A Full House Inspection Co. LLC

"An Educational Experience for Every Home Buyer"
530 Prospect Avenue Little Silver NJ 07739
Tel: 732-758-9887 Fax: 732-758-8993 Mobile: 732-245-9817
www.afullhouseinspectionco.com peter@afullhouseinspectionco.com

EXECUTIVE SUMMARY OVERVIEW REPORT

Client: Mr. & Mrs. New Homeowner

Inspection Address: 555 Warranty Road Road, Camelot, NJ 07739
Inspection Date: 12/13/2008 Start: 2:00 pm End: 6:30 pm

Inspected by: Peter W. Bennett

This inspection summary overview report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service. IT IS OBVIOUSLY NOT COMPREHENSIVE AND SHOULD NOT BE USED AS A SUBSTITUTE FOR READING THE FULL REPORT, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed contractors, and/or certified, experienced and established specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. For the purposes of directional orientation and reference to left right, front and rear, the reader of the report is standing in the street facing the front of the dwelling.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
http://www.inspectvue.com
Enter the following Client Name: 121308builder and the Password: 555warranty

---

Narrative Color Legend: ✶General Information ❖Significant Repairs/Condition/Evaluation
❍Health, Safety & Environmental ❑Upgrades/Repairs/Review

Exterior

Foundation

Foundation Information and Comments

1.1 - ❑ The parge coating on the exterior foundation at the right side garage wall is crack and should be repaired.

Exterior Electrical

Service Entrance

1.2 - ❍ A driven rod is loose and bent over. The rod should be re-installed or replaced in accordance with industry standards, and protected from future damage.

Exterior Plumbing

Exterior Plumbing Fixtures

1.3 - ❑ The exterior sump pump discharge pipe terminates at the foundation which permits moisture to recirculate, and enter the dwelling. This configuration can allow the pump to excessively operate, and shorten its life expectancy. The discharge pipe should be extended/redirected.

Roof/Attic

Gutters and Downspouts

Gutters Downspouts and Drainage Systems

3.1 - ❑ One or more downspouts from an upper gutter discharges on to a lower roof surface over the garage where concentrated roof runoff water will reduce the life expectancy of the roof surface. The gutter(s)/downspout(s) should be reconfigured. (The current configuration may also void the manufacturer's warranty)

Attic

Insulation

3.2 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration over the master bedroom, and the front bedroom areas. Insulation has been incorrectly installed (voids, missing, compressed) These conditions will allow significant energy loss and contribute to higher energy bills. A qualified contractor should inspect the areas and correct all insulation defects in accordance with industry standards.

HVAC Ducts

3.3 - ❑ The supply trunkline for the second floor HVAC system is leaking conditioned air at several locations. Evaluation and repairs by a qualified HVAC contractor are recommended.

Structural

Basement Information & Observations

Moisture & Dampness Conditions

4.1 - ❖ Accumulation of water was present at the front wall of the basement. The exterior soil grading adjacent the foundation should be improved in conjunction with drainage (gutters/downspouts, extensions) Area drains if present, should be free and clear. A qualified and competent drainage contractor in collaboration with a basement waterproofing specialist should evaluate these conditions, and implement remedial measures to control/eliminate moisture entry to help manage water intrusion.

Insulation

4.2 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the front, side and rear rim/band joist areas. Insulation has been incorrectly installed (voids, missing, compressed) These conditions will allow significant energy loss and contribute to higher energy bills. A qualified contractor should inspect the rim/band joist areas and correct all insulation defects in accordance with industry standards.

Hot Water

Gas Water Heater

Gas Water Heaters

7.1 - ❍ There is a gas leak in the area of the control valve. A licensed plumber should evaluate this condition, and make all necessary repairs.

Heat-A/C

Air Conditioning System

Condensing Coil

9.1 - ❑ The larger, front CAC condensing unit is unlevel which can shorten its life expectancy. The unit should be re-leveled.

Interior

Main Entry

Dual-Glazed Windows

10.1 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the side panel window. This condition will allow significant energy loss, and contribute to higher energy bills and should be corrected by a qualified contractor.

Living Room

Dual-Glazed Windows

10.2 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the corners of the windows. The window weather stripping and caulking are suspect. (The left side window nearest the front door does not close and seal properly.) These conditions will allow significant energy loss and contribute to higher energy bills, and should be corrected by a qualified contractor.

Breakfast Room

Doors

10.3 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the upper and lower right hand corner. The weather stripping and caulking are suspect. These conditions will allow significant energy loss and contribute to higher energy bills and should be corrected by a qualified contractor.

Dual-Glazed Windows

10.4 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the corners of the windows. The window weather stripping and caulking are suspect. These conditions will allow significant energy loss and contribute to higher energy bills and should be corrected by a qualified contractor.

Master Bedroom

Dual-Glazed Windows

10.5 - ❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the corners of the windows. The window weather stripping and caulking are suspect. The front wall area to the left of the window was cold, and wall insulation is suspect. These conditions will allow significant energy loss and contribute to higher energy bills, and should be corrected by a qualified contractor.

Ductwork

10.6 - ❖ The infrared images displayed thermal patterns (dark red) associated with energy loss as viewed at the exterior right side wall. This condition will allow significant energy loss and contribute to higher energy bills, and should be evaluated, and corrected by a qualified contractor.

1st Guest Bedroom

Location

10.7 - ❖ The first guest bedroom is located at the second floor left front side. The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the lower front wall area next to the closet and wall insulation is suspect. These conditions will allow significant energy loss and

contribute to higher energy bills, and should be corrected by a qualified contractor.

Kitchen

Kitchen Observations

Ventilation

12.1 - ❑ The kitchen exhaust fan is functional, but its exhaust duct did not produce adequate air flow to the exterior. A qualified technician should evaluate and correct this condition.

Bathrooms

Master Bathroom

Walls & Ceiling

13.1 - ❑ Several sheetrock nails have popped through the surface, and should be repaired.

Whirlpool Bath

13.2 - ❖ The access panel to service the hydromassage bath motor has been sealed. The access should be installed per the manufacturer's installation manual, as it will need to be provided when repairs/service work are necessary.

13.3 - ❖ The water flow at the two rear jets was inadequate and unsatisfactory. Further evaluation and repairs by a qualified technician are recommended.

Laundry

Laundry Area

Walls - Ceiling - Floor

14.1 - ❑ The infrared image displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the reported previous repaired ceiling area. These conditions will allow energy loss, possible water supply pipe freeze and related damage, and should be corrected by a qualified contractor.

Doors

14.2 - ❑ The weatherstripping at the bottom of the door is damaged, and should be repaired/replaced.

Garage

Double-Car Garage

Automatic Opener

15.1 - ❍ The garage door openers are functional, but do not auto-reverse under pressure. This important safety feature be provided by adjustment of the existing equipment.

15.2 - ❍ The garage door openers are powered by an extension cords. Current standards require the door opener's plug be connected directly into an outlet. A license electrician should make all necessary repairs.

Conclusion

Remarks

New Construction

18.1 - ❑ The inspection and report were conducted to evaluate the overall condition of the home. It is recommended that you contact the builder to discuss conditions noted, and eligibility for warranty and repairs. After repairs have been completed, a post inspection with infrared thermal imaging is recommended for quality assurance.

A Full House Inspection Co. LLC

"An Educational Experience for Every Home Buyer"

530 Prospect Avenue Little Silver NJ 07739
Tel: 732-758-9887 Fax: 732-758-8993 Mobile: 732-245-9817
www.afullhouseinspectionco.com peter@afullhouseinspectionco.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr. & Mrs. New Homeowner

INSPECTION ADDRESS

555 Warranty Road Road, Camelot, NJ 07739

INSPECTION DATE

12/13/2008 2:00 pm to 6:30 pm

GENERAL INFORMATION

Inspection Address: 555 Warranty Road Road, Camelot, NJ 07739
Inspection Date: 12/13/2008 Time: 2:00 pm to 6:30 pm

Weather: Clear and Dry - Temperature at time of inspection: 30-40 Degrees

Inspected by: Peter W. Bennett

Client Information: Mr. & Mrs. New Homeowner
555 Warranty Road, Monmouth, NJ 07739
EMail: peter@afullhouseinspectionco.com

Structure Type: Combination Wood and Brick Masonry
Foundation Type: Raised Foundation
Furnished: Yes
Structure Occupied: Yes
Number of Stories: Two

Estimated Year Built: 2007
People on Site At Time of Inspection: Owners

PLEASE NOTE:

This report is the exclusive property of A Full House Inspection Co. LLC, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of A Full House Inspection Co. LLC. We inspect all of the systems, components, and conditions described in accordance with the standards of The State of New Jersey, The American Society of Home Inspectors, and the National Association of Certified Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed contractors, and/or certified, experienced and established specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: New Home Builder Warranty Inspection IVR4-2045 HP

SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being satisfactory or unsatisfactory at the time of the inspection, which does not mean that they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person, or to someone without any construction experience, but some minor defects could be included in our report. As a part of our home inspection we make observations regarding wood destroying insect evidence. We do not attempt to determine if there is current activity or what insect(s) may be present. If you have ordered that additional service, our inspector(s) may elect to perform it for you and evidence of this will be a part of your pre-inspection agreement and the report will be provided on Wood Destroying Insect Infestation Inspection Report, NPMA-33. Regardless, you should schedule any such specialized inspection, including but not limited to lead paint, biological pollutants (mold, mildew, fungus, WDO), radon, asbestos, oil tank and soil contamination with the appropriate specialist before the close of escrow. Health and safety, and environmental hygiene are issues that should be taken seriously and act responsibly, and you should make sure that you are familiar with any contaminant that could affect your home environment. A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage factual, succinct and respectable, credible communication between all parties, which can and often circumvent cantankerous confrontations and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of its parts, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Narrative Color Legend: ✶General Information ❖Significant Repairs/Condition/Evaluation
❍Health, Safety & Environmental ❑Upgrades/Repairs/Review

Exterior

Our evaluation of building(s) exterior, site and grounds conforms to industry standards. The inspection includes the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, (unless agreed upon) and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as irrigation systems, trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

General Exterior Information

Exterior Materials

Informational Conditions

- ✶ During our inspection of the exterior, not only do we observe and comment about the features, components, overall and specific conditions, we feel that the homeowner should be informed of the construction materials present at the time of the inspection which could be useful for maintenance and repairs. Therefore a description is included in our report along with utility information.
- ✶ The primary exterior wall cladding materials are: brick veneer and vinyl siding.
- ✶ The windows are primarily constructed with plastic, commonly referred to as "vinyl".
- ✶ The driveway is brick/stone pavers.
- ✶ The walkway(s) are brick/stone pavers.
- ❍ The gas meter and shutoff are located at the left side of the dwelling.
- ✶ The electric meter is at the left side of the dwelling.
- ❍ The main electric panel and disconnect are located at the basement left side wall.
- ❍ The main water shutoff is located at the front wall in the basement.

Client Notifications and Exclusions

Informational Conditions

- ✶ Our inspection does not include any type of property surveying for determining meets, bounds, easements, encroachments, alleys, etc. Review with your attorney, a surveyor and title company about the property.

Overall Evaluation & Maint Suggestions

Informational Conditions

✶ It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors in new homes while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

❑ The exterior of a home should provide safety, comfort and protection from the elements. Caulking and sealing gaps, seams, openings, is necessary at all homes, particularly at the wall penetrations from plumbing, electrical, windows, doors, etc. to help prevent heat loss, cold air infiltration, and moisture entry. Periodic inspection and maintenance of the caulking is recommended, as these products will eventually dry, crack, and deteriorate.

Wood Destroying Insects

Informational Conditions

✶ What Can You Do to Help Protect Your Home?
Conduct annual WDI inspections by a qualified contractor. Small steps make a big difference. Start by eliminating food and moisture conditions around your home. These simple steps will deter termites, making your home a less attractive target.
Eliminate Moisture Problems: Repair leaking faucets, water pipes, and a/c units
Divert water from foundation, (re-grade soil to pitch away from dwelling) Keep gutters and down-spouts clean. Ventilate crawl spaces, Remove excessive plant cover and wood mulch
Get rid of standing water on roof, Keep all vents clear and open, Seal entry points around water and utility lines or pipes.
Remove Food Sources: Keep firewood, lumber, or paper away from foundation or crawl space, Get rid of stumps, root systems and debris near house
Place screens on outside vents, Check decks and wooden fences for damage.
Garage door framing should not be in contact with concrete and/or asphalt. These areas are especially vulnerable and should be inspected at least bi-annually. Wood on your home shouldn't contact the soil. This includes fencing.
Warning Signs: Some indications you may have termites include: A temporary swarm of winged insects in your home or from the soil around your home. Any cracked or bubbling paint or frass. Wood that sounds hollow when tapped. Mud tubes on exterior walls, wooden beams, or in crawl spaces. Discarded wings from swarmers. More information can be obtained at http://www.njpma.com/nj/, http://www.orkin.com/, www.pestworld.org/Database/pestsearch.asp, http://www.termidorhome.com/

Foundation

Foundation Information and Comments

Informational Conditions

- ✶ The exterior sections of the foundation are in satisfactory condition. Small cracks, if present, should be sealed and monitored. Cracks that are less than ¼" are typically not a structural concern, and are usually due to normal settlement of the structure. Comment: Our limited visual inspection of the exterior is typically obstructed by vegetation, stored items, and adjacent buildings. There maybe areas we could not view.
- ✶ The exterior of the foundation stem walls are parge (cementitious product) coated. This procedure is generally performed to forestall moisture intrusion in masonry foundations of all types and for improved appearance.

Components and Conditions Needing Service

- ❑ The parge coating on the exterior foundation at the right side garage wall is crack and should be repaired.

Walls and Siding

Information and Evaluation

Informational Conditions

- The exterior wall cladding or vinyl siding is in satisfactory condition, with any exceptions noted. Evaluation of the building's exterior on a regular basis, (at the very least, before the change of seasons) is necessary to help prevent costly repairs. Suggestion; After severe weather, when conditions are safe, inspection of the exterior should be accomplished as damage maybe present but unnoticed inside the dwelling.

Exceptions

- Sections of the exterior wall cladding or siding consist of brick veneer, which is not a structural component. This type of siding will exhibit small cracks, and gaps maybe present, but should be sealed and monitored. Overall, the veneer is in satisfactory condition, exceptions noted, with wear consistent with age.

Fascia and Trim

Informational Conditions

- The fascia board and trim are in overall satisfactory condition. (Gutters and other building materials can obstruct our observation and evaluation.)

Eaves and Soffits

Informational Conditions

- The visible soffit/eave areas are in satisfactory condition.

Doors and Windows

Doors

Informational Conditions

- The exterior doors are in satisfactory condition. Any exceptions are noted in the report.

Windows

Informational Conditions

- The windows are in satisfactory condition as viewed from the exterior. Any exceptions will be noted elsewhere in the report.

Site and Grounds

Driveway

Informational Conditions

- The driveway is in satisfactory condition. Driveways must be periodically maintained, (patching/filling cracks, including sealing hardscape and asphalt areas adjacent the dwelling). Moisture entry, especially during the winter months, can deteriorate driveways as the typical freeze and thaw cycle can expand even small cracks. Lack of at least annual maintenance will lead to further deterioration. Often we visit a property where simple, low cost maintenance such as above, has been "put-off" or not a priority. Unfortunately, this promotes deterioration to the point where repairs are not possible and the only solution is replacement. Use of calcium chloride type products, along with harsh chemicals (solvents), even spilled motor oil should be minimally used or avoided if possible and cleaned up immediately. More information can be obtained at http://www.hotmix.org/ and http://www.hotmix.org/driveways.php

Walkway

Informational Conditions

- The walkways are in satisfactory condition.

Patio

Informational Conditions

- The patio is in satisfactory condition. Minor cracks and offsets, if present, should be sealed and monitored for deterioration and trips hazards.

Trees and Vegetation

Informational Conditions

- Our inspection does not include the evaluation of trees, bushes, and other vegetation but may include

comments as these plants may affect the structure or safety of the occupants and visitors.

Exterior Electrical

Service Entrance

Informational Conditions

✶ The electrical service conductor cables/lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of service.

Components and Conditions Needing Service

❍ A driven rod is loose and bent over. The rod should be re-installed or replaced in accordance with industry standards, and protected from future damage.

Outlets

Informational Conditions

✶ The outlets that were tested are functional and include ground-fault protection.

Lighting

Exceptions

✶ The 110-120V lights on the exterior are in satisfactory condition and functional with any exceptions noted. Lights without bulbs obviously can not be tested. We do not inspect or evaluate timers, photo cells and related equipment, low-voltage or decorative lights if present. Review with the seller for satisfactory demonstration of the low voltage lighting.

Exterior Plumbing

Exterior Plumbing Fixtures

Informational Conditions

✶ Hose bibs at the exterior of dwelling typically consist of older types which are not freeze-proof and ones which maybe "freeze proof". In order to help prevent damage to the fixtures, related moisture interior damages, a simple procedure is necessary. Remove the hose(s) from the bib(s); turn off the water supply (commonly found in the basement and or under bathroom/kitchen cabinets, and open the exterior hose bib(s). Moisture can then drain from the piping which will be less susceptible to damage by freezing water. Note; our inspection does not include testing of anti-syphon backflow valves which maybe present.

✶ The exterior hose bibs/faucets that were accessible are functional. (We may not have located/inspected every fixture on the premises as dense vegetation, decking or other obstructions maybe present.)

