

**Don't Buy or
Sell a Home
Without...**



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Inspection Report

Client: Buyer/Client

Address: Anytown, New Jersey

Date: October 12, 2022



Report Prepared by: Neal Lewis
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Home Inspection Summary

This Summary is only a list and brief description of the items considered to be Material Defects as defined by NJAC 13:40 Home Inspection Regulations. **This list is NOT intended to be a comprehensive list of items for you to ask the seller to address, and it is not in order of importance.** You can request the seller to address any item in the report. You need to read the reports in their entirety, noting the items requiring Action and/or Attention.

Any item identified as **Action Needed** or **Attention Recommended** should be evaluated further by a qualified professional to determine the cost and extent of repair. This must be completed *prior to the end of the home inspection contingency*.

A partial list of the **Action Needed (Material Defect)** items is as follows:

- There is damaged framing in the attached garage.
- There are some damaged roof shingles and the attic fan cover is cracked.
- There are stains due to roof leakage at the attic fan and chimney in the enclosed porch.
- The bathroom fan improperly discharges into the attic.
- Drainage is poor at the first floor bathroom sink.
- The basement sink cold water faucet is seized/inoperable.
- There is at least one insulated glass window with haze/fogging due to a defective seal.
- There are stains in the basement due to a chronic water seepage condition.
- There is a possible mold type growth in the basement on the bathroom wall, framing and foundation.
- There is wetness at the main waste pipe due to leakage at the PVC/cast iron transition.
- The electric service ground cable is rusted/damaged at the water meter.

This is not the entirety of the report or all of the considerations contained therein. It is necessary that all of the reports be read and all comments noted.

Neal Lewis

Total Home Inspection Services
NJ Home Inspector License #24 GI00011200

INSPECTION INFORMATION

General Information

Report Name: Sample Report
Inspection Date: October 12, 2022
Inspection Address: Anytown, New Jersey
Client Name: Buyer/Client
Inspector: Neal Lewis
NJ Home Inspector Lic. # 24GI000112

Total Home Inspection Services
170 Kitchell Lake Dr
West Milford, NJ 07480

Inspection Conditions

Weather: Sunny
Temperature: 60-65 degrees
Soil conditions: Damp

Building Characteristics

Style of Building: Ranch
Approximate Age: The house is more than 50 years old.
Occupied? Yes

INSPECTION LIMITATIONS: IMPORTANT- PLEASE READ THIS

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

Systems and conditions which are not within the scope of the home inspection include, but are not limited to: formaldehyde insulation (UFFI), lead paint, asbestos, toxic or flammable materials, and other environmental hazards such as underground fuel storage tanks and mold; pest infestation, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality or well yield); intercoms, security systems, heat sensors, generator systems and cosmetic items. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Repairs noted in this report should be completed by a licensed/qualified contractor. If a licensed/qualified contractor is not used, repairs should be made according to the manufacturer installation instructions or to current standards/codes.

REPORT RATING DESCRIPTIONS:

Acceptable: Operating as intended. Could also be identified as Functional but Older, but at the end of its life.

Attention Recommended: In need of some type of repair, adjustment or correction. This may include replacement of some or all components.

Action Needed- Material Defect (NJAC 13:40). A readily ascertainable condition of a structural component or system that substantially affects the value, habitability or safety of the dwelling. Any item identified as Action Needed or Attention Recommended should be evaluated further by a qualified professional. This should be completed prior to the expiration of the inspection contingency.

Please Note- For informational purposes to identify system components, locations or inspection limitations.

SITE (GRADING/DRIVEWAY/WALKING SURFACES)

- Grading/Drainage:** **Attention Recommended-** The grading near the foundation is flat. Improper grading and drainage can result in interior dampness and water seepage. Adding soil will provide a sloped area to more effectively drain surface water away from the foundation.
- Oil Tank Scan Performed:** **Please Note-** A scan was performed by a tank sweep specialist during the home inspection to detect the presence of an underground oil tank. Refer to the separate report.
- Trees/Shrubbery:** **Attention Recommended-** The tree branches overhanging the house should be removed to prevent possible damage.

