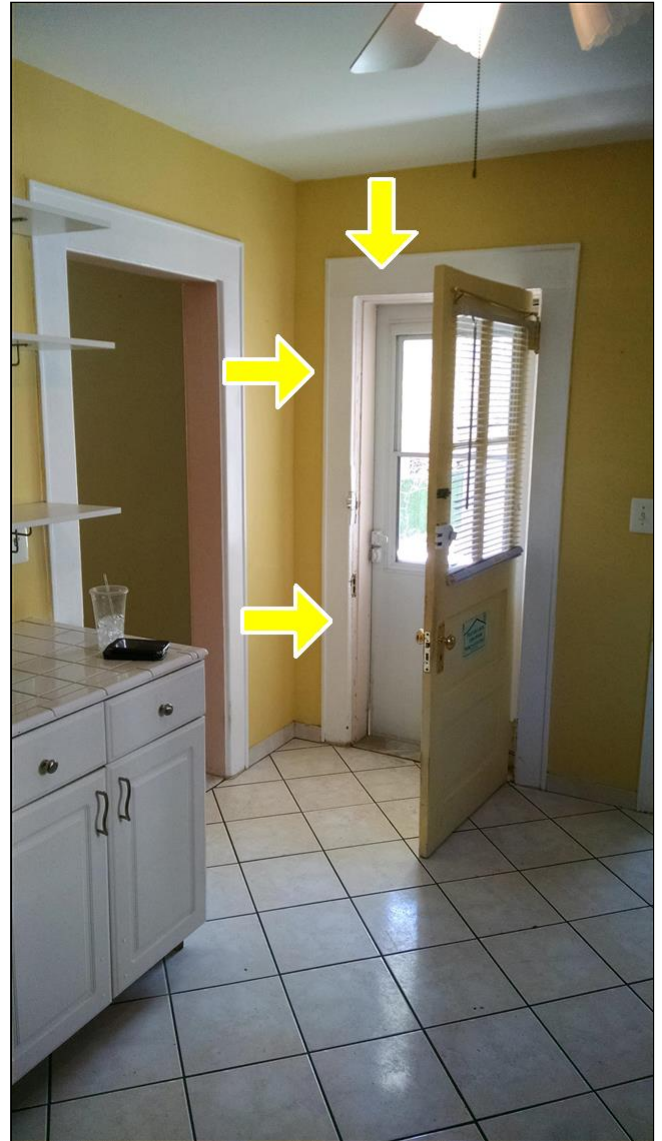
2.4 Item 1(Picture)

2. Exterior

(2) The rear exterior wood door is not closing properly. There is a big gap on the top and the door is not fitting properly in the door frame. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.6 Exterior Stairs

Repair/Replace

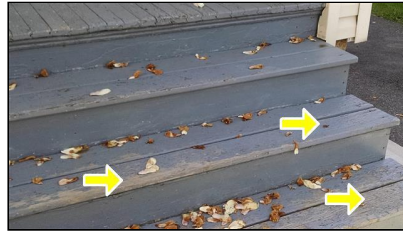
(1) There appears to be 3 layers of masonry parging on the rear set of masonry steps that is cracking and peeling off. If not repaired the structure of the steps could be compromised. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.6 Item 1(Picture)

2. Exterior

(2) The boards on the front set of steps are loose and the paint is peeling off them. This is a safety hazard as someone could trip or fall if the board came off. Also the wood could deteriorate if not covered with an appropriate paint coating. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.6 Item 2(Picture)

2.9 Porch

Repair/Replace

The rear porch is covered with what appears to be ceramic tile with large grout joints. The grout at the riser joint (at the top of the steps) is cracking and coming apart. There are also several loose tiles in this area. It appears whomever installed these tiles just installed them over what might have been the original wood porch boards. Also the client stated there was water damage to the ceiling in the shower area of the basement bathroom that is located below this porch. Grout joints are porous and this configuration (tile with grout joints installed outdoors exposed to the weather) without an appropriate water proofing membrane underneath may lead to moisture intrusion into the interior. The water damage to the ceiling was repaired and there was no visible water damage at the time of the inspection. Recommend further evaluation for repairs by a qualified, licensed contractor.