Components and Conditions Needing Service

❑ The exterior sump pump discharge pipe terminates at the foundation which permits moisture to recirculate, and enter the dwelling. This configuration can allow the pump to excessively operate, and shorten its life expectancy. The discharge pipe should be extended/redirected.

Grading and Drainage

Grading

Informational Conditions

✶ All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of fungi that can compromise wood framing or produce molds that can contribute to health problems.

❑ Soil grading is incorrect and pitches towards the dwelling and should slope away to help prevent moisture related issues which can affect the dwelling. We recommend re-grading the soil and a second opinion from a grading/landscape drainage contractor. (A general rule of thumb is a slope of 1" per foot or more, pending soil types, and other conditions.)

Drainage

Informational Conditions

✶ Drainage is facilitated by soil percolation, hard surfaces, and full or partial gutters.

Stairs-Handrails-Guardrails

Steps and Stairs

Informational Conditions

✶ The steps are in satisfactory condition.

Handrails

Functional Components and Conditions

✶ The handrails are in satisfactory condition and should be periodically maintained and inspected for loose materials and unsafe conditions.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a home inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimney(s) is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Chimney Observations

General Chimney Comments

Informational Conditions

✶ The National Fire Prevention Association (NFPA) categorizes a chimney inspection procedure into three categories, or levels. The circumstances which give rise to the inspection determine what level of inspection is to be conducted. A Level I inspection is the most basic level of inspection while Level II and Level III inspections are progressively more detailed and comprehensive. A Level I inspection is completed during each chimney cleaning, or sweeping.

A Level I inspection is the recommended level when an evaluation of the chimney system for continued service is needed and the conditions of use are not changing. This could include: Routine or annual evaluations of the venting system, an appliance connected to the system is being replaced with a similar appliance, during chimney cleaning or sweeping.

A Level I inspection is limited to readily accessible portions of the venting system, and accessible portions of the connected appliance(s) and the chimney connection. The certified chimney sweep inspector will check the readily accessible portions of the chimney, its enclosing structure, and the flue. A Level I inspection includes verification that the flue is not blocked or significantly restricted.

A Level II inspection is more detailed and thorough than a Level I inspection and is the recommended inspection when conditions of use for the appliance or venting system are changing, or when a Level I inspection reveals the need for a more detailed inspection. Several instances where a Level II inspection is specifically recommended include: replacement of an appliance with one of dissimilar type, input rating or efficiency, prior to a flue relining, upon sale or transfer of the property, after an event likely to have caused damage to the chimney, such as a chimney fire or other sudden occurrence event.

A Level II inspection includes all of the requirements of a Level I inspection as well as the following: inspection of accessible areas of attics, basements, and crawlspaces, accessible areas of the chimney exterior and interior, accessible portions of the appliance and chimney connection, video scanning, or other thorough inspection, of the flue interior, evaluation of the flue lining to determine that its material and sizing is appropriate for the appliances being served, proper clearance to combustibles in the accessible areas

listed above, proper construction and condition of the chimney system in the accessible areas listed above. While the Level II inspection is a rather thorough inspection and requires access to many areas of the building, it does not require removal of permanent parts of the building, such as siding, chase covers or wall covering.

A Level III inspection is the most detailed of all of the inspection types and includes inspection of concealed areas of the building. However, examination of concealed areas will be limited to areas reasonably suspected of containing hazards that cannot be evaluated otherwise.

A Level III inspection includes all areas covered in a Level I and Level II inspection, and inspection of concealed areas to investigate known or suspected problems. In as much as certain portions of a Level III inspection require destructive action to the building, the inspector will discuss these areas with the building owner prior to the inspection.

Frequency of Inspection

NFPA recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as: after any unusual, or sudden occurrence event, such as a chimney fire, lightning strike, or earthquake, prior to purchasing a home with an existing chimney, whenever changes are made to a chimney or vent system, including replacement of connected appliances, prior to major system repairs.

Summary of Inspection Services: You should be aware that even the most thorough inspection will not reveal all problems. Some areas of a chimney simply are not accessible due to construction of the house. Be sure to discuss any specific concerns with your certified chimney sweep technician. The recommended inspection technique will often be based on your comments and concerns.

- ✶ The chimney services the fireplace, heating system and water heater.
- ✶ The chimney projects sufficiently above the roof line to draft well, is reasonably firm, and does not show any structural abnormalities. However, this is not a guarantee of its integrity, which would require it to be video-scanned and certified by a specialist.
- ✶ There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists and our inspection is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that a particular component is that stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer and can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Weather Cap

Informational Conditions

- ✶ The weather cap on the chimney is in acceptable condition.

Flashings

Informational Conditions

- ✶ The flashings were not visible for inspection.

Roof/Attic

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are the flat ones, which are also called built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and

will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced or kept clean, and foliage and other debris blocks the drainage channels.
There are many different roof styles, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we strongly recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

General Roof Observations & Information

Roof Evaluation & Access Limitations

Informational Conditions

- ✶ The roof shape is a gable type.
- ✶ The primary roof surface material consists of composition shingles. The slope of the roof is generally medium and steep. The age of the roof is estimated to be approximately 1 year old, based upon information provided on site and our observations. The roofing surface is one layer.
- ✶ Unsafe conditions, (height and slope of roof) prevented us from walking on the roof. Our inspection of the roof surface, and related features/components, was conducted from another elevation of the dwelling and/or from the ground at a distance and is based upon limited observation and evaluation. You should consider retaining a qualified roofing contractor for evaluation by walking on the roof surface.

General Evaluation and Common Comments

Overall Condition

Informational Conditions

- ❑ The composition shingle roof surface is newer and in satisfactory condition. Review with the seller for more detailed information regarding permits, warranties, etc. All roofs require periodic inspection, particularly after adverse weather conditions. Our service does not include any guarantee/warranty nor certification against leaks. An established roofing company would have to perform a water-test and issue a roof certification. If there is any uncertainty about the reliability of the roof, and related components, as a water-shedding surface, retain a roofing contractor.

Ventilation

Informational Conditions

- ✶ Attic ventilation, as viewed from the exterior, is provided by a combination of ridge, eave/soffit, and gable vents.

Flashings

Informational Conditions

✶ Flashing is materials that help redirect moisture from one surface to another which prevents leakage. It is used commonly installed where a roof and wall surfaces intersect and plumbing vents penetrate a roof, and around chimneys. Typical terms are step flashing and counterflashing. Most flashings are not visible due to finished surfaces (siding, roof shingles, etc.) Where visible, we will describe the flashing and comment on their conditions. The visible flashings at this dwelling include: sheet metal, roof material, neoprene, wall siding.

Composition Shingle Roof

Informational Conditions

✶ There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Gutters and Downspouts

Gutters Downspouts and Drainage Systems

Informational Conditions

✶ The metal gutters and drain channels at the perimeter roof surfaces appear to be in satisfactory with any exceptions noted, and should cleaned and maintained. Comment: it is beyond the scope of a home inspection to "water test" the gutters, but they appear to be properly pitched and should function. Our inspection does not include any type of gutter protection. We recommend evaluation during heavy precipitation.

Components and Conditions Needing Service

❑ One or more downspouts from an upper gutter discharges on to a lower roof surface over the garage where concentrated roof runoff water will reduce the life expectancy of the roof surface. The gutter(s)/downspout(s) should be reconfigured. (The current configuration may also void the manufacturer's warranty)

Exceptions

- ❑ One or more of the downspouts terminate adjacent the dwelling and should be extended to help prevent moisture and related issues from affecting the building.

Attic

Access Information and Limitations

Informational Conditions

- ✶ An attic access point is located at the hallway by pull-down stairs. The attic was entered and inspected subject to the limitations created by roof and ceiling design, property storage, heating and cooling components and/or ductwork, insulation, and other obstructions, etc. The condition of the features and components which were inaccessible and obviously can not be known and reported on.

Roof Structure

Informational Conditions

- ✶ The framing is dimensional 2x12" spaced 16" on-center. The sheathing or decking material is plywood. The roof framing varies from dwelling to dwelling, but typically is composed of a combination of rafters and ridge board/beam, collar ties, purlins, other components.

Framing - Rafters

Informational Conditions

- The visible and accessible sections of the framing are in satisfactory condition, and appear to conform to the construction standards at the time of completion.

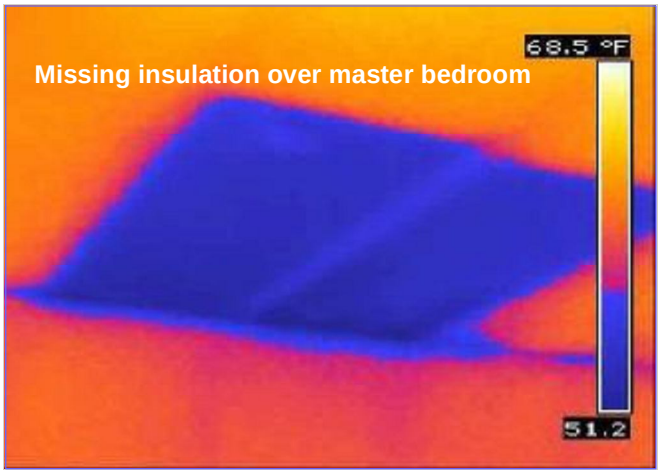
Insulation

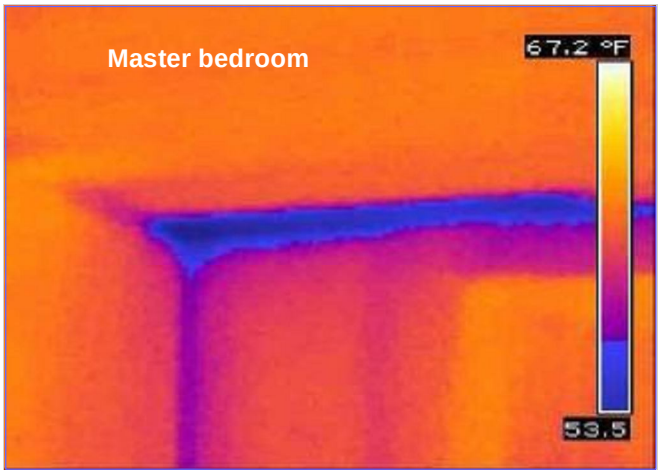
Informational Conditions

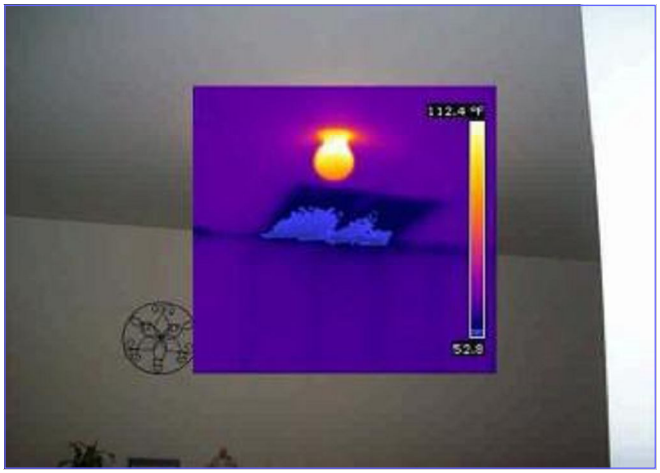
- Insulation is rated in terms of thermal resistance, called R-value, which indicates the resistance to heat flow. The higher the R-value, the greater the insulating effectiveness. The R-value of thermal insulation depends on the type of material, its thickness, and density. In calculating the R-value of a multi-layered installation, the R-values of the individual layers are added. Installing more insulation in your home increases R-value and the resistance to heat flow. More information on insulation requirements can be obtained by visiting http://www.ornl.gov/sci/roofs+walls/insulation/ins_05.html.
  Common types of insulation include: Fiber glass blanket or batt, High performance fiber glass blanket or batt, Loose-fill fiber glass, Loose-fill rock wool, Loose-fill cellulose, Perlite or vermiculite, Expanded polystyrene board, Extruded polystyrene board, Polyisocyanurate board, unfaced, Polyisocyanurate board, foil-faced, Spray polyurethane foam.

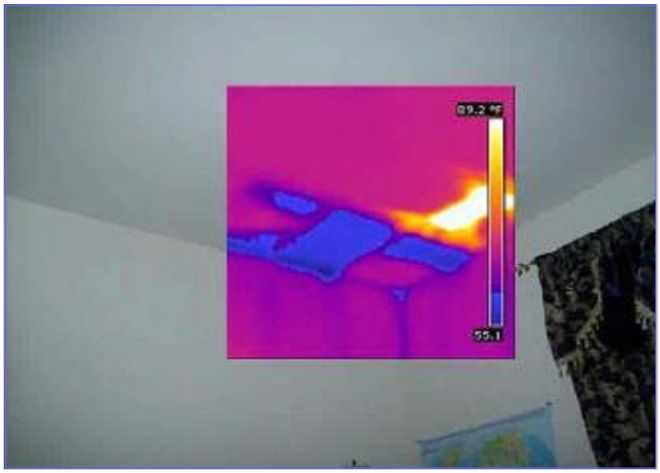
Components and Conditions Needing Service

- The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration over the master bedroom, and the front bedroom areas. Insulation has been incorrectly installed (voids, missing, compressed) These conditions will allow significant energy loss and contribute to higher energy bills. A qualified contractor should inspect the areas and correct all insulation defects in accordance with industry standards.









Ventilation Information and General Evaluation
Informational Conditions

- ✶ Ventilation within the attic is provided by a combination of ridge, eave, dormer, turbine, and/or gable vents, and should be adequate to remove excessive heat and moisture. Comment: typical vent area should be about 1 foot of free vent space for every 300 square foot of attic flooring if there is a vapor barrier. In other cases without a vapor barrier, the venting requirement are 1square foot of free vent space for every 150 square foot of attic flooring. The total ventilation requirements should be divided between the high vents (gable/ridge/roof) and the low vents (soffit, eave). Improper attic ventilation, cold weather, and higher indoor humidity levels will often cause condensation to form on the attic framing, which in turn promotes delamination of the sheathing/deck, and can promote mold/mildew like substances to grow. Furthermore, higher attic temperatures reduce the life expectancy of the roof surface, and increase cooling energy costs. Even if the ventilation appears to adequate, the attic and roof should be monitored for adverse conditions.
- ✶ Ice damming is a term describing a phenomenon that requires three things: an outside air temperature less than 22 degrees, an attic temperature greater than 30 degrees and snow on the roof (more snow = worse conditions). Other items that may contribute to ice damming: recessed lighting, poorly sealed openings and "chases", uneven insulation, heating plant or ductwork in attic, blocked eave vents, skylights and vaulted ceilings. The result of the temperature differentials may result in condensation forming and damaging materials, i.e. roof sheathing at the eaves or perimeter. Depending upon the home's construction, ice damming may result in damage and mold issues even down into wall cavities. Many of the symptoms associated with ice damming are not visible to the inspector but occasionally we observe patterns of melting snows on a roof that will suggest it is occurring or we may note a general darkening along the eaves or perimeter that suggests it has occurred in the past.

Moisture and Ventilation Conditions

Informational Conditions

- ✶ There were no visible indications of moisture entry at the time of the inspection.

Electrical

Informational Conditions

- ✶ The electrical components that are visible within the attic appear to be in satisfactory condition.

Plumbing Vents

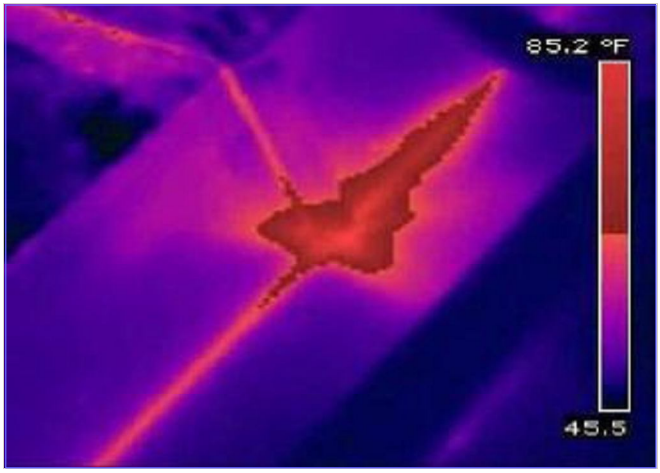
Functional Components and Conditions

- ✶ The plumbing vents visible within the attic appear to be in acceptable condition.

HVAC Ducts

Components and Conditions Needing Service

- ❑ The supply trunkline for the second floor HVAC system is leaking conditioned air at several locations. Evaluation and repairs by a qualified HVAC contractor are recommended.



Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Information & Observations

General Structural Information

Informational Conditions

- The dwelling foundation configuration is a raised perimeter type with block masonry walls. The engineered TJI wood floor joists are approximately 16"o.c., with a plywood subfloor. The floor joist end-bearing support is the foundation walls and wood beams. Mid-span support for the beam(s) is provided by metal posts.
- The walls are framed with wood studs.
- The ceiling structure consists of standard joists.
- The foundation and framing support system are in generally acceptable condition where visible with any exceptions noted. Insulation limits our inspection observation and evaluation. There may be some variations from plumb, level, etc, and diminutive cracks and minor staining/efflorescence but none that would have any severe structural significance. By and large, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nevertheless, they should be filled, sealed, and monitored periodically by you and/or a professional, for evidence of active, ongoing movement in this area.