Driveway/Walks

- Driveway Condition:** **Attention Recommended-** The driveway needs repair to cracked/worn areas to prevent further wear/deterioration.



- Walkway Condition:** Acceptable- The concrete walk is acceptable and generally level.

Attention Recommended- The rear walk is uneven/worn. Relevel/repair where needed.



Porch(es)

Masonry Porch: Acceptable-The front and rear masonry porches are in acceptable condition.

Patio

Patio Condition: **Attention Recommended-** The patio is settled and backpitched and drains surface water toward the structure. Relevel/replace the patio to provide proper drainage.



Enclosed Porch

Condition of Porch: **Action Needed-** There are stains at the ceiling due to prior leakage at the chimney. Expect repair.



EXTERIOR SIDING, ETC and FOUNDATION

Exterior (Siding/Windows/Doors/Trim)

Siding Materials: Vinyl

Siding Condition: **Attention Recommended-** Secure the loose sections of vinyl siding/trim.

Attention Recommended- The siding is in direct contact with soil. This can allow moisture to damage the wood behind the siding. Also, this condition is conducive to wood destroying insect infestation. Further evaluation behind the siding materials will determine the condition of the framing and sheathing. This evaluation should be completed prior to closing

Alter the soil/grading to correct this condition. There should be adequate clearance to soil at the base of the siding. Consider a preventive wood destroying insect treatment and/or a pest control policy for annual inspection.



Exterior Doors: **Attention Recommended-**Some of the original doors and sills are damaged.



Window Type: The windows are a double pane, insulated glass type.

Window Condition: **Action Needed-** At least two windows have defective seals at the insulated glass units. This results in cloudiness or moisture within the double pane glass. Replacement of the glass is necessary to correct this condition.

Storm/Screen Units: A full complement of window screens should be verified prior to closing.

Exterior Foundation

Foundation Material: Masonry Block

Foundation Condition: Acceptable- The visible sections of the exterior foundation are in acceptable condition with no visible significant cracks.

GARAGE

Garage Type: Attached

Overhead Door(s): Acceptable- The overhead door is in acceptable/functional condition.

Attention Recommended- There are no safety cables installed through the door springs to prevent the springs from swinging free if they break. Install cables through the springs for increased safety.

Attention Recommended- Since there is no other entry into the garage, installing an emergency release at the overhead door would give access in the event of a power outage or a malfunctioning electric opener.



Electric Door Opener(s):

Acceptable- The electric door opener is functioning properly. Accessories such as remote controls and door keypads are not evaluated.

Safety Reverse Mechanism:

Acceptable- There is a light beam type safety reversing system installed for the electric door opener, which functions properly.

Electric Outlets & Wiring:

Attention Recommended- The garage electrical outlets are not protected by a Ground Fault Circuit Interrupter (GFCI) device. This safety device is required for all outlets in a garage, according to current installation practice. Installing GFCI devices is recommended for increased safety.

Garage Interior:

Action Needed- There is damaged sill plate framing in the garage. Further evaluation by a qualified contractor is recommended to determine the extent of repair needed at this time. The evaluation should be completed prior to the expiration of your inspection contingency.



Garage Exterior:

Attention Recommended- The siding is in direct contact with soil, which will allow for wood rot and/or insect infestation. Provide clearance at the base of the siding to avoid ground contact.

CHIMNEY AND ROOFING

Chimney(s)

Chimney Condition: **Attention Recommended-** The masonry chimney top crown area is cracked and worn and there are cracked joints at the bricks, which will allow for water penetration into the chimney. Repair by a chimney professional is necessary.

Please Note- The masonry chimney flashing is coated with tar/roof cement, apparently to correct previous leakage. The tar will dry and crack and is not a long term repair. Monitor and expect to repair/reseal the flashing.