2.9 Item 1(Picture) Tile installed on top of porch boards



2.9 Item 2(Picture) Grout joints cracked and tiles loose

2.10 Patio

Repair/Replace

The masonry portion of patio located in the rear yard is deteriorated and cracked in several areas. This could be a trip hazard. Recommend further evaluation for repairs by a qualified, licensed masonry contractor.

2. Exterior

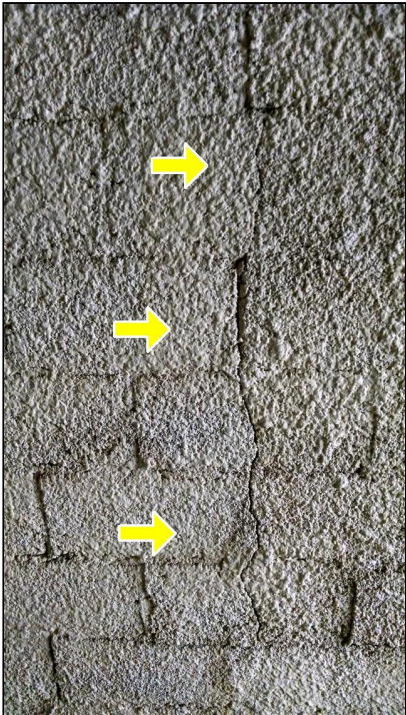


2.10 Item 1(Picture)

3. Garage

3.8 **Garage Interior Walls**
Repair/Replace

The right side masonry block interior wall of the garage has a vertical crack visible. This crack should be sealed up and monitored. Recommend further evaluation for repairs by a qualified, licensed contractor.



3.8 Item 1(Picture)

5. Structural Components

5.0 **Foundation**
Repair/Replace

(1) There were numerous vertical cracks visible in the exterior wall surface of the foundation. These cracks could let water into the foundation walls and which may deteriorate the walls and the interior of the dwelling. The

5. Structural Components

locations are noted on the corresponding pictures. Recommend further evaluation for repairs by a qualified, licensed contractor.



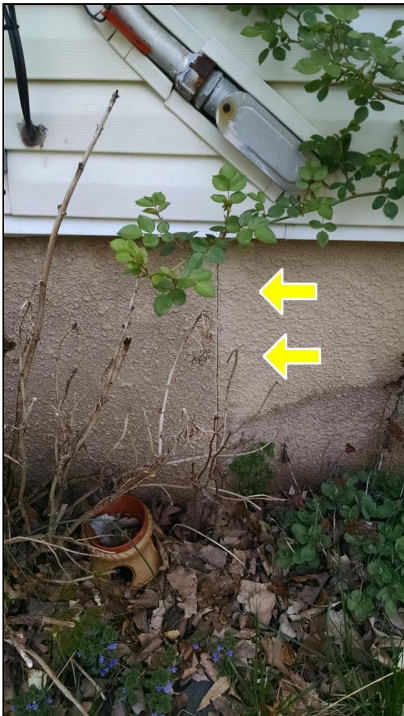
5.0 Item 1(Picture) Right side near driveway



5.0 Item 2(Picture) Right side near driveway



5.0 Item 3(Picture) Left front side



5.0 Item 4(Picture) Left side

(2) The parging on the rear exterior foundation wall in several areas is flaking off. If not repaired, this could lead to deterioration of the foundation walls. Recommend further evaluation for repairs by a qualified, licensed contractor.