Beams
Informational Conditions
- The visible beam(s) are in satisfactory condition without any significant structural issues.

Post & Pier
Informational Conditions
- The visible support posts are in satisfactory condition.

Intermediate Floor Framing
Informational Conditions
- The intermediate floor framing where visible is in satisfactory condition without significant structural conditions, and any exceptions are noted. (Floor insulation, if present limits our observation and evaluation.)

Sub-Flooring
Exceptions
- The subflooring where visible was in acceptable condition with exceptions noted. (Insulation if present, limits our observation and evaluation)

Insulation
Informational Conditions
- There is insulation at the rim/band joists) between floor joists which has a positive benefit which is to help reduce drafts. During the home inspection, we do not remove the insulation as it is impractical and therefore the presence of insulation limits our observations and evaluation.

Basement Information & Observations

General Basement Information
Informational Conditions
- Entering the basement is accomplished by interior stairs.
- SUGGESTION - Converting a portion of a basement into living area should include consultation with a qualified and competent contractor familiar with this process. Important considerations such as the use of materials rated for "below grade" installation, current and future access to plumbing and electrical components, possible installation of a radon mitigation system, moisture barriers and drainage should be included during preparatory discussion(s). All work performed should be in compliance with industry standards and should be permitted by local officials and inspected as required.

Floor
Informational Conditions
- The floor was not visible as it was wall to wall covered with carpet.

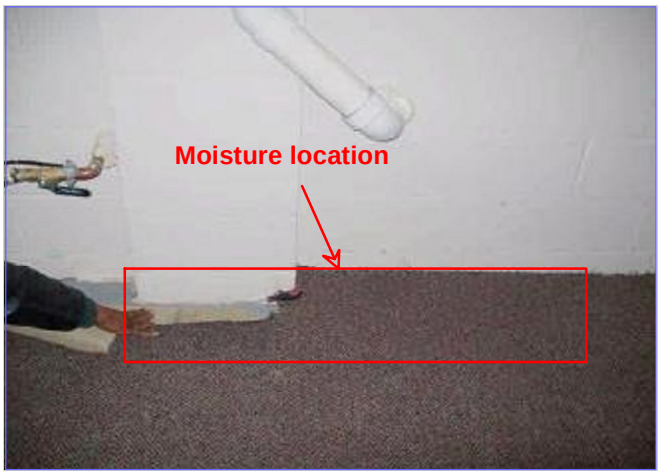
Basement Windows
Informational Conditions
- The basement windows are in satisfactory condition where visible and accessible with exceptions noted. (Not all windows are inspected/operated due to stored items, furnishings, etc. which prevents observation and evaluation.)

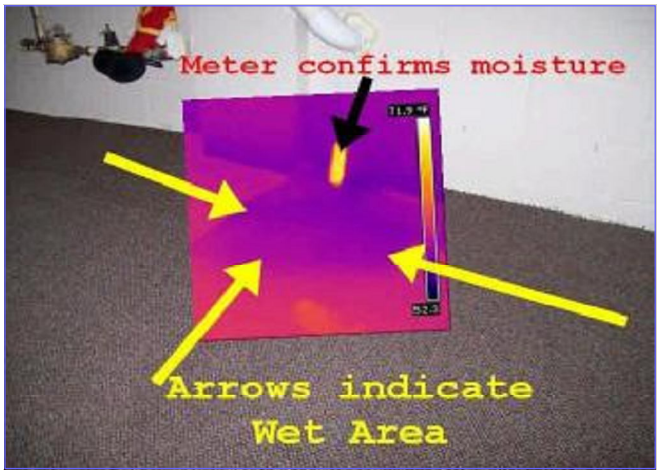
Moisture & Dampness Conditions
Informational Conditions
- Observation: Our report is based upon the visual observations of the readily accessible areas, features and components installed in the building at the time of the inspection. Evidence of moisture, and its intrusion is often the result of leakage/seepage through the foundation walls, windows, and/or unsealed openings/penetrations for plumbing, and plumbing leaks, property and neighborhood grade elevation changes, and even cyclical weather patterns. (We have inspected dry basements in the late fall which have had water entry in the spring due to changes in water tables.) We attempt to locate evidence of previous moisture, which may not be visible due to walls/ceilings, flooring, storage, furnishings and even recently painted surfaces. Conditions at the dwelling change over time, so even a basement that may have been "dry" for many years, could recently have had moisture entry, and basements that may have had moisture entry once many years ago, are now "dry". We do not warranty that a basement will be "dry" and moisture free. If there ANY reservations, about moisture in the basement, you should discuss in detail with the seller,

the history of the basement, and if necessary, retain a drainage contractor and a waterproofing specialist, particularly if you may have plans to finish the basement.

Components and Conditions Needing Service

- Accumulation of water was present at the front wall of the basement. The exterior soil grading adjacent the foundation should be improved in conjunction with drainage (gutters/downspouts, extensions) Area drains if present, should be free and clear. A qualified and competent drainage contractor in collaboration with a basement waterproofing specialist should evaluate these conditions, and implement remedial measures to control/eliminate moisture entry to help manage water intrusion.





Drainage & Sump Conditions

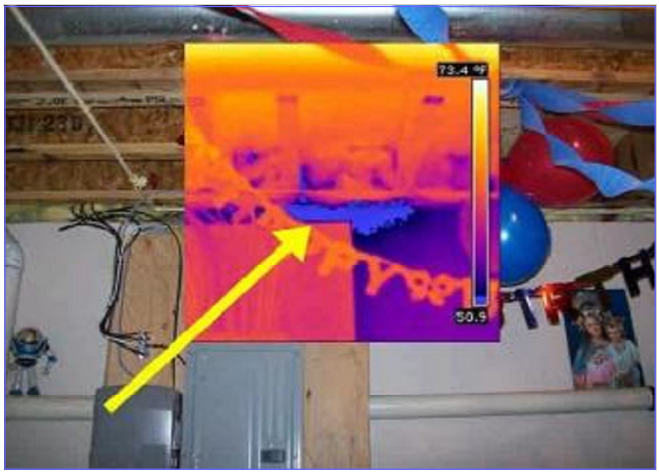
Exceptions

- The sump pump cover was sealed so the sump pump could not be tested. Suggestion: installation of a backup battery and warning alarm, along with possessing a spare sump are recommended. There is a water based pump system which you should consider: http://www.basepump.com/Basepump.htm (Check with your homeowner's insurance company about coverage due to water damage from a failed sump pump.)

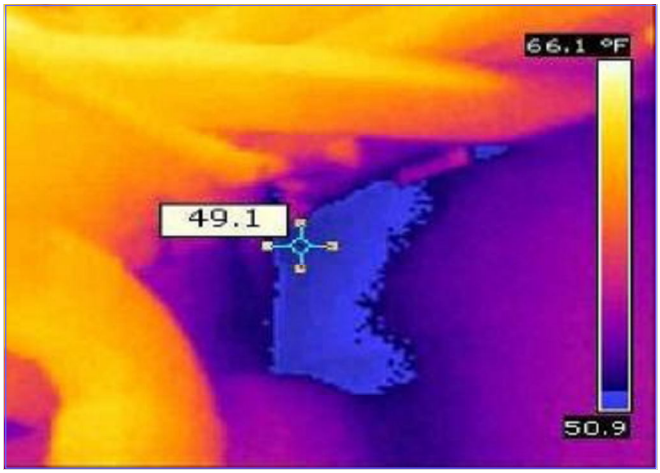
Insulation

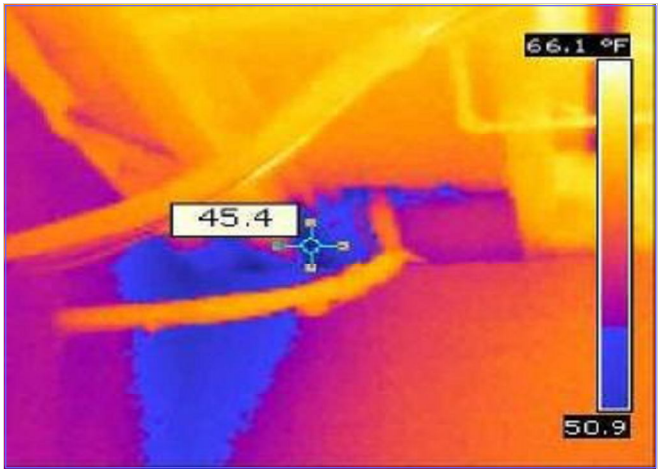
Components and Conditions Needing Service

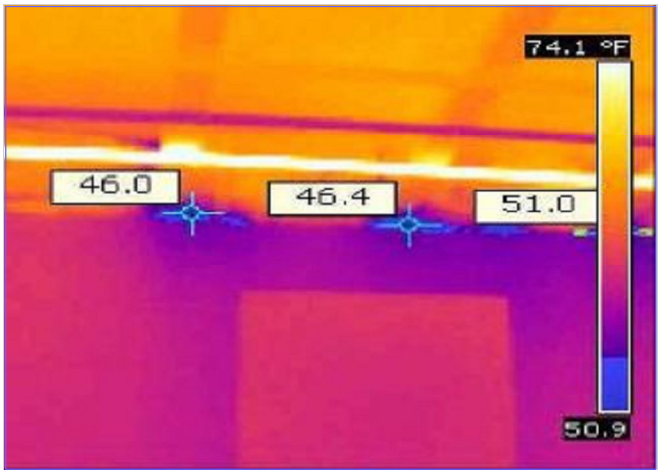
- The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the front, side and rear rim/band joist areas. Insulation has been incorrectly installed (voids, missing, compressed) These conditions will allow significant energy loss and contribute to higher energy bills. A qualified contractor should inspect the rim/band joist areas and correct all insulation defects in accordance with industry standards.


73.4 °F
50.9


47.4
49.6


66.1 °F
49.1
50.9


66.1 °F
45.4
50.9



Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical standard is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Electrical System

Basic Capacity and Information

Informational Conditions

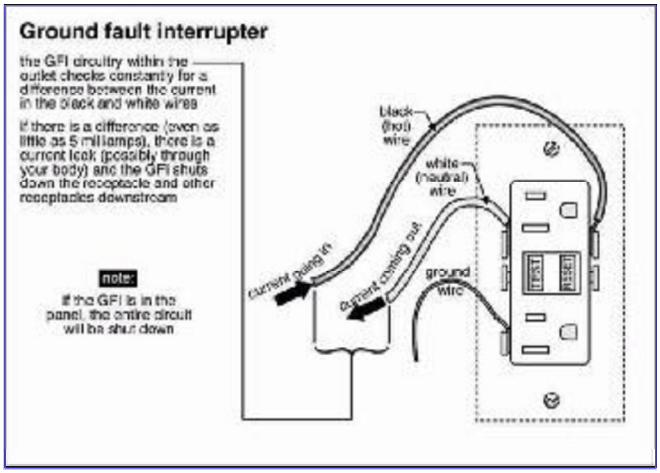
- ✶ The electrical service conductor cables/lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of service. Review with the local utility company for more information.
- ✶ The service entrance conductors appear to be # 2-0 AL which is typically rated for 150 amps.
- ✶ The electrical service ampacity is rated at 150 amps, based upon the main disconnect. The available voltage is 120/240 volts.
- ✶ The main electric panel is located at the basement.
- ❍ The electric main disconnect is located inside of the main panel.
- ✶ The visible electrical conductors are copper and the type(s) of wiring are non-metallic.

Ground Fault Circuit Interruption

Informational Conditions

- ✶ Ground fault circuit interrupter, aka "GFI" or "GFCI" is an electrical shock hazard prevention device which help protect individuals, particularly at outlets/receptacles within six feet of water (kitchen/bathroom sinks, laundry area or in areas with potential moisture (basement/crawlspace, and building garage and exterior). GFCI protective devices are available in many types (outlet/receptacle or circuit breaker in the main panel and/or subpanel(s). The device is usually easily identified by its manufacturer's labeling, and/or its two

unique buttons; one marked "T" or "Test" and the other marked "R" or "Reset". GFCI's function by detecting the flow of electrical current outside its circuit. GFCI devices are very sensitive to changes in the electrical current, (even as little as .005 amp) and will, in most cases, trip off in thousandths of a second, thus potentially protecting individuals. Our report reflects the functionality of the installed GFI's, along with areas where today's industry standards now require them to be. These inexpensive life-saving devices should be installed where required, and therefore you should check with your municipality or a licensed electrician. Comment: Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's unless properly rated because the equipment will not operate if the GFCI trips. More information can be obtained at http://www.cpsc.gov/cpscpub/pubs/99.html

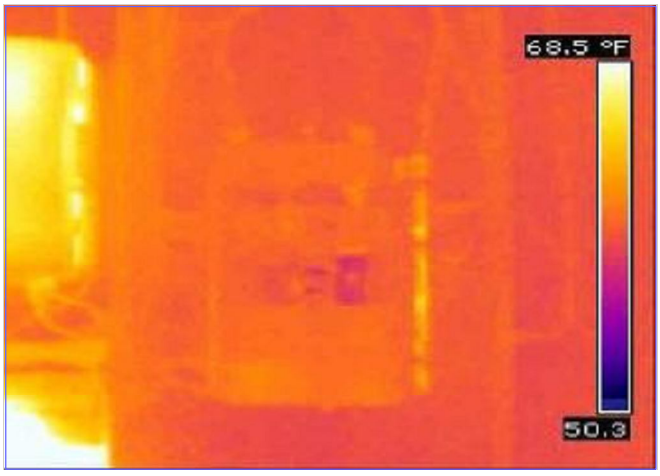


Main Panel

Basic Main Panel Comments

Informational Conditions

- ✶ Industry safety standards require that an electrical panel should be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front and 30 inches on the side, with lighting, for service. Equipment that may need examination, adjustment, servicing, or maintenance while energized must have sufficient working space. Also, it should have a main disconnect or less than six handles, and each circuit within the panel should be clearly labeled. We recommend review with a licensed electrician with any dwelling that has panels that do not meet these requirements.
- ✶ The main panel and its visible components have no deficiencies. Note; many electrical panels consist of several branch wires, which limit our observation and evaluation.



Cover Panels

Informational Conditions

- The cover for the main electrical panel is in acceptable condition.

Circuit Breakers

Informational Conditions

- There are no visible deficiencies with the circuit breakers in the main electrical panel.
- Arc fault circuit interrupters (AFCI's) are safety devices designed to help prevent fires caused by electrical arcing and sparking. Since January 2002, they have been available for use in residential bedroom circuits. Older buildings, built before these requirements took effect, may not have this protection. You may want to consider adding AFCI protection for both new and existing buildings. Older buildings with ordinary circuit breakers especially may benefit from the added protection against the arcing faults that can occur in aging wiring systems. More information can be reviewed at http://www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF

Grounding

Informational Conditions

- The main electrical panel is double-grounded to a driven rod and to a water pipe.

Branch Circuitry

Scope and Overall Comments

Informational Conditions

- As we conduct our inspection we attempt to operate all outlets, switches and lights but some are inevitably concealed by doors, furniture, appliances, coat racks, stored items, etc. and are not operated. When the house has been emptied and the pre-closing walkthrough is conducted, all outlets, switches, lights, etc. should be tested. Incandescent closet lights which have exposed bulbs which is a fire/safety hazard. The bulbs are an ignition source (due to heat and/or damage) to flammable/combustible materials. All exposed bulbs should have a protective cover.

- Our inspection does not include the evaluation of low voltage equipment, wiring, telephone, security systems, cable TV, data transfer lines, alarms, intercom, stereo wiring, satellite dish and related equipment. We recommend review with the seller, and retain a qualified technician for further evaluation.

Outlets

Functional Components and Conditions

- We test a representative sample of the outlets during our inspection for proper function, and as appropriate GFCI protection. We did not observe reportable deficiencies.

Switches

Informational Conditions

- We test a representative sample of the switches during our inspection for proper function. Any deficiencies are noted in the report where observed inside the dwelling.

Lighting

Informational Conditions

- As we conduct our inspection we attempt to operate all lighting. We comment on both the placement and condition of lighting. We do not replace bulbs during our inspection and often during an inspection we will encounter a situation where we cannot determine whether the switch, fixture or bulb are at fault. We attempt to identify these issues in our reports and suggest that all lighting be demonstrated as operable at the time of the pre-closing walkthrough inspection. The lighting was satisfactory at the time of our inspection with any deficiencies noted in the report.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Water Supply & Waste System Information

General Observations & Information

Informational Conditions

- The main water service supply shut off is located at the front wall of the basement.
  The main water service supply piping is copper.
  The interior potable water supply or distribution piping is CPVC and copper.
  The Drain/Waste/Vent materials are PVC and copper.
- Information concerning the quality of municipal water can be obtained from the utility company and NJDEP. Private well water quality information can be accomplished by retaining a licensed well testing company. NOTE -- We suggest you review the following State of New Jersey Website regarding new regulations pertaining the testing of private wells; http://www.state.nj.us/dep/pwta/

- New Jersey American Water Company (www.njawater.com and 1-866-430-0819) offers an "In-Home Plumbing Emergency Program" which provides may help protect yourself from the expense and inconvenience of emergency plumbing repairs. We recommend you contact this company or any other contractor for details, warranty, eligibility and fees. This information is provided as a courtesy only.

Water Supply Piping

Informational Conditions

- The main water shutoff appears to be properly installed and is in satisfactory condition. We do not operate any shutoff valves as it is beyond the scope of the home inspection.
- The interior water supply is copper where visible and is satisfactory condition, with any exceptions noted. Copper supply piping have the reputation of being the best and most dependable because they are not subject to the build-up of minerals that bond to the inside of galvanized metal pipes which eventually restrict the water volume.