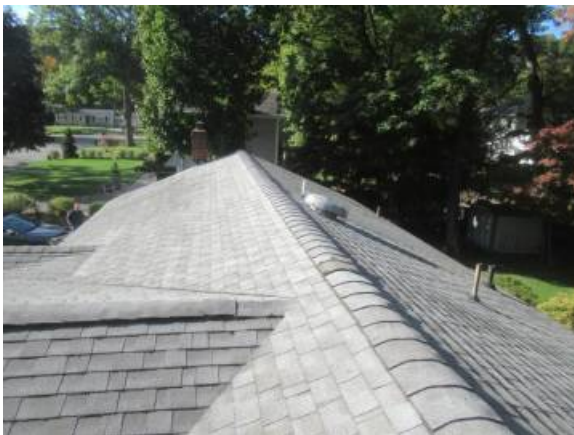


Chimney Flue(s): **Attention Recommended-** The chimney flue sections are not visible for inspection. Further evaluation by a chimney professional, prior to closing, will provide information about the condition of the flue. If the additional evaluation is not performed, you assume the risk of any repairs needed.

The National Fire Protection Association recommends a Level 2 inspection be performed upon the sale or transfer of property. A Level 2 Inspection will include an examination of the chimney interior by video scanning or other comparable means of inspection. The chimney inspector should also determine that the flue is properly sized for the connected appliance(s).

Roofing Surfaces

Roof Style: Gable



Roofing Materials: Asphalt/fiberglass composition shingles

Condition of Roof: **Action Needed-** The damaged ridge shingles should be replaced and the attic fan cover replaced to prevent leakage.

Attention Recommended - The roof shows signs of wear/age and is nearing the end of its life expectancy. Expect stepped up maintenance/repair to prevent leakage over the short

term. This could include sealing flashings, plumbing vent stacks, roof/wall joints, etc.

Attention Recommended- There is an excessive amount of moss growth on the roof. The moss should be removed due to the potential for damage to the roof surface.



Damaged shingles at ridge



Cracks and holes in cover

Evidence of Leakage:

Action Needed- There is water staining due to roof leakage. Unless there is documentation of a repair, the leakage should be considered active. Repair is needed. The stains are located at the attic fan and sunroom.



Flashing:

Please Note- Some flashings are coated with tar/roof cement, apparently to correct previous leakage. The tar will dry and crack and is not a long term repair. Monitor and expect to repair/reseal the flashings.

Means of Roof Inspection:

The inspection was completed by walking on the roof, where accessible.

Gutter System:

Acceptable- The gutters and downspouts are tightly attached and appear to be functional. Keep the gutters clean to prevent clogging and overflowing water next to the foundation.

Attention Recommended- Downspouts are discharged near the foundation, which can contribute to water penetration/seepage at foundation walls. Install extensions to discharge water away from the foundation.

ATTIC

Attic

Access Location: Hallway Ceiling Scuttle and Garage



Method of Inspection:

The attic is inspected by entering the accessible areas.

Please Note- The inspection of the attic is limited due to lack of flooring.

Roof Framing:

Acceptable- The roof framing is in acceptable condition. A rafter system is installed in the attic to support the roof.

Roof Sheathing:

Acceptable- The roof sheathing is in acceptable condition. The sheathing is a solid board type.

Attic Insulation:

Attention Recommended- There is approximately six inches of insulation in the attic. The current standard is a minimum of nine inches. Install an additional layer of unfaced insulation to reduce energy costs.

Attention Recommended- Insulation is installed into the overhang areas. This insulation should be removed to allow air movement at the soffits.

Attic Ventilation:

Acceptable- There is adequate ventilation for the attic.

Action Needed- The bathroom fan improperly discharges into the attic. The bathroom exhaust fan should be vented directly to the exterior. Excessive moisture from the bathroom fan can contribute to mold growth or damage to roof sheathing.