5. Structural Components



5.0 Item 5(Picture) Rear foundation wall



5.0 Item 6(Picture) Rear wall behind garage

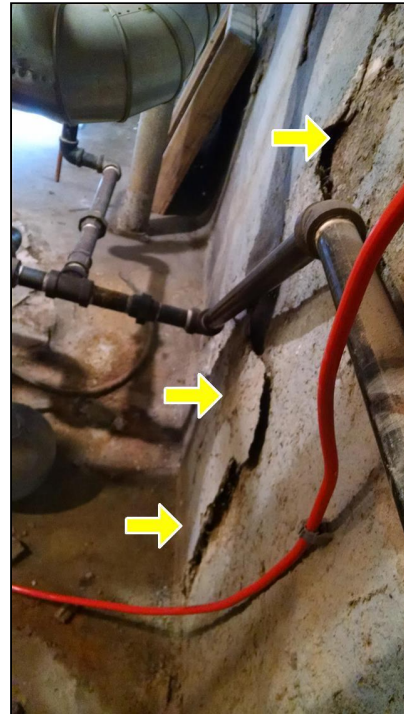
5.2 Basement

Repair/Replace

(1) The paint and parging on the interior foundation wall in the boiler area in the basement is flaking off in some areas along with small fragments of the masonry block. This is usually caused by water/moisture coming through the masonry block walls. Further deterioration of the block could occur if this isn't addressed. Recommend further evaluation for repairs by a qualified, licensed contractor.



5.2 Item 1(Picture) Paint/parging flaking off



5.2 Item 2(Picture) Parging flaking off

(2) There was a bathroom type exhaust fan present in the basement ceiling in the area at the bottom of the basement stairs. The fan was vented out the left side of the house. But, in the vent piping leading to the side of the house, there was a in-line duct fan installed to pull air into the home and apparently out of the exhaust fan in the ceiling. The duct fan was hooked up to a wall switch on the wall. When tested, the duct fan operated but no air was coming out of the grate nor was the squirrel cage fan in the ceiling exhaust fan spinning. Recommend further evaluation for repairs by a qualified, licensed electrician.

5. Structural Components



5.2 Item 3(Picture) Outside vent opening



5.2 Item 4(Picture) Exhaust fan

5.6 Roof Structure Repair/Replace

The roof structure was constructed with 1 3/4"x4" (actual measurement) wood rafters that varied from 19" to 24" on center. The wood ridge board measured 3/4"x7" (actual measurement). The ridge board was doubled up where all of the roof planes meet. There was plywood decking on the front portion of the main roof and what appeared to be the original wood shake roof (used as decking) on the rear portion of the main roof. By today's standards the roof structure framing is undersized. The roof structure could be compromised by the weight of the numerous roof layers present and a heavy snow/ice load during the winter months. I recommend consulting a qualified, licensed contractor with structural experience for their evaluation and opinion.



5.6 Item 1(Picture) Roof structure



5.6 Item 2(Picture) Roof structure



5.6 Item 3(Picture) Roof structure



5.6 Item 4(Picture) Roof structure

6. Roof/Chimney

6.0 Roof Covering Repair/Replace

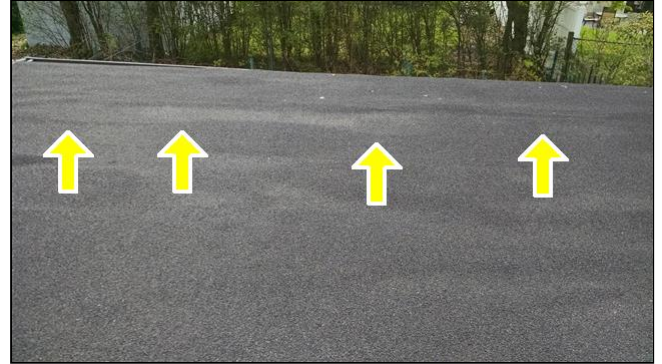
(1) The flat rolled roof over the rear portion of the garage has several areas that are lifting up. If the covering in these areas were compromised, it could lead to moisture intrusion into the interior. It doesn't appear the roof was

6. Roof/Chimney

leaking into the interior at the time of the inspection. Recommend further evaluation for repairs by a qualified, licensed roofing contractor.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) It appears there are 4-5 layers of roof shingles on the rear half of the main roof including the original wood shake roof covering. The total measurement of these coverings together was close to 1 1/2". This portion of the roof didn't appear to be leaking but the weight of these coverings along with a deep snow/ice load could compromise the roof structure which is undersized by today's standards. Recommend further evaluation by a qualified, licensed roofing contractor.