Water Pressure

Informational Conditions

- The flow of water at the most remote plumbing fixture(s) (toilet, sink, tub/shower) was judged to be sufficient, commonly referred to as "functional flow". There may have been minute or no drop in water flow when all fixtures were operated simultaneously in a bathroom, but generally, the flow of water was adequate. Occasionally, obstructions do manifest, sometimes from the municipal water company supply lines, or other components from fixtures inside the dwelling. Regardless, our inspection is generally accomplished in a relatively short period of time (2-3 hrs) in one day, and therefore changes in flow may occur over the course of home ownership. If you experience a noticeable drop in flow of water, contact the local municipal water company, a qualified well contractor (if a well is in use), and a licensed plumber for further evaluation and repairs as necessary. Any exceptions will be noted at the observed location.
- A water pressure regulator is in place on the plumbing system at the main water supply line. It is presumed functional, but not evaluated nor tested.
- The water supply piping system includes an expansion tank which is in satisfactory condition.

DrainWasteVent

Basic DWV Information and Comments

Informational Conditions

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, all of which are relatively inexpensive.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

- During the course of the inspection, we flush toilets, run shower/tub and sink water at the most remote fixtures which is an industry recommended water test. Functional drainage was accomplished, meaning that the fixtures drained in a reasonable amount of time and did not overflow when other fixtures were operated simultaneously. Any exceptions are noted in the area they were observed. Note: only a video-scan of the drainpipes, including the main drainpipe, would confirm their actual condition. Review with the seller about the history of plumbing.

Fixtures

Fixtures Overall

Functional Components and Conditions

- ✶ The plumbing fixtures throughout the dwelling were generally functional and in satisfactory operating condition with any exceptions noted at specific locations in our report.

Gas

Gas Supply Information

Informational Conditions

- ❍ Natural gas and propane have no odor. To help you detect the presence of gas, a strong odorant that smells like sulphur or rotten eggs. If you or any occupants smell this odor: Exit the building immediately. Do not use matches, lighters, electrical switches, appliances or your telephone. Call New Jersey Natural Gas from a nearby building by dialing 1-800-GAS-LEAK (1-800-427-5325). Do not re-enter the building, until New Jersey Natural Gas has declared it safe to do so. More information can be obtained at http://www1.njng.com/safety/smell_gas.asp
- ✶ The accessible gas piping are in acceptable condition, with any exceptions noted, though it was not pressure tested.

Hot Water

"Water heater" is self descriptive; it is a system used to heat water. The energy source can be natural gas, propane gas, electricity or fuel oil. Some systems are "stand alone" and others may have pre-heating sources such as a hydronic heating system or solar. Most systems have temperature control devices (all should) and the temperature of the heated water in the home should be between 110 and 120 degrees to prevent scalding. More information can be obtained at http://www.tap-water-burn.com/. Most water heaters have a storage tank of 40 gallons though there is a considerable range. Some systems, off the boiler used for hydronic heating, have no storage and supply heated water "on-demand" and others we have encountered have a storage capacity of 100 or more gallons. The most common water heaters, gas-fired appliances, have a service life of 8 - 12 years. Water heater life depends upon water quality, water pressure and the environment in which the water heater is installed. Electric units may have a slightly longer service life as the electric elements (usually two) can be replaced. As with other plumbing shutoffs, we do not operate any of the shutoffs/drain valves, and TPR valves at the water heater.

Water Heater

Basic Information and Overall Evaluation

Informational Conditions

- ✶ Domestic hot water is provided by a 50 gallon, 1 year old water heater, energized by natural gas, and is located at the basement.
- ❑ The water heater is newer and should remain functional for several years. The design life for a water heater is typically 8 - 12 years. We recommend review with the seller for permits, warranty booklets, etc.

Exceptions

- ❍ The hot water temperature (approx. 138 F degrees) is conducive to scalding occupants, especially children and the elderly. The water temperature should be reduced to a range of 110-120 degrees Fahrenheit by adjusting the thermostat on the water heater and then checking for the desired temperature.

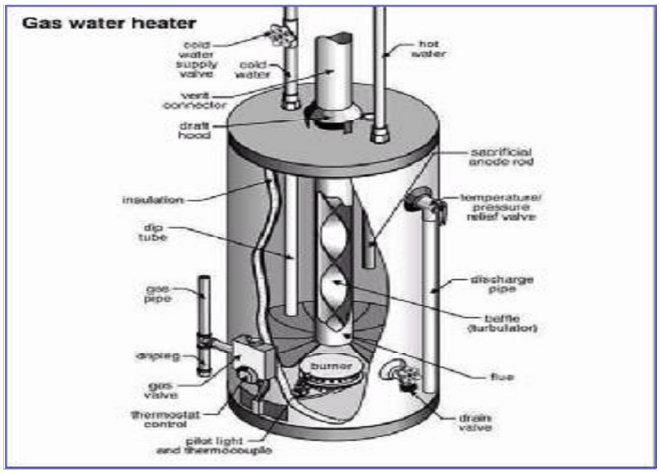
Temperature Setting	Time to Produce 2nd & 3rd Degree Burns on Adult Skin
170° F	Nearly instantaneous
160° F	About 1/2 second
150° F	About 1-1/2 seconds
140° F	Less than 5 seconds
130° F	About 30 seconds
125° F	About 2 minutes
120° F	More than 5 minutes

Gas Water Heater

Gas Water Heaters

Informational Conditions

✶ There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. Following the manufacturer's directions for drain valve maintenance (typically draining a gallon or so of water - removing accumulated sediment - as often as three or four times a year) and replacing the anode rod (generally 5-6 years between replacements) will generally maximize the service life of the water heaters. Comment; operation of fire-hydrants, by utility companies and local fire departments typically stir-up sediments, and their presence usually means its time flush sediment. Occasionally, some drain valve might drip leak after years of non-use, and a cap maybe required to stop the drip leak or replacement of the valve.



Components and Conditions Needing Service

❍ There is a gas leak in the area of the control valve. A licensed plumber should evaluate this condition, and make all necessary repairs.

Gas Shut-Off Valve and Connector

Informational Conditions

- The gas shutoff valve and its connector at the water heater are satisfactory. The shutoff is operated by hand. We do not operate shutoffs as a part of our inspection.

Combustion Air Supply

Informational Conditions

- The water heater does have appropriate combustion-air supply. The vents should be kept free and clear of obstruction.

Vent Pipe and Cap

Functional Components and Conditions

- The flue vent connector and draft hood on the gas water heater are in satisfactory condition and functional.

Water Heater Plumbing

Drain Valve

Informational Conditions

- The drain valve of the water heater is in place and presumed to be functional though is not tested.

Shut-Off Valve and Water Connectors

Functional Components and Conditions

- The shut-off valve and water connectors on the water heater are in satisfactory condition. We do not operate shutoffs during our inspection.

Informational Conditions

- FloodStop System 3-4-NPT for Water Heaters: Water Heaters have a limited life, then leak after years of corrosion. Water Heaters are generally considered a maintenance-free appliance, but they are also one of the single most damaging appliances in the home. Because Water Heaters are continually under pressure, even small pressurized leaks can quickly flood and devastate a home. Whether at home, at work, or on vacation these flooding events can go undetected for hours or even days. Water loss from unexpected appliance failures and supply line ruptures are detected by FloodStop's water/leak sensor, and the water supply is automatically and immediately shut off. (This information has been provided as a courteous, as we have not affiliation with the company.)

Pressure Release Valve and Discharge Pipe

Informational Conditions

- The water heater is equipped with a mandated pressure-temperature relief valve and a properly installed discharge pipe which are in satisfactory condition. Note; we do not test/operate the relief valve as it is beyond the scope of a home inspection.

Heat

There are a wide variety of heating systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace.

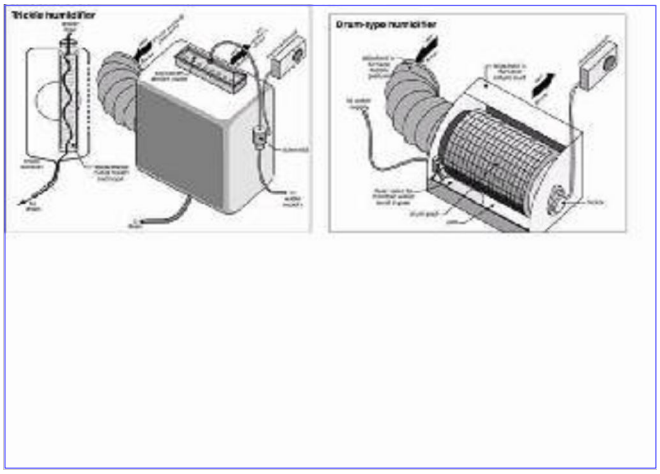
However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning devices that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

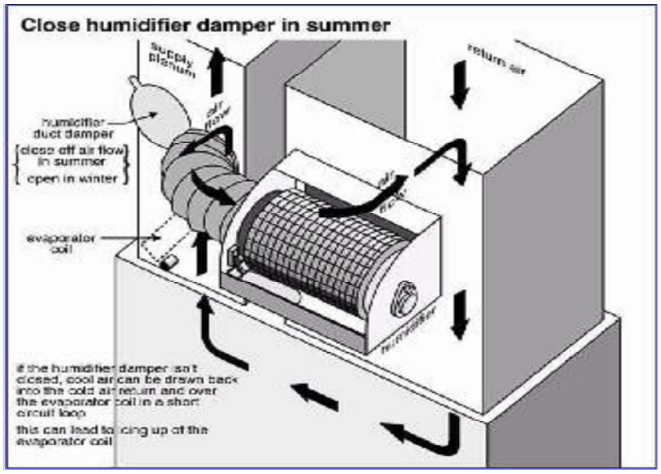
Forced Hot Air System & Evaluation

Humidifier

Informational Conditions

❍ There are several types of humidifiers, ranging from a tray with evaporative pads, drum type, trickle pad, atomizing and steam. The installation should also include a duct damper which shuts off the air flow during the cooling season, to help prevent ice accumulation on the evaporator coil. The evaporative pad is basically an economy type, and operate when the heating system is on. Units placed inside the plenum over the heat exchanger should be closely monitored for leakage which can cause damage. A common humidifier is the drum type, which rotates in a tray of water, allowing moisture to evaporate, and enter the heating system. Note; locating a humidifier over the heat exchanger is not preferred, as moisture from leakage can which can cause the heat exchanger to rust, and crack. A cracked heat exchanger can permit harmful carbon monoxide to enter the residence. Atomizing and steam humidifiers are considered upper end quality units, but are rarely seen in residential use. Units located in an attic are susceptible to leakage and damaging interior materials, and therefore should have a safety drip pan underneath, and monitored. In accordance with industry standards, we do not evaluate humidifiers as part of our service. However, because warm moisture can promote the growth of bacteria, yeasts, and molds, their reservoirs must be kept clean when in use, and desalinated and serviced when they are not in use.



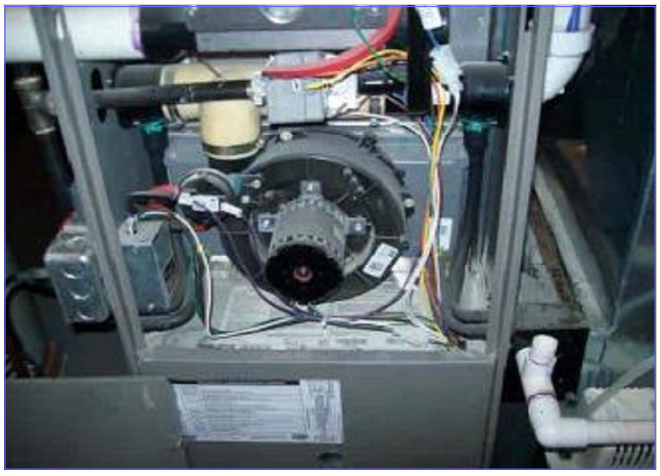


Forced Hot Air System One & Evaluation

Overall Evaluation

Functional Components and Conditions

✶ The FHA heating system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months. The homeowner should be asked for helpful manuals, installation, maintenance and warranty information and documents



Informational Conditions

- The high efficiency, induced draft FHA furnace and CAC evaporator coil are approximately 1-2 years old, energized by natural gas, 44,000 btuh and located at the basement. The 1-2 year old CAC condensing unit (containing the compressor) is located at the exterior.

Thermostat

Informational Conditions

- The thermostat(s) is operating properly. Not all functions pertaining to energy conservation and other programs are tested and are not reported on.

Heat Exchanger

Informational Conditions

- The heat exchanger is not visible. The flame characteristics, or other conditions do not suggest any compromise of the heat exchanger. A more intrusive or thorough examination or evaluation of the heat exchanger is beyond the scope of a home inspection.

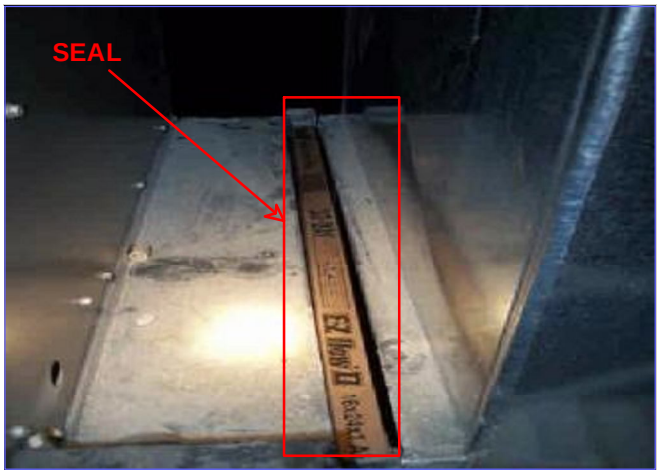
Air Filter

Informational Conditions

- The conventional disposable filter, 16x24x1 and is located at the return compartment. The filter is in acceptable condition and properly secured in place. The filter should be inspected monthly for a period of time after moving into the residence. Most homeowners will find cleaning/changing the filter every 3-4 months is adequate but we recommend changing the filter at least as often as the manufacturer recommends.

Exceptions

- The opening for the air filter is unsealed. This may allow unfiltered air to enter the system. Under certain circumstances this may also present issues with combustion air. We recommend the opening be properly sealed.



Vent Pipe

Informational Conditions

- ✶ The furnace vent pipe is functional.

Combustion-Air

Informational Conditions

- ✶ The combustion-air source for the gas-fired furnace is satisfactory.

Return-Air

Informational Conditions

- ✶ The safety disconnect switch at the blower compartment is functional. (The safety switch shuts off the heating system if the compartment door is open.)

Exceptions

- ❍ The return-air compartment and components are dirty, and dirt has passed beyond to contaminate the system, and should be cleaned.

Gas Valve and Connector

Informational Conditions

- ✶ The gas valve and connector appear to be in acceptable condition but are not operated as part of our inspection. In case the need arises, the gas can be shutoff by hand.

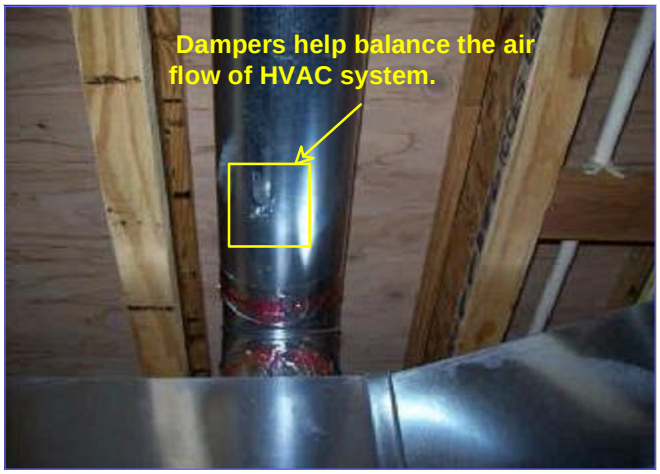
Ductwork

Functional Components and Conditions

- ✶ The air flow at the supply vents and return registers was adequate at the time of the inspection with exceptions noted. (Note; due to locations of vents and registers, furnishings, stored items, decorations, etc., we can not evaluate every vent and register.)

Informational Conditions

- ✶ There is more than one type of supply duct, but the ducts are predominantly a rigid type, insulated with fiberglass, and in acceptable condition.
- ✶ The inspection does not include any type of HVAC mechanical damper(s) and related equipment.



Forced Hot Air System Two & Evaluation

Overall Evaluation

Functional Components and Conditions

- The FHA heating system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months. The homeowner should be asked for helpful manuals, installation, maintenance and warranty information and documents

Informational Conditions

- The second floor, high-efficiency induced draft FHA furnace and evaporator coil are approximately 1-2 years old, energized by natural gas, approximately 66,000 btuh, located at the attic. The 1-2 year old CAC condensing unit (containing the compressor) is located at the exterior.

Thermostat

Informational Conditions

- The thermostat(s) is operating properly. Not all functions pertaining to energy conservation and other programs are tested and are not reported on.

Heat Exchanger

Informational Conditions

- The heat exchanger is not visible. The flame characteristics, or other conditions do not suggest any compromise of the heat exchanger. A more intrusive or thorough examination or evaluation of the heat exchanger is beyond the scope of a home inspection.