Attic Ventilation Fan:

The attic exhaust fan (power roof vent) could not be activated due to the low temperature in the attic.

BATHROOM(S)

Full Bathroom #1

Location: First Floor



Entry Door:	Acceptable- The bathroom door is acceptable/functional.
Walls/Ceiling:	There is staining at the ceiling due to prior leakage. The stains were dry at the time of the inspection. Monitor for leakage and repair as necessary.
Floor:	Acceptable- The bathroom floor is in acceptable condition.
Window(s):	Acceptable- The bathroom window is in acceptable condition.
Ventilation Fan:	Acceptable- The exhaust fan is functional.
Light Fixtures:	Acceptable- The light fixtures are functional.
Outlet(s):	Acceptable- The outlets tested are in acceptable condition. The outlet(s) is Ground Fault Circuit Interrupter (GFCI) protected and is functioning properly. This type of safety device helps to protect against an electrical shock hazard.
Water Flow/Drainage:	Action Needed- Drainage at the bathroom sink is poor; drain line cleaning/repair is needed.
Toilet:	Acceptable- The toilet is operated a few times and is functional with no sign of leakage from the tank or at the base.
Bathtub/Shower Fixtures:	Acceptable- The bathtub faucets and drain stopper are in acceptable condition. The overflow drain is not tested for proper function. Since these can leak, try to avoid filling the tub with water up to the overflow drain.
Bathtub/Shower Walls:	Acceptable- The bathtub/shower tile walls are in acceptable condition with no loose tiles noted. Recaulking at wall joints is part of normal maintenance to guard against water leakage behind the tile.
Caulking:	Attention Recommended- The caulking in the water contact areas needs attention to guard against water leakage behind the tile. The bathtub/wall joint should be recaulked.

Full Bathroom #2

Location: Basement



Entry Door: Acceptable- The bathroom door is acceptable/functional.

Walls/Ceiling: **Action Needed-** The walls are damaged and there is a possible mold type growth.

Floor: Acceptable- The bathroom floor is in acceptable condition.

Ventilation Fan: Acceptable- The exhaust fan is functional.

Light Fixtures: Acceptable- The light fixtures are functional.

Outlet(s): Acceptable- The outlets tested are in acceptable condition. The outlet(s) is Ground Fault Circuit Interrupter (GFCI) protected and is functioning properly. This type of safety device helps to protect against an electrical shock hazard.

Water Flow/Drainage: Acceptable- Water flow/pressure and drainage at the bathroom fixtures is functional.

Sink(s): **Action Needed-** The sink cold water faucet is inoperable and needs repair.

Toilet: Acceptable- The toilet is operated a few times and is functional with no sign of leakage from the tank or at the base.

Bathtub/Shower Fixtures: Acceptable- The shower faucets are functional with no leakage.

Bathtub/Shower Walls: Acceptable- The plexiglass surround is functional. Caulk the joints and openings for faucets, etc.

BEDROOMS

Location:



Entry Doors: Acceptable- The entry doors are in functional/acceptable condition.

Closets: Acceptable - The closet doors are functional. The closet interiors are acceptable, where accessible.

Walls/Ceilings: **Attention Recommended-** Repair the cracks at the walls.

Windows: **Action Needed-** There are defective thermal seals at windows. This results in cloudiness within the double pane glass, which can affect the insulating value of the window. Replacement of the sealed glass units is necessary to correct this condition.

Switches & Outlets: Acceptable- The switches and outlets tested are in acceptable condition. A representative number of accessible outlets are tested.

Please Note- Some electrical outlets are not accessible due to storage and/or furnishings. The owner should provide access to allow inspection of these outlets, prior to closing.

Floors: **Attention Recommended-** The wood flooring in some of the bedrooms is worn.

LIVING AREAS

Location:



Entry Door(s): Acceptable- The front entry door is in functional/acceptable condition.