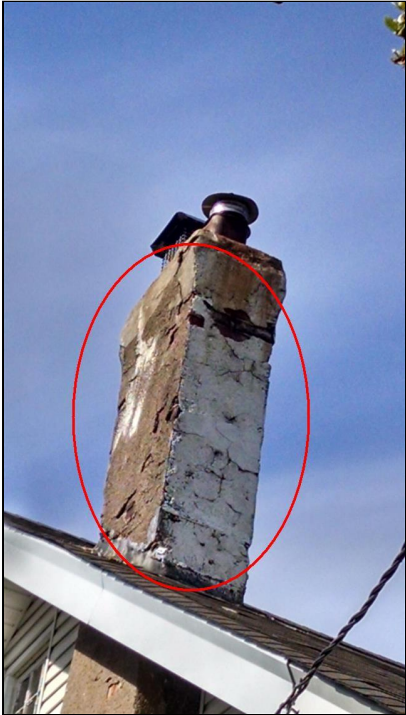
6.0 Item 3(Picture) 3-4 layers of shingles

6.5 Chimney

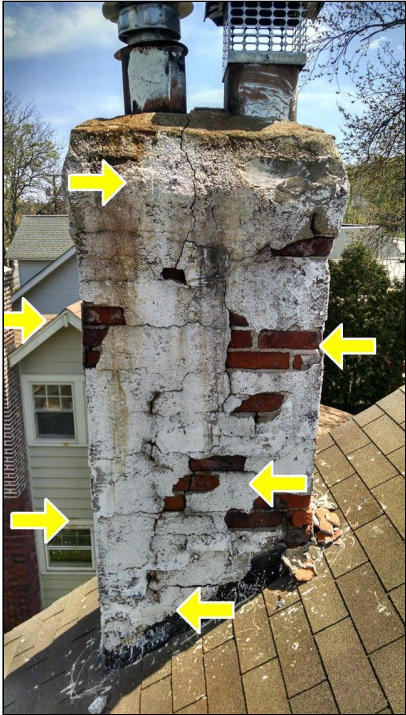
Repair/Replace

(1) The chimney above the roofline is severely deteriorated. The parging is cracked and peeling, there are several cracked bricks visible, the crown has numerous cracks and there are several bricks that are spalling. This condition could lead to moisture intrusion into the interior walls, ceilings, fireplace and the hot water heater and heating system boiler vent pipes. Recommend further evaluation for repairs by a qualified, licensed chimney professional.

6. Roof/Chimney



6.5 Item 1(Picture)



6.5 Item 2(Picture) Parging missing/cracked



6.5 Item 3(Picture) Bricks spalling



6.5 Item 4(Picture) Crown cracked



6.5 Item 5(Picture) Bricks cracked

(2) There appears to be water damage to the roof structure and decking in the area below the chimney. Recommend further evaluation for repairs by a qualified, licensed contractor.

6. Roof/Chimney



6.5 Item 6(Picture) View from attic



6.5 Item 7(Picture) View from attic

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

7. Attic and Insulation

7.2 Attic Insulation

Repair/Replace

The blown in insulation installed in the floor joist bays is inadequate in some areas. Recommend adding some additional insulation to reduce energy expenses and prevent condensation/mold in the attic space by reducing the

7. Attic and Insulation

heat loss from the living space to the attic space. Recommend further evaluation for repairs by a qualified, licensed contractor.



7.2 Item 1(Picture)

7.3 Attic/Roof Ventilation

Repair/Replace

The attic area does not appear to have any ventilation. Attic ventilation helps avoid premature aging of roof and helps to maintain proper humidity and temperature control of the space. There was signs of previous condensation buildup and rust on some of the roof decking and nails. There was 2 attic windows present without any screens and should not be relied on to provide the proper venting. Recommend further evaluation for repairs by a qualified, licensed contractor.