Air Filter

Informational Conditions

- The conventional disposable filter, approximately 16x25x1 and is located at the return compartment. The filter is in acceptable condition and properly secured in place. The filter should be inspected monthly for a period of time after moving into the residence. Most homeowners will find cleaning/changing the filter every 3-4 months is adequate but we recommend changing the filter at least as often as the manufacturer recommends.

Vent Pipe

Informational Conditions

- The furnace vent pipe is functional.

Combustion-Air

Functional Components and Conditions

- The combustion-air source for the furnace is satisfactory.

Return-Air

Functional Components and Conditions

- The safety disconnect switch at the blower compartment is functional. (The safety switch shuts off the heating system if the compartment door is open.)

Gas Valve and Connector

Informational Conditions

- The gas valve and connector appear to be in acceptable condition but are not operated as part of our inspection. In case the need arises, the gas can be shutoff by hand.

Ductwork

Informational Conditions

- The air flow at the supply vents and return registers was adequate at the time of the inspection with any exceptions noted. (Note; due to furnishings, stored items, decorations, vent and register locations, we can not evaluate every supply vent and return register.)
- There is more than one type of supply duct, but the ducts are predominantly a rigid type, insulated with fiberglass, and in acceptable condition.

Heat-A/C

There are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating

injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

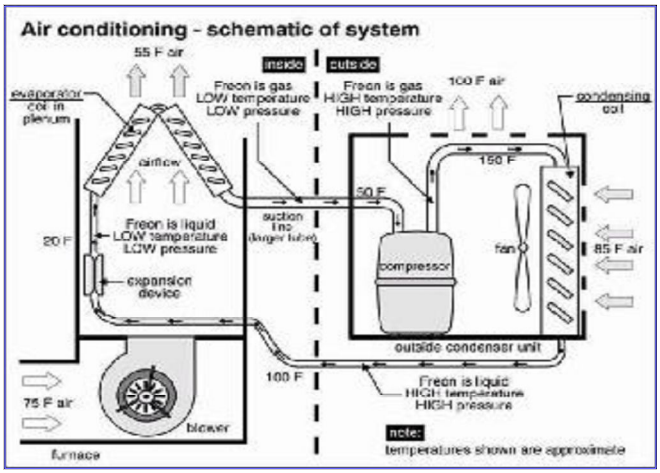
We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Air Conditioning System

Exclusions

Informational Conditions

- ❑ According to most manufacturers and air conditioning professionals, it is not recommended to operate an electric-gas compression central air conditioning system when the outdoor temperatures have not above 65 degrees for the 48 hour period prior. Low temperatures can inhibit the compressor proper lubrication, and cause damage. The conditions were not appropriate for operation of the air conditioning system, we recommend inspection and satisfactory operation when conditions are appropriate and/or a qualified technician. AC units maybe operated, weather permitting.) A satisfactory temperature differential is considered to be approximately 14 degrees which can be measured at the return air return and supply of the system(s). If the temperatures are about 6-10 degrees or 20-25 degrees, the unit(s) should be evaluated for repairs or replacement.



Condensing Coil

Components and Conditions Needing Service

- ❑ The larger, front CAC condensing unit is unlevel which can shorten its life expectancy. The unit should be re-leveled.

Primary AC System

Overall Evaluation - CAC

Informational Conditions

- The electrical disconnect at the condensing unit is in satisfactory condition. Our inspection does not including testing/operation of this equipment.

Refrigerant Lines

Informational Conditions

- The refrigerant lines are in acceptable condition where visible.

Condensate Discharge Pipe

Informational Conditions

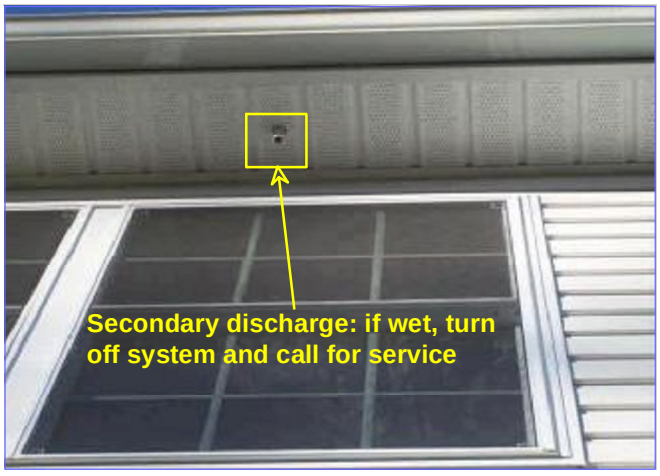
- The primary condensate drain line discharges into a condensate pump. Condensate pumps require routine maintenance and cleaning to ensure proper function. These pumps have a design life of approximately five years. Testing and operating the condensate pump is beyond the scope of a home inspection.

Secondary AC System

Evaporator Coil

Informational Conditions

- The drip pan and drain lines under the evaporator coil are properly installed although testing of these components is beyond the scope of a home inspection.



Refrigerant Lines

Informational Conditions

- The refrigerant lines are in acceptable condition.

Condensate Discharge Pipe

Informational Conditions

- The primary condensate pipe discharges at the exterior.

Service Disconnect

Informational Conditions

- The service disconnect is satisfactory.

Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate closet shelving, window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have may already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service, although such services can be ordered and conducted under a separate cover. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. We strongly recommend a detailed discussion with the seller and/or occupant who may have knowledge about the history of the dwelling. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Interior Areas

Interior Dwelling Information

Informational Conditions

- ✶ The residence contains 4 bedrooms and 3 bathrooms.
- ✶ The windows are primarily constructed of vinyl with dual glazing.
- ✶ The interior wall and ceiling material is primarily a gypsum board commonly referred to as drywall .
- ✶ The floor surface materials are primarily carpet and tile.

General Interior Conditions

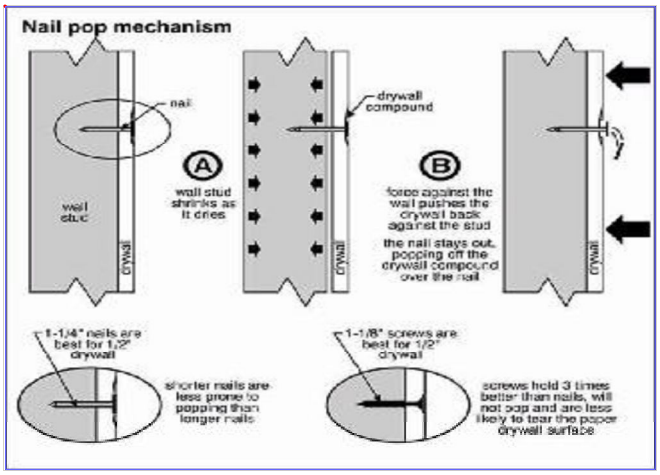
Informational Conditions

- ✶ Interior surfaces are generally in satisfactory condition. Normal wear and tear with some cosmetic defects are present, with exceptions are noted.
- ❑ Our inspection does not include the closet shelving. You should verify that fastening is in accordance with the manufacturer's recommendations.

Walls and Ceiling

Informational Conditions

- ✶ The wall and ceiling surfaces are generally in acceptable condition throughout the dwelling with typical cosmetic blemishes. Any noteworthy defects are reported in the room in which they are observed. Note; We do not move ceiling tiles, if present, during a home inspection.
- ✶ It is not uncommon for cracks to appear at structural connections, i.e. the upper corners of window and door openings for a period of approximately three years after new construction, renovations/remodeling. "Nail pops" are another issue in the years just after new construction, renovations or remodeling. These conditions are typically the result of minor settling and building materials arriving at a more stable moisture level/content (shrinking). Proper patching and refinishing of these areas will generally restore appearance but some cracking or blemishes may reoccur.



Floor

Informational Conditions

- ✶ The floors throughout are generally in satisfactory conditions. Exceptions and significantly conditions are noted in the areas where observed. Comment; Staining of carpets and cosmetic blemishes are not reported on and not a part of our inspection. We do not remove/lift up or otherwise disturb throw/area and wall to wall carpets.

Window(s)

Windows - Hardware and General

Exceptions

- ❍ In accordance with industry standards, we only test a representative sample of windows, at least one in each room whenever possible. Typically, due to furnishings, stored personal items, decorations, etc., we can not access, inspect and operate every window in every room. The inspection does not include testing of window screens, i.e., removal/installation nor opening/closing but only references to damage and/or missing screens are noted. The windows appear to be functioning properly, with any exceptions noted. At the pre-closing walkthrough inspection you should OBSERVE all accessible windows, and TEST at least every window in every bedroom to ensure that they facilitate an EMERGENCY EXIT. Note; children should be closely supervised near any window. Window screens are not a protective device to help prevent children from falling out a window. Special devices are available which should have approved safety release hardware. We recommend that you review with any jurisdictions having authority (fire and construction official, etc.) and the manufactures regarding the installation requirements and use. The use of these devices is your decision. More information about the recent law is http://www.njleg.state.nj.us/2006/Bills/A2500/2023_I1.HTM

Window Glazing

Informational Conditions

- ✶ At the time of construction and/or during renovations over the years, the installation of safety glass may have been required at some but not all locations. We recommend review by an established glazing contractor for replacement with safety glass.
- ✶ Comment: dual glazed windows, sliding glass doors, and skylights with failed hermetic seals are not always visible especially with dirty glass and rainy/wet inspection conditions. The hermetic seals performing satisfactorily now may fail in the near future or even some years from now.

Door(s)

Passage Doors

Informational Conditions

- ✶ The doors are in satisfactory condition with any exceptions noted.

Stair Component(s)

Stairs

Informational Conditions

- ✶ The stairs and handrails to the second floor are acceptable both in construction and condition for the estimated age of their installation.

Guardrail(s)

Informational Conditions

- ✶ The guardrails are in satisfactory condition.

Main Entry

Doors

Informational Conditions

- ❑ The door is functional.

Flooring

Informational Conditions

- ✶ The floor has no significant defects.

Walls and Ceiling

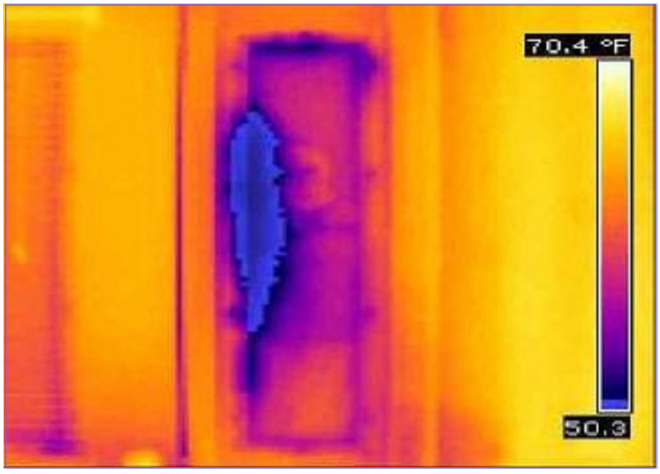
Informational Conditions

- ✶ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the side panel window. This condition will allow significant energy loss, and contribute to higher energy bills and should be corrected by a qualified contractor.



Lights

Functional Components and Conditions

✶ The lights are functional.

Living Room

Flooring

Informational Conditions

✶ The floor has no significant defects.

Walls and Ceiling

Informational Conditions

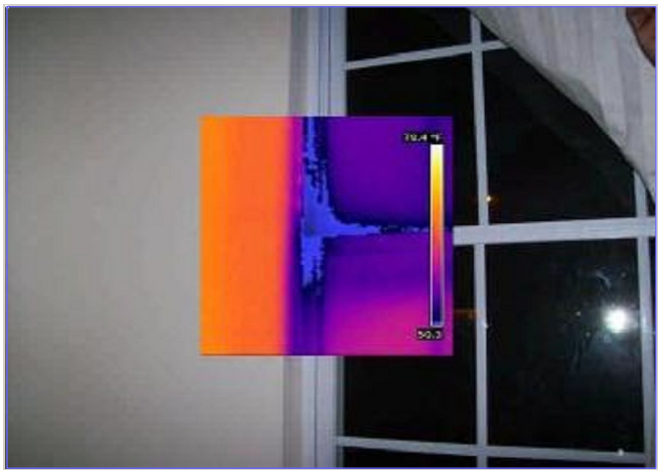
✶ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the corners of the windows. The window weather stripping and caulking are suspect. (The left side window nearest the front door does not close and seal properly.) These conditions will allow significant energy loss and contribute to higher energy bills, and should be corrected by a qualified contractor.



Outlets
Functional Components and Conditions

✶ The outlets that were tested are functional.

Breakfast Room

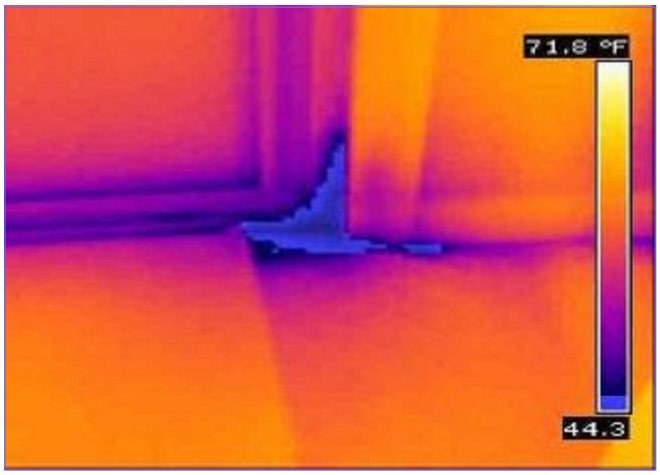
Doors

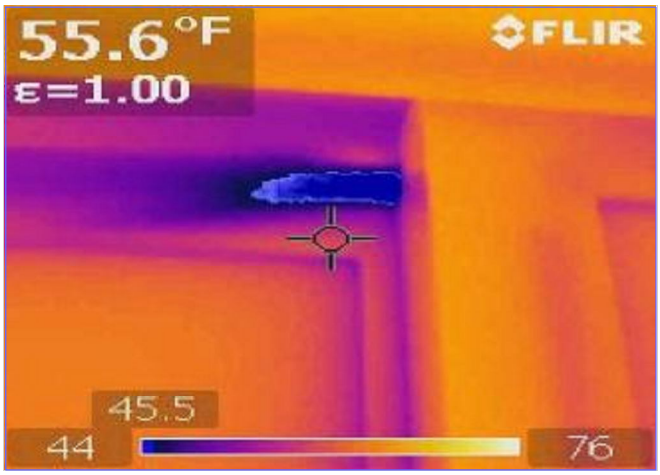
Functional Components and Conditions

✶ The door is functional.

Components and Conditions Needing Service

❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the upper and lower right hand corner. The weather stripping and caulking are suspect. These conditions will allow significant energy loss and contribute to higher energy bills and should be corrected by a qualified contractor.





Flooring

Informational Conditions

✶ The floor has no significant defects.

Walls and Ceiling

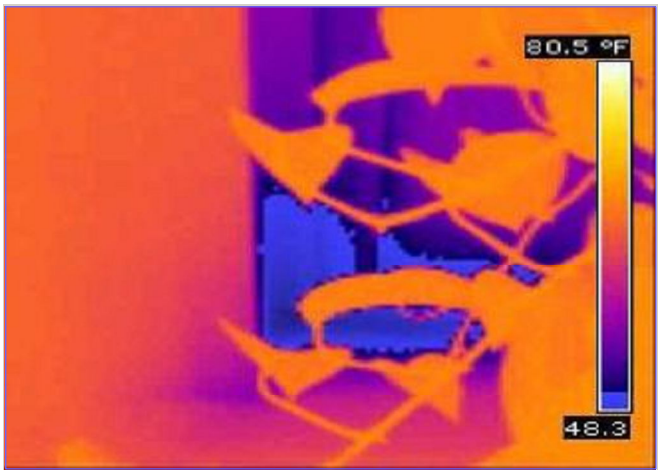
Informational Conditions

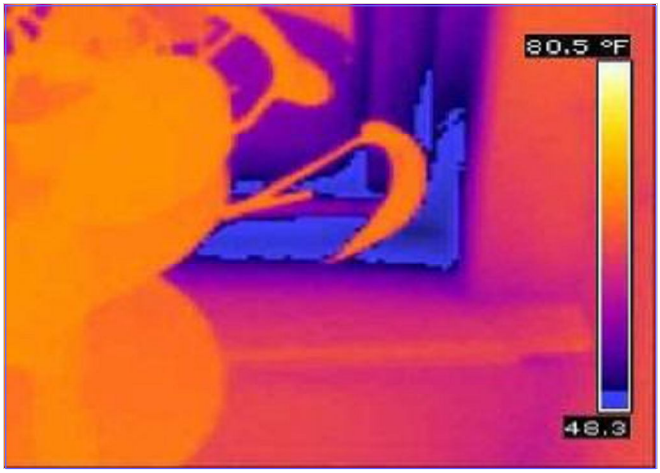
✶ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the corners of the windows. The window weather stripping and caulking are suspect. These conditions will allow significant energy loss and contribute to higher energy bills and should be corrected by a qualified contractor.





Outlets

Functional Components and Conditions

✶ The outlets that were tested are functional.

Second Floor Hallway

Overall Condition

Informational Conditions

✶ The second floor hallway is in satisfactory condition.

Master Bedroom

Doors

Informational Conditions

✶ The doors are functional.

Flooring

Informational Conditions

✶ The floor has no significant defects.