Closet(s): Acceptable - The closet doors are functional. The closet interiors are acceptable, where accessible.

Walls/Ceilings: **Attention Recommended-** Repair the flaking paint at the heat/AC supply registers, and the cracks at some walls & ceilings.

Windows: Acceptable- The windows operated are in acceptable condition.

Switches & Outlets: Acceptable- The switches and outlets tested are in acceptable condition. A representative number of accessible outlets are tested.

Please Note- Some electrical outlets are not accessible due to storage and/or furnishings. The owner should provide access to allow inspection of these outlets, prior to closing.

Floors: **Attention Recommended-** The carpeting in some of the rooms is worn.

KITCHEN

Location:



- Walls/Ceilings:** Acceptable- The walls and ceiling are in acceptable condition.
- Windows:** Acceptable- The windows operated are in acceptable condition.
- Floor:** **Attention Recommended-** The flooring in the kitchen is worn.
- Switches/Outlets:** Acceptable - The outlets tested in the kitchen are acceptable and the Ground Fault Circuit Interrupter (GFCI) devices functional.
- Counters/Cabinets:** Acceptable- The countertops and cabinets are in acceptable condition.
- Sink, Faucet and Drain Lines:** Acceptable- The sink, faucet and drain lines are acceptable with no sign of leakage. Water flow at the sink is acceptable.
- Appliances Not Inspected:** Kitchen appliances such as a refrigerator/freezer, microwave oven, wine cooler and trash compactor are not evaluated by this inspection. NJ home inspection standards require inspection of only the cooking appliances, dishwasher and garbage disposer.
- Dishwasher:** Acceptable- The dishwasher is operated for at least one cycle and is functional with no sign of leakage.
- Exhaust Fan:** Acceptable- The exhaust fan, as part of the wall mounted microwave unit, is functional. The exhaust is vented directly to the exterior. The operation of the microwave isn't tested.
- Stove/Range:** Acceptable- The gas stove and stovetop burners are functional. Any self clean features are not operated. The accuracy of the stove temperature is not determined.
- Please Note-** The gas line shut off valve behind the stove is not visible and could not be verified.
- Please Note-** The installation of the required anti-tip bracket behind the stove could not be verified. This safety device prevents accidental tipping of the stove.

LAUNDRY

Laundry

Location: Basement

Switches & Outlets:

Attention Recommended- Replacement of the outlet close to the sink with a GFCI (Ground Fault Circuit Interrupter) type is recommended for increased safety.

Washer & Dryer: **Please Note-** A washing machine and gas dryer are installed. Testing of these appliances is not required as a part of a home inspection, according to NJ home inspection standards. The drain line for the washing machine isn't operated under actual usage conditions. Its operation can't be verified.

Dryer Venting: **Attention Recommended-** The dryer duct is a metal foil type. Appliance manufacturers recommend NOT using a metal foil type. Replace with a stainless steel flexible type or a rigid metal duct and remove accumulated lint on a regular basis. A clogged dryer vent can be a fire safety hazard.

Laundry Sink: The laundry sink is functional, but older. Anticipate repair/replacement.

Please Note- The washing machine drain hose discharges directly into the laundry sink. This is an old style installation, and the sink drain line can get clogged from lint. Consider alteration to discharge directly into a standpipe type drain line.

STRUCTURAL

Foundation/Framing, Etc

Foundation Material: Masonry Block

Framing Type: The house is constructed with a platform type wood framing.

Ceiling/Wall Materials: The predominant wall and ceiling materials are drywall. Some walls are covered with paneling.

Framing and Foundation:

Acceptable- The visible areas of the basement framing and foundation are in acceptable condition with no deficiency in the visible areas. The inspection of the basement framing and foundation is limited due to the finished walls and ceilings.

Please Note- Conditions may exist behind the finished walls & ceilings or storage items, including damage from wood destroying insects, wood rot and mold. These areas are not visible for inspection. Consideration should be given to having an invasive inspection of these areas performed by a qualified contractor, prior to closing, to determine if there is any infestation, damage or mold behind finished surfaces.