8. Electrical System

8.0 Service Entrance/Conductors

Repair/Replace

The branches on the tree in the front of the house are growing into the overhead electric service entrance wires. These branches should be trimmed away from the wires. PSE&G should be called because these wires are their responsibility. There should be no charge for this service.



8.0 Item 1(Picture)

8.7 Wiring Methods

Repair/Replace

(1) There are two junction boxes located above the boiler in the basement that are missing covers. Also, the light fixture box in the same area is missing a side knockout. These are all safety issues. Recommend further evaluation for repairs by a qualified, licensed electrician

8. Electrical System



8.7 Item 1(Picture) Missing cover



8.7 Item 2(Picture) Light fixture missing knockout

(2) There was a few old porcelain insulators that were used for the original knob and tube wiring visible in the basement above the electric service panel. While there was no knob and tube wiring visible in the unfinished area of the basement or elsewhere in the house, it still may be in the walls feeding the what appears to be the original 2 prong electric outlets located in the living room and the front and middle bedrooms. These outlets were still live. Knob and tube wiring is inadequate for today's electrical needs and is a fire risk. In addition to recommending these outlets be upgraded, a qualified, licensed electrician should be consulted to ascertain what type of wiring is feeding these outlets just to be on the safe side.



8.7 Item 3(Picture) Knob and tube wiring porcelain insulators



8.7 Item 4(Picture) Live outlet above fireplace



8.7 Item 5(Picture) Live outlet in living room wall



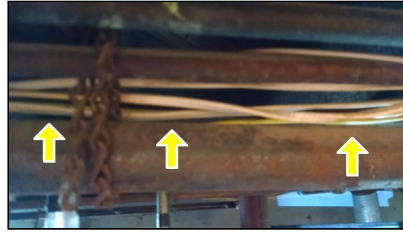
8.7 Item 6(Picture) Live outlet in middle bedroom wall



8.7 Item 7(Picture) Live outlet in front bedroom wall

(3) The electric wires above the boiler in the basement should be fastened so they are not touching the hot heating distribution pipes. Recommend further evaluation for repairs by a qualified, licensed electrician

8. Electrical System



8.7 Item 8(Picture)

(4) There was an electrical junction box located in the attic that had 7 wires entering it, 5 of which are not fastened with the required connectors. In addition, you shouldn't have numerous wires entering the box in a single hole. This is a safety issue and a fire hazard. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.7 Item 9(Picture) Wires entering the box



8.7 Item 10(Picture) Electric box location in attic

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

Repair/Replace

(1) The front and rear porch exterior light fixtures are missing the glass light globes that protect the light bulb and the fixture from the elements. This is a safety hazard. Recommend further evaluation for repairs by a qualified, licensed electrician.



8.8 Item 1(Picture)

(2) The pull chain on the light fixture in the front bedroom closet is not functioning. Recommend further evaluation for repairs by a qualified, licensed electrician



8.8 Item 2(Picture)

(3) The recessed lights in the front bedroom has different types of light bulbs in them which do not appear to be the required light bulbs for these types of fixtures. The required bulbs should be installed for safety reasons. Recommend further evaluation for repairs by a qualified, licensed electrician

8. Electrical System



8.8 Item 3(Picture)

(4) There were numerous electrical outlets located in the kitchen countertop area in addition to all of the 3 prong outlets in all 3 of the bedrooms that had an open ground condition. This happens when the ground wire is not connected properly to the outlet or is broken upstream from an outlet. This condition creates a potential shock and safety hazard. Recommend further evaluation of the entire electrical system for repairs by a qualified, licensed electrician.