Walls & Ceiling

Informational Conditions

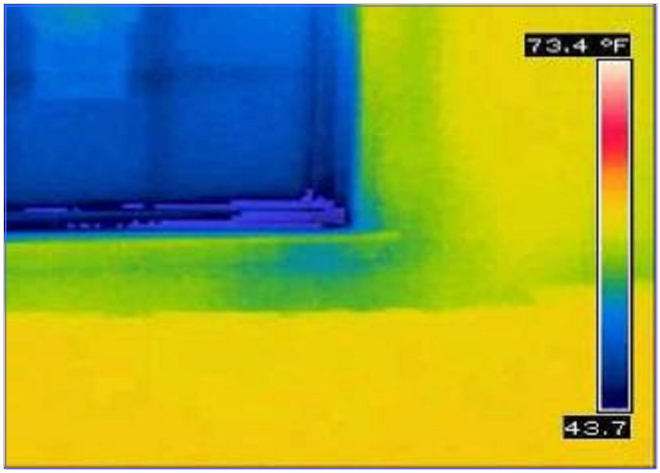
✶ The walls and ceiling are in acceptable condition.

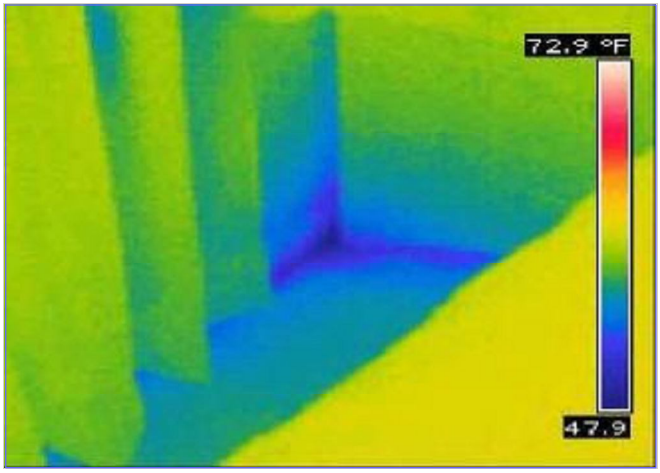
❖ Thermal image shows an exception (red color pattern) over the front windows. Missing/incorrect insulation is suspect and recommend verification, and correction to reduce energy costs.

Dual-Glazed Windows

Components and Conditions Needing Service

❖ The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the corners of the windows. The window weather stripping and caulking are suspect. The front wall area to the left of the window was cold, and wall insulation is suspect. These conditions will allow significant energy loss and contribute to higher energy bills, and should be corrected by a qualified contractor.





Lights

Functional Components and Conditions

✶ The lights are functional.

Outlets

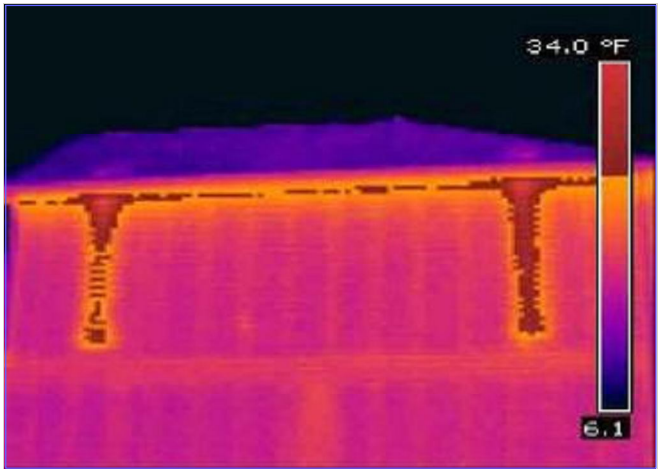
Functional Components and Conditions

✶ The outlets that were unobstructed and able to be tested are functional.

Ductwork

Components and Conditions Needing Service

❖ The infrared images displayed thermal patterns (dark red) associated with energy loss as viewed at the exterior right side wall. This condition will allow significant energy loss and contribute to higher energy bills, and should be evaluated, and corrected by a qualified contractor.

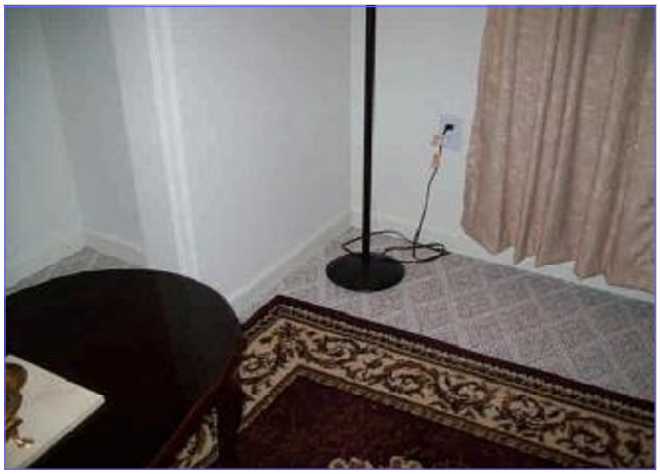


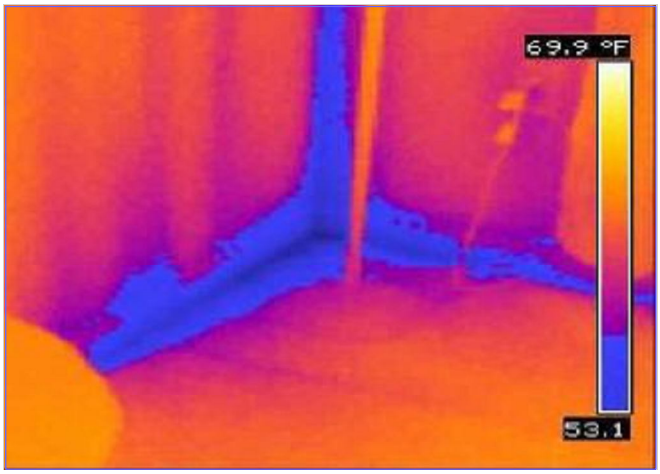
1st Guest Bedroom

Location

Components and Conditions Needing Service

❖ The first guest bedroom is located at the second floor left front side. The infrared images displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the lower front wall area next to the closet and wall insulation is suspect. These conditions will allow significant energy loss and contribute to higher energy bills, and should be corrected by a qualified contractor.





2nd Guest Bedroom

Location

Informational Conditions

- The second guest bedroom is located the second floor at the left rear side.

No recommended service

Informational Conditions

- We have evaluated the bedroom, and found it to be in acceptable condition.

3rd Guest Bedroom

No recommended service

Informational Conditions

- We have evaluated the bedroom, and found it to be in acceptable condition.

Fireplace

Our inspection of fireplaces and solid fuel burning appliances does not include the testing draft characteristics, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems, interior of flues, chimneys. We describe the type of fireplace(s), and/or solid fuel burning appliances; energy source, and any visible evidence of draft characteristics. The seller and/or occupant may have more detailed information about the history of the fireplace(s)/solid fuel burning appliances, and therefore we strongly recommend review with them. The operation of a fireplace can be rewarding and yet dangerous. Even if we report that the item(s) is/are in satisfactory condition at the time of inspection, a certified chimney specialist should be retained for evaluation which should include video-scanning before use.

Natural Gas Burning

Basic Information & Evaluation

Functional Components and Conditions

- The fireplace is functional.

Informational Conditions

- The natural gas fireplace is located in the living room.

Glass Doors
Functional Components and Conditions
- ✶ The fireplace glass doors are functional.

Hearth
Informational Conditions
- ✶ The hearth is in acceptable condition.

Exceptions
- ❍ We suggest adding a decorative barrier in front of the fireplace to prevent contact (small children and pets) with the glass doors or metal mesh screens, which become extremely hot when the fireplace is in operation.

Connector
Informational Conditions
- ✶ The gas connector and shut off valve were not visible due to design.

Kitchen

Kitchen Observations

Kitchen Basics
Informational Conditions
- ✶ We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, beverage coolers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by ungrounded conduits or extension cords.
- ✶ The kitchen countertop surface is plastic laminate. The countertop sink is stainless steel. The energy source for cooking is natural gas. The floor is tile.

Outlets
Functional Components and Conditions
- ✶ The outlet(s) in the kitchen that were tested are functional and include ground-fault protection.

Lights
Functional Components and Conditions
- ✶ The lights in the kitchen are functional.

Sink
Functional Components and Conditions
- ✶ The kitchen sink is functional and in satisfactory condition.

Counter Top
Informational Conditions
- ✶ The kitchen counter top is in satisfactory condition.

Cabinets
Informational Conditions
- ✶ The kitchen cabinets are functional, and do not have any significant damage. Minor adjustments of the hardware may be necessary. (We do not move stored items which limit our observation/evaluation of components)

Garbage Disposal
Informational Conditions
- ✶ There is no garbage disposal.

Dishwasher
Functional Components and Conditions
- ✶ The dishwasher is functional.

✶ The dishwasher is functional with an air gap created by a "high loop" established under the countertop. Lack of an air gap/high loop creates a potential drainage problem and health hazard.

Gas Range

Functional Components and Conditions

✶ The gas range is functional, but was neither calibrated nor tested for its performance.

Built-in Microwave

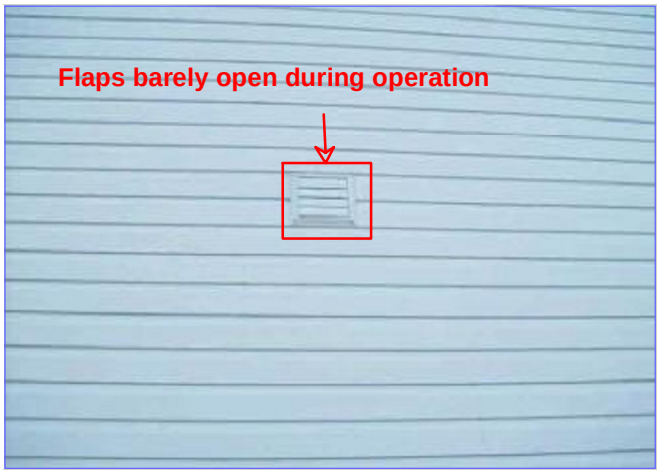
Informational Conditions

✶ The kitchen does not have a microwave oven built-in.

Ventilation

Components and Conditions Needing Service

❑ The kitchen exhaust fan is functional, but its exhaust duct did not produce adequate air flow to the exterior. A qualified technician should evaluate and correct this condition.



Walls - Ceiling - Flooring

Informational Conditions

✶ The walls, ceiling and floor in the kitchen are in satisfactory condition.

Windows

Informational Conditions

✶ The window(s) are in satisfactory condition.

Bathrooms

It is our policiy not to comment on cosmetic deficiencies unless they are severe and may effect the life expectancy and/or function of the component, and our service does not include an evaluation of window treatments, steam showers and saunas, nor do we leak-test shower pans.

Powder Room Bathroom

Location & Overall Conditions

Functional Components and Conditions

✶ This bathroom is in overall satisfactory condition with any exceptions or upgrade recommendations noted.

Informational Conditions

✶ The bathroom is located on the first floor.

✶ The pedestal sink is china with a porcelain surface. The toilet is china with a porcelain surface. The floor is ceramic or glazed tile.

Walls & Ceiling
Informational Conditions
- ✶ The walls and ceiling are in satisfactory condition.

Flooring
Informational Conditions
- ✶ The bathroom floor is in satisfactory condition.

Electrical
Functional Components and Conditions
- ✶ The bathroom outlet(s) are functional and include ground-fault protection which should be tested per the manufacture's recommendations.

Bathroom Ventilation
Functional Components and Conditions
- ✶ The bathroom exhaust fan is functional.

Door(s)
Informational Conditions
- ✶ The bathroom door is in satisfactory condition.

Sinks
Functional Components and Conditions
- ✶ The bathroom sink and its components are functional.

Toilet
Functional Components and Conditions
- ✶ The toilet is functional.

Master Bathroom

Location & Overall Conditions
Informational Conditions
- ✶ The bathroom countertop is plastic laminate. The bathroom countertop sink(s) is stamped steel with a porcelain surface. The toilet material is china with a porcelain surface. The bathtub is fiberglass.

Walls & Ceiling
Informational Conditions
- ✶ The walls and ceiling are in satisfactory condition.

Components and Conditions Needing Service
- ❑ Several sheetrock nails have popped through the surface, and should be repaired.

Flooring
Informational Conditions
✶ The bathroom floor is in satisfactory condition.

Electrical
Informational Conditions
✶ The bathroom outlet(s) are functional and include ground-fault protection which should be tested per the manufacture's recommendations.

Bathroom Ventilation
Informational Conditions
✶ The bathroom exhaust fan is functional.

Doors
Informational Conditions
✶ The bathroom door is in satisfactory condition.

Windows
Informational Conditions
✶ The window(s) are in satisfactory condition.

Countertop
Informational Conditions
✶ The countertop is in acceptable condition.

Cabinets
Functional Components and Conditions
✶ The bathroom cabinets are functional.

Sinks
Informational Conditions
✶ The bathroom sink and its components are functional.

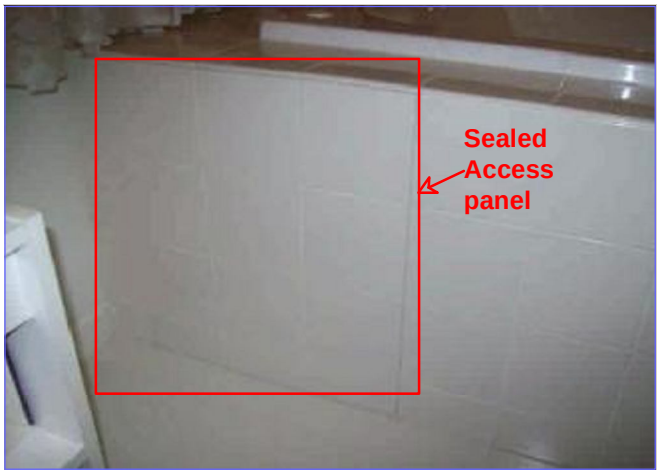
Toilet
Informational Conditions
✶ The toilet is functional.

Caulking
Informational Conditions
✶ TIP - Caulking around tubs, showers, sinks, etc. is an item that should be on every homeowner's "list of things to do" for routine and regular property maintenance. A silicone base (our favorite) caulking material should be used to seal the gaps and penetrations after removing the existing caulk and properly preparing the surface(s). The purpose of this is to prevent moisture from entering and damaging the underlying materials.

Tub
Functional Components and Conditions
✶ The tub and its components are functional.

Stall Shower
Functional Components and Conditions
✶ The stall shower is functional. Our inspection does not include testing of the shower pan.
✶ The glass enclosure is safety labeled as required by current standards.

Whirlpool Bath
Components and Conditions Needing Service
❖ The access panel to service the hydromassage bath motor has been sealed. The access should be installed per the manufacturer's installation manual, as it will need to be provided when repairs/service work are necessary.



❖ The water flow at the two rear jets was inadequate and unsatisfactory. Further evaluation and repairs by a qualified technician are recommended.

Guest Bathroom Two

Location & Overall Conditions

Informational Conditions

✶ The bathroom is located on the second floor hallway.
✶ The bathroom countertop material is: plastic laminate.
The bathroom countertop sink(s) material is: stamped steel with a porcelain surface.
The toilet material is china with a porcelain surface.
The bathtub material is: stamped steel with a porcelain surface.
The shower wall material is: ceramic or glazed tile.
The bathroom floor material is: ceramic or glazed tile.

Walls & Ceiling

Informational Conditions

✶ The walls and ceiling are in satisfactory condition.

Flooring
Informational Conditions
✶ The bathroom floor is in satisfactory condition.
Electrical
Functional Components and Conditions
✶ The bathroom outlet(s) are functional and include ground-fault protection which should be tested per the manufacturer's recommendations.
Bathroom Ventilation
Exceptions
❑ Ventilation is provided by an operable window. Because windows are often not used to provide proper ventilation in bathrooms, we recommend upgrading to an exhaust fan which will transport moist air and odors to the exterior.
Doors
Informational Conditions
✶ The bathroom door is in satisfactory condition.
Windows
Informational Conditions
✶ The window is satisfactory condition.
Countertop
Informational Conditions
✶ The countertop is in acceptable condition.
Cabinets
Functional Components and Conditions
✶ The bathroom cabinets are functional.
Sinks
Functional Components and Conditions
✶ The bathroom sink and its components are functional.
Toilet
Informational Conditions
✶ The toilet is functional.
Caulking
Informational Conditions
✶ TIP - Caulking around tubs, showers, sinks, etc. is an item that should be on every homeowner's "list of things to do" for routine and regular property maintenance. A silicone base (our favorite) caulking material should be used to seal the gaps and penetrations after removing the existing caulk and properly preparing the surface(s). The purpose of this is to prevent moisture from entering and damaging the underlying materials.
Tub-Shower
Functional Components and Conditions
✶ The tub/shower is functional.

Laundry

Our inspection of the interior common space is the same as that of the living space, the extent of which has already been described, and includes the visibly accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not comment on cosmetic deficiencies, or the normal wear and tear that is associated with usage and the passage of time. However, we may comment on cracks that commonly result from movement, and which you should have a specialist evaluate. In accordance with industry standards, we did not test the washer, the dryer, the water connectors, or the drain line, overflow pan (if present). However, you should be aware that many modern washing machines discharge a greater volume of water than some older drain lines can handle, and that water may back up and overflow. Satisfactory operation of the clothes washer and dryer should be verified before the close of escrow.