Attention Recommended- There are hairline horizontal cracks noted at the interior foundation. These cracks are not considered to be a structural concern at this time. Seal the cracks to monitor for movement and to guard against water infiltration.



Hairline crack

Evidence of Water Entry:

Action Needed- There is evidence of a chronic water seepage condition as indicated by stains/efflorescence on the basement walls/floor. Installing some type of interior waterproofing system is needed to completely control water seepage. A waterproofing contractor can provide details and cost for the type of system.





Sump Pump:

Acceptable- The sump pump was functional during the inspection when tested by manually lifting the float or other means. The operation of the pump during actual conditions can't be confirmed. The pump should be tested periodically.

Please Note- Installing a sump pump backup system will provide operation in the event of a pump failure.



Evidence of Possible Mold:

Action Needed- There is a possible/suspect type of mold type of growth in the basement bathroom and on basement foundation and wood subflooring/ceiling. There is a possibility that additional areas are affected that are not visible/accessible. Contact a remediation contractor to remove the growth, prior to closing, to determine the extent of mold growth. Since there could be mold in other areas of the house, a full mold inspection of the entire house by a qualified company is recommended. This could include surface sampling and air testing.

Testing/inspection for mold is not part of a home inspection. Any identification of possible mold is included for informational purposes only. behind the finished walls in the basement. There is a possibility that additional areas are affected that are not visible/accessible.



Basement:



HEATING

Gas Fired Warm Air Furnace

Approximate Age: 2022



Heating System Condition:

Acceptable- The gas fired warm air furnace is in acceptable/functional condition. The system activates with a normal sequence of operation.

Heat Exchanger:

The furnace heat exchanger is inspected. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible sections are acceptable.

Exhaust/Flue Pipe:

Acceptable- The exhaust vent/flue is functional with no indication of improper drafting. The exhaust vent/flue pipe is metal.

Acceptable- The draft inducer fan is functional.

Blower Fan:

Acceptable- The blower fan is functioning properly with no excessive noise/vibrations.

The furnace filter should be replaced or cleaned a minimum of every 3 months, or as needed for the particular type used.



Humidifier:

Please Note- The water supply is turned off for the humidifier unit. The humidifier can't be tested. These units typically require annual maintenance and parts replacement.

AIR CONDITIONING

Air Conditioning System

Approximate Age: 2022



System Type: The electric central air conditioning is a split system type. The condenser unit is at the exterior, and using the shared forced air heating system ductwork.

System Condition: Acceptable-The electric air conditioning system is operated and in acceptable condition.

Temperature Differential: Acceptable- The temperature differential between the A/C supply and return registers is acceptable and within an adequate temperature range.

System Maintenance: The air conditioning system should be serviced annually prior to the cooling season, and the filter(s) changed or cleaned monthly for best performance. The filter keeps dust from accumulating in the system, which can affect operation and cause condensate leakage. The filter is located at the furnace/air handler unit.

PLUMBING SYSTEM

Water Supply

Water Source: The water service appears to be from a public water supply.

Water Service Piping Material: The main water service line to the structure is copper.

Main Water Shutoff Location:

Basement level front wall

Please Note- One of the main water shut off valve is old, and might be difficult to close or could leak when operated. Expect to install a new valve.

Please Note- There is no pressure regulating valve at the main water supply. Installing a pressure reducing valve will provide protection in the event of excessive pressure. This type of valve is typically installed with an expansion tank.



Water Supply Piping Material:

The interior water supply piping in the structure is predominantly copper.

Water Supply Piping Condition:

Acceptable- The interior water supply piping is in overall acceptable condition with no visible leakage. Shut off valves at the meter, fixtures, etc are not operated for function due to the potential for leakage when used. Some of the water supply piping is not accessible for inspection.