8.8 Item 4(Picture) Rear bedroom



8.8 Item 5(Picture) Kitchen GFCI outlet

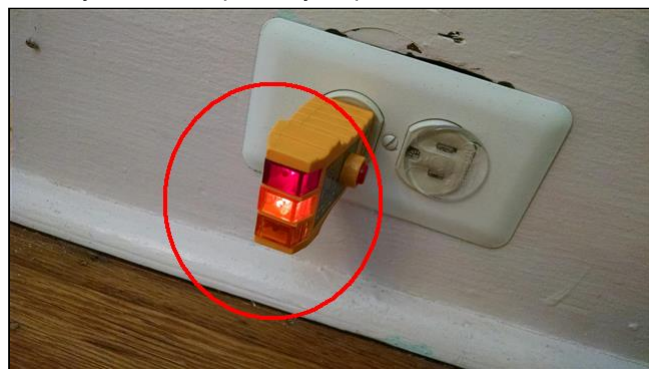


8.8 Item 6(Picture) Kitchen outlet

(5) There were numerous electrical outlets located in the dining room and 1st floor bathroom that had a reversed polarity condition. This happens when the hot and neutral wires get flipped around at an outlet or upstream from an outlet. Reversed polarity creates a potential shock hazard. Locations are marked on the corresponding pictures. Recommend further evaluation of the entire electrical system for repairs by a qualified, licensed electrician.



8.8 Item 7(Picture) Bathroom GFCI outlet



8.8 Item 8(Picture) Dining room outlet

(6) The light fixture in the kitchen appeared to have 2 burned out bulbs. Recommend replacing the bulbs. If they still do not function, a qualified, licensed electrician should be consulted.



8.8 Item 9(Picture)

8.10 Smoke Detectors

8. Electrical System

Repair/Replace

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



8.10 Item 1(Picture)

9. Plumbing System

9.5 Sump Plumbing

Repair/Replace

The discharge hose for the sump pump is cracked and is spraying water on the side of the hose when the water is discharged by the sump pump. The water should be getting discharged at least 6 feet away from the house. Recommend further evaluation for repairs by a qualified, licensed contractor.



9.5 Item 1(Picture)

10. Water Heater

10.2 Temperature Pressure Relief Valve

Repair/Replace

The TPRV discharge tube is missing from the hot water heater. This tube is needed and should be present in case the TPRV discharges hot water that could scald someone if they were in the area of the heater. Recommend further evaluation for repairs by a qualified, licensed plumber.

10. Water Heater



10.2 Item 1(Picture)

11. Heating System

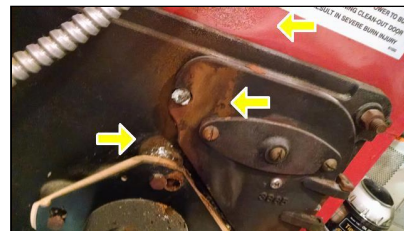
11.0 Heating Unit

Repair/Replace

There was some scorching visible on the front of the boiler above the burner and also above the left side cover plate. Also, the boiler would not operate under normal controls and therefore could not be tested. The burner would not light off. It appeared to be out of fuel. The fuel oil storage tank was empty. The client stated they observed the boiler functioning when they looked at the house. Recommend further evaluation of the entire boiler by a qualified, licensed HVAC professional.



11.0 Item 1(Picture) Left side cover plate



11.0 Item 2(Picture) Above burner in front

11.1 Heating Distribution System

Repair/Replace

The heating distribution pipes located above the boiler were being supported by a chain hanging on a nail. The required strapping should be used. Recommend further evaluation for repairs by a qualified, licensed HVAC professional.

11. Heating System



11.1 Item 1(Picture)

11.2 Venting

Repair/Replace

There was what appears to be moisture leaking out of the boiler vent pipes and also down the interior basement wall under the vent pipe where it enters into the chimney flue. This could either be condensation forming inside the vent pipe and/or chimney flue or water leaking into the chimney flue somewhere on the exterior. Recommend further evaluation for repairs by a qualified, licensed HVAC professional.