Laundry Area

General Laundry Room Information

Informational Conditions

- ✶ In accordance with industry standards, we did not test the washer, the dryer, the water connectors, or the drain line. However, you should be aware that many modern washing machines discharge a greater volume of water than some older drain lines can handle, and that water may back up and overflow.
- ✶ Consumer Product Safety Commission
  Overheated Clothes Dryers Can Cause Fires
  CPSC Document # 5022
  Updated June 2003
  The U.S. Consumer Product Safety Commission estimates that in 1998, clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers. CLEAN THE LINT FILTER REGULARLY.
  Warning Signs: Clothing takes unusually longer to dry, clothing is hotter than usual at the end of the cycle, outside of the dryer is hot, the damper/flapper on the exterior partially opens, the laundry room is warmer/more humid, burnt smells in laundry room.
  To help prevent fires: Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
  Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
  Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
  Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.
  Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.
- ✶ The energy source for the clothes dryer is natural gas.

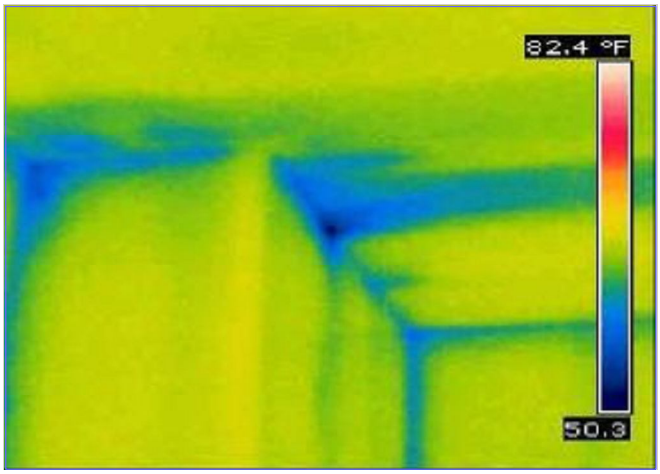
Walls - Ceiling - Floor

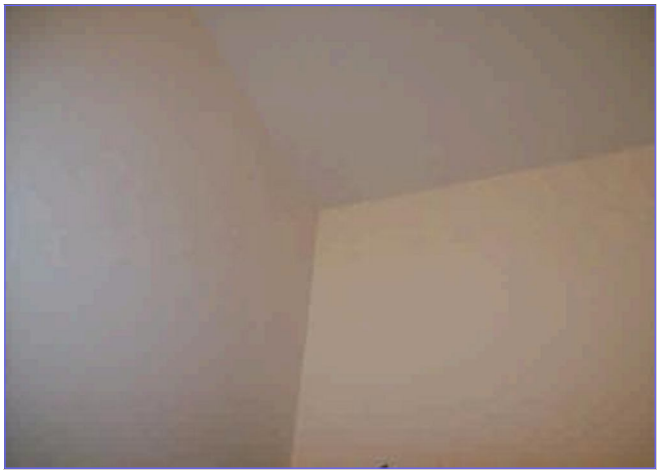
Informational Conditions

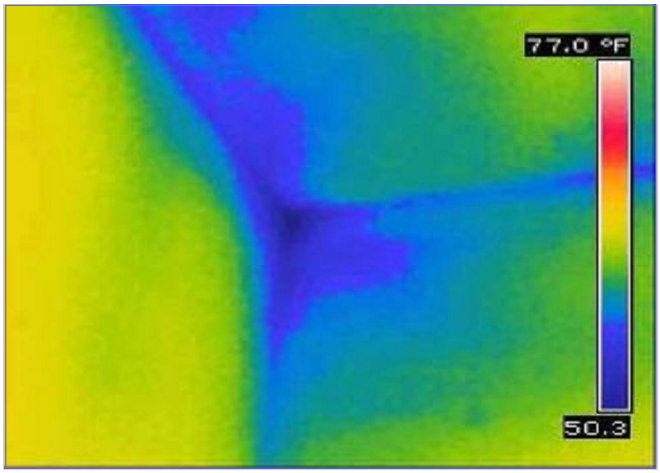
- ✶ The walls, ceiling and flooring in the laundry area are in satisfactory condition.

Components and Conditions Needing Service

- ❑ The infrared image displayed thermal patterns (dark blue/purple) associated with cold air infiltration at the reported previous repaired ceiling area. These conditions will allow energy loss, possible water supply pipe freeze and related damage, and should be corrected by a qualified contractor.







Sink

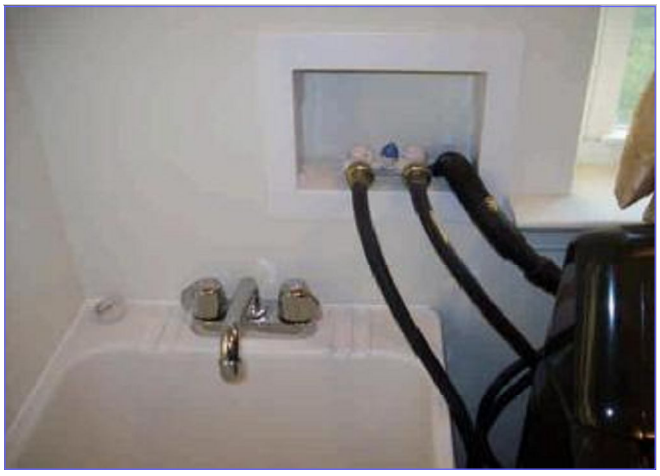
Informational Conditions

✶ The sink is functional.

Plumbing

Informational Conditions

❑ We recommend upgrading the water supply hoses to the burst resistant type typically consisting of stainless steel braided to help prevent damage from leakage.



✶ The Watts IntelliFlow Automatic No. 2 (A2C-M) is equipped with a state of the art electric current sensing device. When the washer is turned on, the device senses the current flow to the washer. When the shut-off valves are left on, the constant water pressure can cause hose fatigue. This can increase the potential for leakage or a burst hose. Upon completion of the full wash cycle when the washer shuts off, the device will sense the lack of current and close the water valves. Such automatic operation protects against a water damage repair situation should a washing machine inlet hose burst while the machine is unattended. More information can be obtained at http://www.watts.com/pdf/f-intelliflow.pdf (We have provided this information as a courtesy, and have no affiliation with this company.)

Gas Valve and Connector

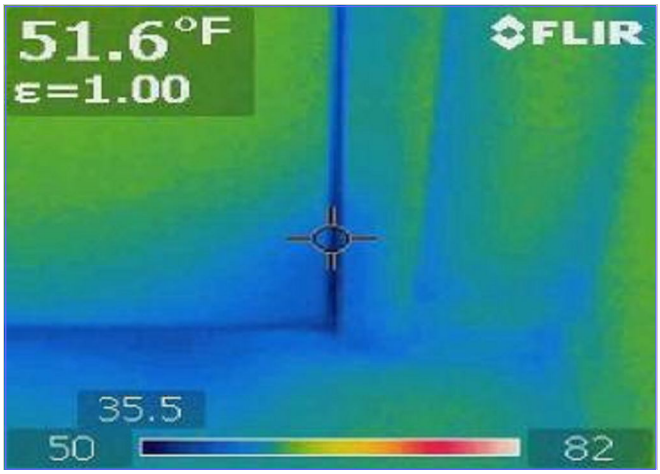
Informational Conditions

✶ The gas shut-off valve and connector appear to be in acceptable condition but are not operated as part of our inspection. In case the need arises, the gas can be shutoff by hand.

Doors

Components and Conditions Needing Service

❑ The weatherstripping at the bottom of the door is damaged, and should be repaired/replaced.



Garage

Double-Car Garage

Garage Basic Information and Access

Informational Conditions

- The garage is attached to the dwelling. The garage is designed for: 2 vehicle(s). The garage wall material is masonry block framed with wood studs. The garage floor material is: concrete slab-on-grade. The garage door are is operated automatically.

Walls and Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition.

Floor

Informational Conditions

- The garage slab, where visible, is in functional condition. Small cracks are common and result as a consequence of the curing process, common settling, or the presence expansive soils, but are usually not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab. Review with the seller about the history of the cracks, which should be sealed and monitored.

Firewall Separation

Informational Conditions

- There is a firewall separation in the garage which appears to be properly constructed. (Garages typically have excess stored items which obstruct our observation and evaluation of the firewall) Testing of the firewall is beyond the scope of a home inspection.

Entry Door Into the House

Exceptions

- The house entry door is metal which is typically rated for fire-safety approval. We recommend that the door have a self-closing mechanism as an added measure of safety.

Garage Door and Hardware

Functional Components and Conditions

- The garage door springs are equipped with safety restraint cables designed to restrain the counterbalance springs in the event of detachment or breakage. We do not test the effectiveness of the restraint cable installation but will note the absence of the cables.

Informational Conditions

- ✶ Garage door(s) and all related equipment should be properly maintained including but not limited to door opener, operation and spring inspection, counterbalance spring containment, wall station push button and photoelectric eye location, contact and non contact reversal. Poorly maintained equipment can lead to damage, entrapment, injury and even death to humans and pets. We suggest that a garage door contractor periodically inspect all equipment. More information about the history of the door should be obtained from the seller, and can be obtained by visiting http://www.dasma.com/SafetyGDMaint.asp, http://www.dasma.com/default.asp, http://www.nsc.org/, www.cpsc.gov, and The Industry Coalition for Automatic Garage Door Opener Safety. (Rolling Codes. Some thieves are able to "record" your transmitter's signal. Later, after you're gone, they replay that signal and open your door. However, if your transmitter (the remote control) has rolling code technology, the code changes after every use. This renders the thieves' controls useless. Contact your garage door opener manufacturer or your local garage door dealer for more information.)
  Lubrication of the moving parts per the manufacturer is recommended. White lithium grease is a favorite of ours.

Automatic Opener

Components and Conditions Needing Service

- ❍ The garage door openers are functional, but do not auto-reverse under pressure. This important safety feature be provided by adjustment of the existing equipment.
- ❍ The garage door openers are powered by an extension cords. Current standards require the door opener's plug be connected directly into an outlet. A license electrician should make all necessary repairs.

Electrical

Informational Conditions

- ✶ The garage outlet has ground fault protection, which is a required safety feature.

Notes

Our intention is to provide our clients with as much information about the inspected property as possible in a relatively short period of time. If you become overwhelmed with the multitude of systems, components, features, and of course, our findings, please contact our office, and the inspector will gladly discuss them in further detail. During the course of our inspection it is almost a certainty that we will observe items that we feel are deficient, require repairs or should receive upgrades. Many of our recommendations are the result of changes in building methods and materials since the original construction of the dwelling inspected. Items that we feel are in need of more immediate attention, particularly those with possible health and/or safety consequences, and/or major cost items that would require repair in the near future are listed in our Summary Inspection Report. Every inspector, every individual, will look at different information contained within a report with a different perception of its importance. Some items that we feel require deferred or even routine maintenance you may feel are important enough they should be included in the Summary Inspection Report, or, on the other hand, some items we include in the Summary are of little concern to you. There will always be these differences in perception and please feel free to discuss them with us if of concern to you upon receipt of your report.

General Information

Common and Important Notices

Informational Conditions

- ✶ Private contractors and public utility companies offer service plans with various coverage available to homeowners with natural gas appliances. We recommend you review the plans, and select one most suited to individual needs and budget. In many instances, the cost of replacement is significant and may have been avoided if a such a plan or plans were implemented. Review the safety information from New Jersey Natural Gas Company at http://www1.njng.com/safety/.

- Energy consumption, conservation and analysis have become hot topics. More information about New Jersey's energy program can be found at http://www.njcleanenergy.com/html/1residential/6_njes_nexus.html, http://www1.eere.energy.gov/consumer/tips/pdfs/energy_savers.pdf
- Our inspection does not include built-in vacuum systems. If present, whether partial or fully intact, you should consult with seller for more information and satisfactory demonstration.
- The inspection of burglar alarm systems and related equipment is beyond the scope of our home inspection. Comment; local jurisdictions may impose fines for false alarms, and you should contact local authorities for further clarification.

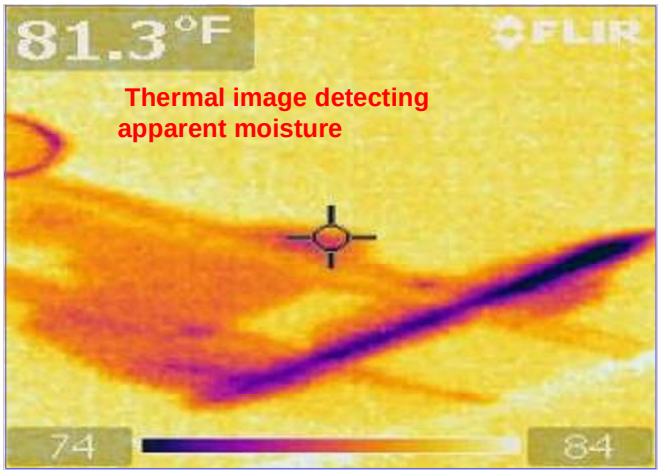
- Our inspection and related recommendations/suggestions are not legal advice. We provide information related to the inspection to help you formulate an evaluation and opinion of the subject premises. The inspection reports provided herein should be reviewed by your legal counsel prior to closing. By accepting inspection reports, you agree to the terms of the pre-inspection agreement which you have previously reviewed and signed. We are not responsible for language interpretations, i.e., English, Spanish, Chinese, Japanese, etc. Retain a specialist for interpretation of the report.
- We may provide photographs and diagrams which may illustrate specific and/or general conditions at the time of the inspection but should not be relied upon as an engineer nor a comprehensive/complete illustration of the depicted component/system/feature/conditions, and related comment(s). For example, a shower may have loose tiles at the tub spout and rear wall, but we may use only one photo. A diagram may show features not present on the appliance in question. In addition, local jurisdictions maybe more strict than national standards, and therefore a diagram/photo would not be an accurate representation of the defect and/or repair.
- You have requested us to conduct a limited visual inspection of the readily accessible systems, features and components installed at the home. Our inspection is not a warranty/guarantee of the home and its appliances which will eventually breakdown, requiring repairs or replacement, sometimes, not for years after the inspection, and even weeks just after. Several public and private contractors offer various types of protection plans. Discussion with the seller about any plans which maybe enforce is recommended. We always recommend you consider purchasing a plan and read it thoroughly, as most companies have numerous disclaimers, exemptions, and items/conditions which are NOT covered. American Home Shield, (www.americanhomeshield.com), HSA (http://www.onlinehsa.com/) and HMS (www.hmsnet.com), American Home Warranty (http://www.ahomewarranty.com/) are popular companies and you should review other contractors as well.
- Low voltage electrical devices and systems are excluded from our inspection and are not included in this report. If their function is of concern, they should be satisfactory demonstrated by the seller, and/or evaluated by a technician specializing in that particular equipment.

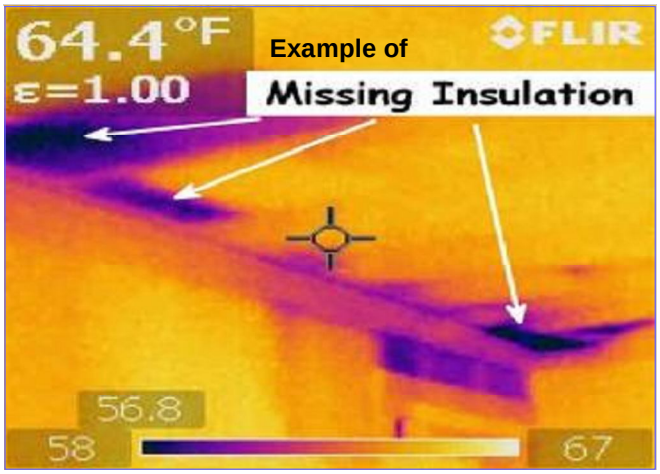
- Landscaping or building on your property can be great, but before anyone disturbs the exterior site and grounds, you need to be sure it's safe. Protect yourself, any workers or contractors and your property - call before you dig to find out where underground utility lines are buried. If you puncture fuel supply lines, natural gas, propane, electric power, water, sewer, cable television or telephone lines with digging tools or equipment, you could be seriously injured, and you may be liable for injuries and/or repair costs. More information can be obtained by contacting your local jurisdiction, calling 1-800-272-1000 and http://www.conectiv.com/civ/safety/safety_digging.cfm and http://www.conectiv.com/civ/safety/pdfs/ae_work_safely.pdf
- SUPPORT AFTER THE INSPECTION
  Re-Inspection Policy: The re-inspection fee is a minimum fee of $120 for the first hour, and $120 for any portion of the next hour(s). You must provide a list of items to be reinspected.
  Your Questions: I'll do my best to answer your questions during and after the inspection. You must read all of the reports. I am available during the evening, but not always. Most questions can be answered in one call, but sometimes I have to go back to the office to look over your report. I'll try to answer any question the day you ask it.
  The Questions Of Others: If a third party calls us with questions about your inspection, (I will need written permission to discuss the reports) I'll politely inform them that I can't talk about your inspection unless you're a part of the conversation. I'll suggest that they call me back after setting up a conference call with you.
- Our inspection does not include any type of representation about the insurability of the building. You should discuss in detail with your insurance agent and carrier about eligibility of coverage options.
- ABOUT INFRARED THERMAL IMAGING (ITI) TECHNOLOGY
  A Full House Inspection Company LLC offer a distinct advantage to you over typical inspectors who lack Infrared Thermal Imaging (ITI) Technology and training. ITI technology has the potential to help you save hundreds, or even thousands, of dollars per year by identifying moisture, HVAC, insulation, plumbing, electrical, structural issues before they pose a bigger risk to your fiscal or physical well -being. Example photos are included for illustration purposes only.