Attention Recommended- There is some corrosion and/or scale deposits on water piping and valves. This can be an indication of potential leakage. Monitor and repair as necessary.

Water Flow/Pressure:

Acceptable- The water flow/pressure is functional when multiple fixtures are operated.

Exterior Hose Faucets:

Please Note- Some of the exterior hose spigots are an old style and don't have a backflow preventer device. According to current standards, vacuum breaker valves are required to prevent unpotable water from being siphoned back into the water supply. A retrofit vacuum breaker valve can be easily attached to the spigot to provide backflow protection.

Please Note- Some hose spigots are not a freeze resistant type. Exposure to freezing temperature can result in a broken valve or piping. Locate the inside shutoff valve for the hose spigot, and shut off the water when freezing temperatures are anticipated. The spigot can be changed to a freeze resistant type.

Drain/Waste/Vent

Sewage Disposal Type:

The drain/waste lines appear to discharge into a public sewer system.

Drain/Waste Pipe Materials:

There is some older galvanized steel, lead and cast iron drain/waste piping installed. Rust/deterioration can occur due to the age of this material. At some time the piping will need to be replaced due to leakage. The predominant drain/waste piping is a combination of plastic, copper, galvanized, lead and cast iron.

**Drain/Waste Pipe
Condition:**

Action Needed- There is active leakage at the PVC piping transition to the original cast iron. Repair should be completed by a plumbing contractor.



**Functional
Drainage:**

Action Needed- Drainage at the bathroom sink is poor; drain line cleaning/repair is needed.

Please Note- A video camera evaluation of the main sewer line was completed at the time of the inspection. Refer to the separate report for the video inspection.

**Vent Piping
Condition:**

Acceptable - The visible plumbing vent piping is functional. The visible vent piping material is a combination of plastic, galvanized and cast iron.

Gas Piping

Piping/Valves:

Acceptable- The visible gas piping is in acceptable condition with no obvious odor of gas at the time of the inspection. Some shut off valves at appliances may not be visible or accessible for inspection. Inspecting all gas piping, valves and connections for leaks is beyond the scope of home inspection standards. Gas valves are not operated as part of this inspection.

Water Heater

Approximate Age: 2016



Fuel Source and Water Supply:

Acceptable- The gas fired water heater produces a functional flow and volume of hot water from fixtures throughout the house.

Water Heater Condition:

Acceptable- There is no sign of leakage at the water heater.

Size/Capacity:

40 gallons

Exhaust/Flue Pipe Condition:

Acceptable- The exhaust vent/flue is functional with no indication of improper drafting. The exhaust vent/flue pipe is metal.

Relief Valve:

Acceptable- There is a temperature and pressure relief valve installed, which has a proper drip leg attached.

ELECTRICAL SYSTEM

Exterior Service Equipment

Service Entrance/Meter: Acceptable- The electric service is an overhead type. The weatherhead, supports, meter housing and aluminum entrance cable to the structure are in acceptable condition.

Service Size and Main Disconnect

Main Disconnect Location: The main disconnect is in the main circuit breaker panel box in the basement.

Service Size: 100 Amp, 120/240 Volts- The ampacity of the electric service appears to be adequate for the structure as presently used.

Main Panel

Main Panel Location: Basement



Main Panel Condition: **Attention Recommended-** There is inadequate access at the main panel box due to the location of the wall. Clearance of 36 " in front of the panel box and 30" side-to-side total width is required.

Grounding:

Action Necessary- There is rust/corrosion at the main ground cable connection to the water service pipe. The grounding cable should be replaced.



Branch Circuit Wiring

Circuit Wiring Type: The predominant type of visible wiring is Romex & BX cable. The branch circuit wiring is copper.

Circuit Wiring Condition: **Attention Recommended-** Some metal outlet boxes in the basement are rusted. Replacement is recommended.



Outlets, Switches & Fixtures

Outlets, Switches and Fixtures: **Acceptable-** A representative number of outlets are operated and in acceptable/functional condition.