11.2 Item 1(Picture)



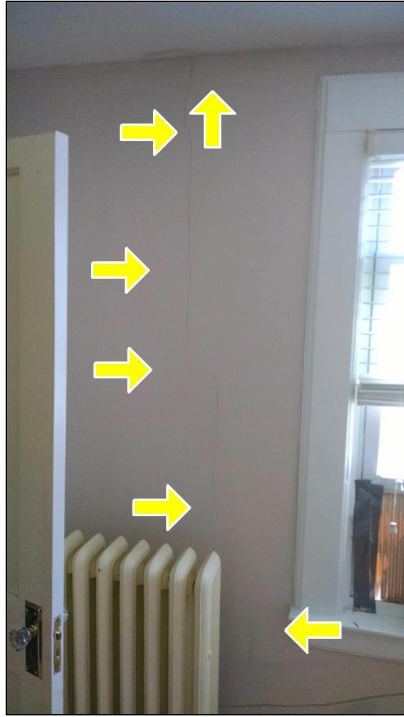
11.2 Item 2(Picture)

13. Interior

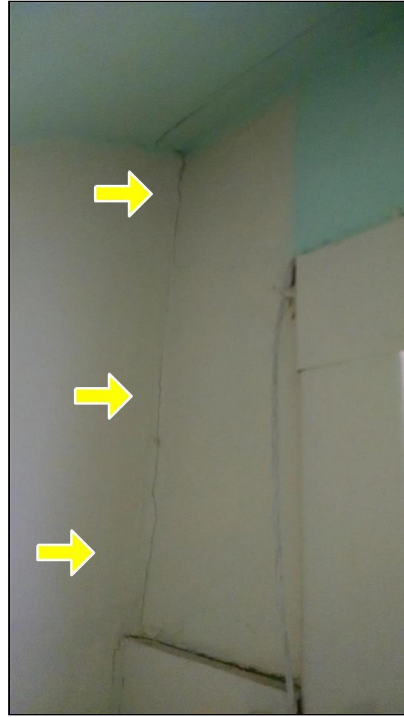
13.2 Wall Finishes

Repair/Replace

There was a vertical crack visible in the wall surface of the interior wall next to the chimney in the middle bedroom. The closet also had a vertical crack in the same area. There was also some what appeared to be some water damage to a small portion of the ceiling in the same area. These cracks should be repaired and monitored. Recommend further evaluation for repairs by a qualified, licensed contractor.

13. Interior

13.2 Item 1(Picture) Middle bedroom wall



13.2 Item 2(Picture) Middle bedroom closet

13.8 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 solid 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>



13.8 Item 1(Picture) Fireplace should be cleaned and inspected

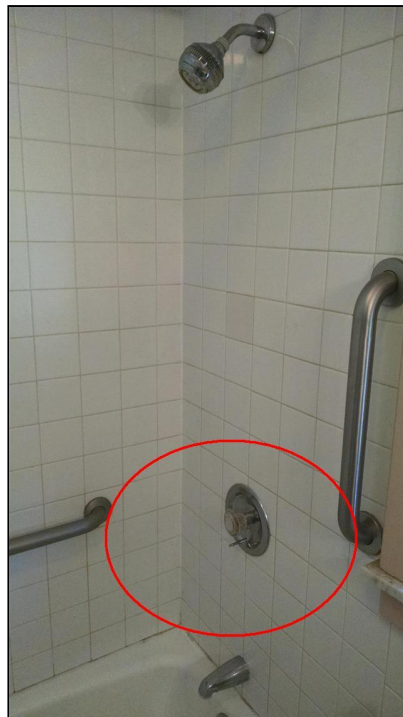
(2) The fireplace damper was not functioning properly. It appears to not be sitting in the pivot slots in the back of the fireplace damper frame. This is a safety issue and should be repaired before the fireplace is used. Recommend further evaluation for repairs by a qualified, licensed chimney professional.

13. Interior

13.8 Item 2(Picture)

14. Bathroom(s)**14.5 Shower(s)****Repair/Replace**

The shower water diverter in the 2nd floor bathroom was not functioning. I couldn't get any water to come out of the showerhead when the tub water was running and the diverter was activated. The diverter diverts the water from the tub spout to the showerhead when activated. Recommend further evaluation for repairs by a qualified, licensed plumber.



14.5 Item 1(Picture)