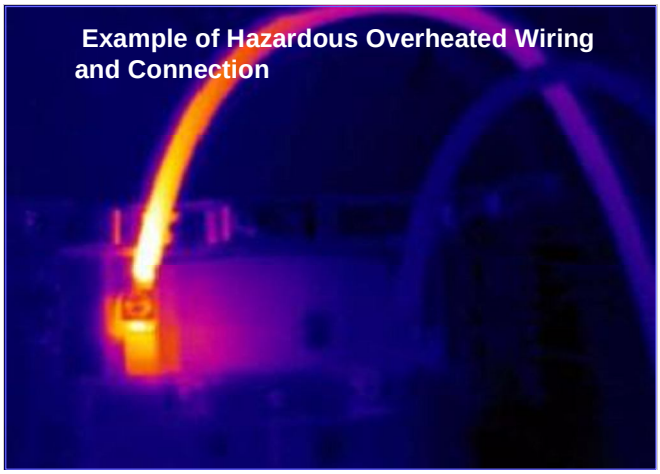
  What is Infrared Thermal Imaging?
  With ITI technology, we can detect, display, and document thermal patterns across a surface of the scanned item. The inspector is conducting a qualitative survey only, meaning that he is searching for differences in the thermal patterns displayed on the camera. Quantitative thermography, recording and interpreting of temperatures, is not conducted, and beyond the scope of level one thermography. The camera can detect light beyond the spectrum of "natural light" (which is the light that bounces off all objects we can see under the sun or under a light bulb), and measure the temperature variances of a surface to determine where heat, cold, moisture and even mold can be occurring in undesirable places. Because everything has a surface temperature, ITI technology allows the thermographer to see the variances in those surface temperatures. The variances are represented by different color tones with the color black representing the coldest temperatures and the color white representing the hottest temperatures. Any color in the red, orange and yellow hues represents warmth while color in the green, purple and blue hues represents cooler temperatures.

  Why is Infrared Thermal Imaging vital to your home inspection?
  As human beings, we are limited to seeing light only in the visible spectrum called white light. This is the light that bounces off everyday objects whether that light is being emitted by our Sun or an artificial source such as a light bulb. Without assistance from technology, we are unable to see surface temperature variances, and with the technology, is the ability to see these variances that allows us to more-accurately identify potential, and immediate, problems in your home that would have otherwise been undetected. The unique aspect of seeing surface temperature variances is that such variances can be caused by issues that may lie below the surface of a floor, behind a wall, or above a ceiling - places that are "out of sight" and are thus out-of-mind. Also, surface temperature variances can be caused by airflow such as cold air seeping through walls, ceilings, under a door or air leaking from central air ducts. The air itself changes the surface temperature of objects that come in contact with the air. Surface temperatures can also be changed by living organisms such as mold, mildew and household pests. Because these organisms often thrive in places that cannot be seen by the naked eye (such as behind walls), the use of ITI technology allows us to

pinpoint exactly where a problem area is in your home without the need for any immediate invasive damage to the structure of your home.
Finally, thermal imaging technology allows us to more-accurately identify damage to your home's electrical systems. By being able to pinpoint "hot spots" in electrical panels/load centers/fuse boxes and household wiring, we can provide you and your electrician with detailed imagery that will help the electrician to identify unsafe defects and make repairs more quickly to save you money.
In short, ITI technology is purposefully designed to provide you with a level of service that increases the speed by which many household problems can be identified, reduces the collateral damage required to fix those problems, increases the accuracy rate of correctly identifying problems, and helps you to catch small problems sooner so that don't become expensive or unmanageable problems that can affect your family's health and your financial well being. The US Department of Energy recommends the use of thermography to assist homeowners:
http://www.eere.energy.gov/consumer/your_home/energy_audits/index.cfm/mytopic=11200
Limitations:
Neither the cameras nor the thermographer have x-ray vision. Thermography is not a "magic bullet" but is used in conjunction with other technology, experience and other qualified specialists to help identify issues and concerns during the survey process. The thermographer is not qualified to determine the cause of any apparent problems and or conditions related to the desired survey(s) requested in the pre-inspection agreement. Even through infrared thermal imaging utilizes advance diagnostic equipment, there is no guarantee, neither express nor implied, of accuracy. There are limitations to performing thermography, including, but not limited to, weather, camera limitations, emissivity, on-site conditions and viewing angle. A direct line of sight is required for a reliable survey. The thermal imaging camera does not "see" through surfaces, walls, windows, doors, floors, components or anything in its field of view. Without a direct line of sight and viewing angle, the apparent findings may be less accurate. Conditions may change and cause the apparent findings revealed on thermal images to be different at any given time. The infrared thermal imaging camera does not completely remove the risks of concealed damage. Stored items, windows, floor and wall coverings and other conditions may prevent accurate assessment of these areas. The Company does not remove obstructions, including but not limited to: floor and wall coverings nor move furniture, open walls, ceilings, panels, hatches, covers, stored items, appliances. The infrared survey is not a mold survey. Infrared surveys can be used to find moisture which is a necessary element for mold growth to occur but will not directly detect the presence of mold. Additional photos and comments will be provided if you order the thermal imaging services. THE FOUR PHOTOS BELOW ARE EXAMPLES ONLY.







- ITI Scan Results: The residence was surveyed for electrical, HVAC system, moisture and insulation issues only, per the addendum. Thermal images show exceptions in the inspected area of the residence.) Moisture meter confirmed that the dark blue/purple areas have low moisture levels. Suspect insulation conditions (missing, voids, damaged) are apparent, unless otherwise noted.
- The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in the preinspection agreement, and discussed on site, the inspection does not include this type of service, and do not evaluate safety systems, such as fire suppression and compliance with ADA standards.

Wood Destroying Insects and Other Pests

Informational Conditions

- Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Smoke & Carbon Monoxide Detectors

Informational Conditions

- N.B. 5:70-2.3 states smoke detectors are required in all one and two-family dwellings as follows: on each level of the premises and outside of each separate sleeping area. A certification that smoke detectors are properly located and functioning is required for each purchase transaction. Many municipalities or jurisdictions may have additional and locally determined requirements to obtain a "Certificate of Occupancy". We recommend contacting the local jurisdiction for additional information on any/all requirements for obtaining a Certificate of Occupancy. More information about smoke detectors and fire safety can be obtained at http://www.state.nj.us/dca/publications/dfs/smokedetectors.pdf and http://www.cpsc.gov/CPSCPUB/PUBS/556.pdf. and http://www.cpsc.gov/cpscpub/pubs/5077.html
- Carbon monoxide or CO is a toxic gas that is produced when fuels such as gasoline, oil, propane, kerosene, coal, wood and natural gas do not have an adequate supply of oxygen to burn completely. When CO is breathed into the body, it combines with the body's blood and prevents it from absorbing oxygen. High levels of carbon monoxide can be fatal. Common sources of CO poisoning include: malfunctioning heating equipment, blocked chimneys indoor use of barbecue grills, using cooking appliances for heating purposes, sitting inside an idling vehicle for a prolonged period of time, repairing or running engines, such as vehicles, lawnmowers and snow blowers, in an attached garage. Symptoms of CO poisoning are often mistaken for the flu -- severe headaches, nausea, vomiting and sleepiness. One difference is that with CO poisoning there is usually no fever, and symptoms tend to clear up when you go outside and breathe fresh air. CO poisoning also affects pets.

Effective April 7, 2003 all one and two family homes "must be equipped with a properly installed carbon monoxide detector/alarm prior to closing (purchase transaction) or leasing". we recommend installing carbon monoxide detectors in the home where recommended by local officials and the manufacturers. More information can be obtained at http://www.epa.gov/airtrends/carbon.html

- Our inspection does not include any type of heat/flame-sensor/detector and sprinkler systems, fire-safety alarms and related equipment, etc. We recommend you retain a specialist for evaluation.
- As of November 1, 2005, the law will requires the seller or landlord to provide a smoke detector,carbon monoxide detector and portable fire extinguisher (placed 10 feet of the kitchen area) as part of a change of occupancy. The law requires that upon a sale, lease or transfer of a building with fewer than 3 units must be equipped with a portable fire extinguisher. For more exact information regarding this new law, please consult with your attorney and local fire official, and http://www.njleg.state.nj.us/2004/Bills/S1500/1294_R2.PDF. Common sense dictates that the kitchen, garage, heating plant and water heater locations would be desirable, however, the location and number of these devices is your decision. Our inspection does not include the type/location/size and fastening to the residence.

Environmental

Asbestos Issues

Informational Conditions

- Our inspection does not include the verification/presence of asbestos, although we may point out items that appear to be ACM. We are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], asbestos content can only be confirmed by laboratory analysis. In many products, asbestos is not likely to be released into the air without alteration, modification, drilling, sanding, sawing, scraping, removal of the suspected installation. Encapsulation and/or removal are the typical solutions. We are not licensed asbestos abatement contractors and cannot give the advice that they are qualified to present. We recommend consulting with a licensed asbestos abatement contractor for additional information or services. More information is available at the United States Government Environmental Protection Agency's website: http://www.epa.gov/oppt/asbestos/ashome.html and NJDEP: http://www.nj.gov/dep/dshw/rrtp/asbestos.htm.

Mold - Lead Paint - Radon Gas - Misc

Informational Conditions

- Although we specifically disclaim the inspection of and for all biological pollutants, we attempt to provide more useful information to our clients. The inspector may provide a photo of an area of concern for your benefit. Commenting on the presence of a mold/fungus-like substance does not mean an evaluation was conducted. Nor does it imply that the inspector has gone beyond the scope of a home inspection. Generally, cleaning the area with the appropriate materials, removal of the affected materials and eliminating the source of moisture may help to resolve the condition. We may note that some substances appear to be a mold/fungus type substance, but are not qualified to expertly discuss the topic in its entirety. According to the State of New Jersey, Environmental Protection Agency, common biological pollutants are animal dander (minute scales from hair, feathers or skin), dust mites, cockroach parts, fungi (mold), infectious agents (bacteria or viruses) and pollen which we disclaim. Biological pollutants can travel through the air and are often invisible, are or were living organisms. They promote poor indoor air quality, and may be a major cause of lost days from work/school, and of a doctor/hospital visits. In some cases, damage to building materials has been sustained, resulting in significant repair costs. Mold, and its related topics/issues, have become a buzz-word, and controversial issue, as the fact is, there are no acceptable/unacceptable levels of biological pollutants set by the Center for Disease Control, the EPA or any other accepted source. We believe that testing for biological pollutants, and interpretation the results, should be the responsibility of the experts in the field, such as immunologist and toxicologists. We do not conduct testing for indoor air quality, biological pollutants, nor do we perform mitigation/remediation, but will try to assist you in providing additional resources. We are not required to determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air and specifically disclaim them. The EPA states "there is no simple and cheap way to sample the air in

your home to determine the level of all biological pollutants. Experts suggest that sampling for biological pollutants is not a useful problem solving tool. Even if you had your home tested, it is almost impossible to know which biological pollutant(s) cause various symptoms or health problems. The amount of most biological substances required to cause disease is unknown and varies from one person to the next:" Additional information is available from The EPA: "A Brief Guide to Mold, Moisture and Your Home", publication # EPA 402-K-02-003, U.S. Environmental Protection Agency Office of Air and Radiation Indoor Environments Division 1200 Pennsylvania Avenue Mailcode: 6609J Washington, DC 20460 www.epa.gov/iaq
the Consumer Products Safety Commission, the American Lung Association, and the CDC. Suggested Reading: "Biological Pollutants in Your Home" prepared by the Consumer Product Safety Commission (CPSC) and the American Lung Association . This booklet is available by calling 800-438-4318, or through the internet at: http://www.epa.gov/iaq/pubs/bio_1.html. Additional internet resources: http://www.epa.gov/iaq/molds/moldresources.html and http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm, and http://www.epa.gov/iaq/molds/, and http://www.cpsc.gov/cpscpub/pubs/iaq.html

- ✶ As of December 6, 1996, all house sellers and landlords will be required to tell prospective buyers and tenants about possible lead-based paint in any dwelling built before 1978. The federal requirement, which started applying to multiple-unit dwellings Sept. 6, is part of the Residential Lead-Based Paint Hazard Reduction Act. Some paints and other materials contained lead prior to 1978 and under certain circumstances this can present a health hazard. The State of New Jersey Department of Community Affairs Lead Based Paint Abatement Program Hotline is available by telephone at 1-877-DCA-LEAD or on the internet at http://www.state.nj.us/dca/dhcr/. They provide a helpful brochure titled "Lead Paint Safety, A Field Guide For Painting, Home Maintenance, and Renovation Work." and "A Guide To Lead Safe Practices For Painting and Home Improvement Jobs" at http://www.state.nj.us/dca/dhcr/painting.pdf, http://www.state.nj.us/health/eoh/leadasb/leadreal.htm, http://www.cpsc.gov/CPSCPUB/PUBS/5055.html
- ✶ Radon is an odorless, colorless, tasteless gas that is part of a decay process starting with uranium. Radon gas may enter the residence through cracks, gaps and penetrations at the basement floor, and through the soil or concrete floors of crawlspace areas. Radon gases going through their half-life process may cause lung damage and concerns. Higher concentrations above 4.0 pCi/L are levels which most health officials recommend remediation. The NJDEP recommends taking steps to reduce radon levels if the radon concentration in the lowest livable level of the house is four pCi/L (picoCuries per liter) or more. (A picoCurie per liter is a measure of radioactivity in the air). Levels can vary from one dwelling to another. Testing protocol varies greatly and there are several types of detectors. Once higher levels are determined, remediation should be implemented. Techniques include sealing of gaps, cracks and penetrations. The most common method of radon gas remediation is sub-slab ventilation, which uses a fan to draw the radon gas out from below the slab or foundation, thereby preventing its entry into the house. Based on New Jersey data, this method is effective in almost every case in reducing radon gas to levels lower than 4 pCi/L. The cost is typically about $1200, though it can range from $500 to $2500.
  To obtain further information, including listings of certified radon measurement and mitigation businesses, contact the NJDEP radon information line at 1-800-648-0394 or visit the websites at njradon.org and http://www.nj.gov/dep/rpp/radon/index.htm. Free ebooklets can be downloaded at http://www.accustarlabs.com/pdf/citizensguide4.pdf, http://www.accustarlabs.com/pdf/hmbuygud.pdf. Information about radon, radiation and granite countertops can be reviewed at http://www.njradon.org/download/granite%20countertops.doc, and http://radiation.custhelp.com/cgi-bin/radiation.cfg/php/enduser/std_alp.php
- ✶ Per the State of New Jersey, at the time of contract of sale, New Jersey law (N.J.A.C. 26:2D-73) requires that the seller provide the buyer with a copy of the results of any radon testing and information on any radon remediation conducted in the home.To obtain further information, including listings of certified radon measurement and mitigation businesses, contact the NJDEP radon information line at 1-800-648-0394 or visit our website at njradon.org.
- ❍ Evaluation of the radon mitigation system is beyond the scope of a home inspection. Unfortunately, radon gas is odorless and colorless and we cannot speculate on the levels in any home, with or without a radon mitigation system. Information on the system, maintenance and warranty(s) should be obtained and retained. Retain a licensed contractor for evaluation of the system.

✶ Our inspection is that of a "generalist" and not a commercial ADA or environmental Phase I inspection. The inspection is not an FHA/VA type. Our comments are based upon our limited visual observations and our inspection is not technically exhaustive. All of the practioners equipment is excluded. There are specialists available to perform these and other specialty inspections should you desire.

Conclusion

Remarks

New Construction

Informational Conditions

❑ This dwelling is new construction and warrants further discussion with the seller and local jurisdictions about plans, permits, product and labor warranties, and records, booklets. For example, during the construction phase, some purchaser/homeowners wish to make changes which may not conform to the construction standards and/or approvals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done with or without a permit, and latent and hidden defects may exist.

Components and Conditions Needing Service

❑ The inspection and report were conducted to evaluate the overall condition of the home. It is recommended that you contact the builder to discuss conditions noted, and eligibility for warranty and repairs. After repairs have been completed, a post inspection with infrared thermal imaging is recommended for quality assurance.

CERTIFICATIONS AND AFFILIATIONS

Peter W. Bennett
State of New Jersey Home Inspector License # 24GI00037100
http://www.state.nj.us/lps/ca/pels/inspectors.htm
Certified Infrared Level One Thermographer No.7406
NJ DEP Radon License # MET11140
FREA Membership Certificate # ZFREI 03-3918 http://frea.com/
Certified Member of American Society of Home Inspectors # 205748 http://www.ashi.org/
Graduate of Middlesex County Vocational & Technical School - Home Inspection Program
Licensed Member of New Jersey - ALPHI (Association of Licensed Professional Home Inspectors)
http://www.njalphi.com/index.htm
Member of NACHI (National Association of Certified Home Inspectors) NACHI05031062
Member of the United States Chamber of Commerce

REPORT CONCLUSION

555 Warranty Road Road, Camelot, NJ 07739

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.