Attention Recommended- There is a minimal amount of outlets in some rooms. Install additional outlets to limit the use of extension cords.

Attention Recommended- Ceiling light fixtures at the kitchen is not properly controlled by the two separate switches for the light. Rewire the three way circuit at the switches or install the proper switches for correct operation.

Attention Recommended- There is a broken outlet in the enclosed porch.

Please Note- Some electrical outlets are not accessible due to storage and/or furnishings. The owner should provide access to allow inspection of these outlets, prior to closing.

Ground Fault Circuit Interrupter Devices: Acceptable- The Ground Fault Circuit Interrupter (GFCI) devices tested are in acceptable condition.

Attention Recommended- Some exterior outlets aren't Ground Fault Circuit Interrupter (GFCI) protected. Ground Fault Circuit Interrupter (GFCI) devices provide accidental shock protection in potentially wet/damp locations. GFCI protection is required in new construction at the following locations: bathroom outlets, all kitchen counter outlets, exterior outlets, garage outlets, unfinished basement outlets (sump pump outlet excepted), outlets in a laundry room with a sink (appliance outlets excepted). Install these devices for increased safety.

Specialty Electrical Equipment

Specialty Equipment: **Please Note-** Specialty electronic equipment (such as smoke, carbon monoxide detectors and central alarm systems, intercom systems, landscape lighting, low voltage lighting equipment, generator systems, etc) is not tested as part of this inspection. Obtain information and operating instructions from the owner or their representative.

Generator System: **Please Note-** The automatic standby generator system is not inspected or operated. Ascertain from the owner whether a permit was obtained for installation. This specialized equipment should be serviced regularly and should be Inspected by a service technician prior to closing.



ENVIRONMENTAL

Environmental/Indoor Air Quality

- **Hazardous materials and health hazard testing is outside the scope of a Home Inspection according to the New Jersey Standards of Practice (NJAC 13:40) for home inspectors.**

Please Note- If asbestos, molds, sick home syndrome, electromagnetic fields (EMF), urea formaldehyde foam insulation (UFFI), hazardous wastes, lead, soil contamination, or any other environmental and/or health hazard are a concern, please contact an appropriate expert.

Total Home inspection Services is not qualified to evaluate and report on hazardous materials and/or health hazards. If the presence of a hazardous material or health hazard is suspected, the concerns may be reported. A licensed, qualified specialist in the area of concern should be contacted so that appropriate testing and remedial measures can be addressed in a timely manner. Even if there were no visual signs of mold during the inspection, mold growth may have been occurring for some time or may be observed

within hours or days.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a home inspection. Accordingly, this Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

Please Note- According to the Federal Department of Housing and Urban Development lead based paint was in use until approximately 1978. Exposure to lead paint is a known health hazard, especially to children and pregnant women.

In 2008 the EPA issued the Renovation, Repair and Painting Rule. It requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices in order to prevent contamination and additional hazards.

Please Note- Due to the age of the house, there is possibility of asbestos in areas that are not accessible. Asbestos was commonly used in numerous products in residential construction. Any potential asbestos in inaccessible areas such as walls and ceilings, or under floor coverings, is not visible and can't be identified during the inspection.

Please Note- There is wallpaper on some finished surfaces. There is a possibility of mold growth behind the wallpaper. Removal in some areas will determine the condition of the walls behind the wallpaper.

Please Note- There are 9 X 9 and 12x12 floor tiles observed. Asbestos has been used in most 9 X 9 tiles and in some of the mastics used to glue the floor tiles down. The only way to tell for sure if something contains asbestos is to have it analyzed by a laboratory accredited to do this type of analysis. Flooring that contains asbestos, when in good condition and intact, is generally considered nonfriable and not hazardous, according the NJ Dept of Health. If the tile is to be removed, an asbestos remediation contractor should be consulted. Flooring installers usually will require removal prior to installing new flooring over the tiles.

