

**Darren Miller About The House LLC**  
**71 Village Dr.**  
**Basking Ridge, NJ 07920**  
**(973) 252-1160**

Inspection No: 201510-04197      Inspector: Darren F. Miller

Inspection Date: 10/17/2015

Dwelling: XX Xxxxx Street  
XXXXXXXX, NJ

Client: Xxxxx XXXXXXX  
XX XXXXX xxx  
XXXXXX, XX xxxxx



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I attempt to give you a comprehensive, clear cut, unbiased view of the home. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to me may not be a big deal to you, and some items which may be of concern to you may be considered minor to me. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, I recommend licensed professionals in that field be called (prior to expiration of inspection period) to make those repairs or at least to obtain an accurate price quote for the needed repairs. I do not perform verification of repairs; therefore, I advise you to obtain all paperwork from these professionals concerning the work performed. Professionals will be happy to provide you with written statements and guarantees concerning their work. I further recommend maintaining all paperwork on repairs for future reference. You should discuss with seller what warranties are available and have them transferred prior to close. It should be understood that all opinions expressed in this report concerning the adequacy of the structure or systems are based on visual examination only and do not involve engineering calculations or testing beyond what is written in the report. Conclusions which are drawn are based upon my experience and comparison to other comparable structures and systems in accordance with accepted trade standards & practices, and in no way are to be considered as engineering studies. In addition, I do not guarantee that the problems discovered during my inspection and noted in this report are all inclusive and that other undetected problems do not exist. Although I am extremely thorough and exercise due diligence, it is not humanly possible to see or find every existing problem during my visual inspection limited by time and other constraints encountered in the inspection. Please feel free to call me if you have any questions about this written report.

### **DEFINITION OF TERMS**

**Serviceable-** The materials and workmanship are acceptable and in generally satisfactory condition. I will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

**None-** The item does not apply to this property.

**Defect-** The item needs repairs/replacement in order to perform properly. Any item in *italic* needs repair/replacement or at the very least further review to determine extent of problem/repair.

**Fire/Health/Safety-** These items need special attention to prevent fire or injury.

**Update-** While these items may not have been required when the house was built, they are part of today's standard. It may not be necessary, but I do recommend updating these items to meet today's standards

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**GENERAL INFORMATION**

This inspection & report was conducted using ASHI® 2006 & New Jersey State standards of practice; whichever is greater in each specific area. This inspection is not a specialist's, nor are manufacturer's specifications for installation, operation or repair a part of this inspection. I do supply an excellent overview of the property, but will not find every defect, whether visible or not. I cannot eliminate risk. I cannot predict the future nor inspect items that cannot be seen. Moving furniture, dismantling items or lighting pilots is not within the scope of this inspection. If an item is deemed inaccessible, I will return, for an additional fee, to inspect them once they are made available. Identifying or testing for the presence of asbestos, radon, lead paint, air quality or other potentially hazardous materials (including mold) is not within the scope of this report or industry standards.

Exceeding the ASHI or New Jersey State standards in any one area shall not obligate me to exceed them in any other area. A home warranty is available thru About the House or your realtor for additional costs. I urge you to participate in the warranty program to protect yourself against unforeseen breakdowns. **THIS REPORT IS PREPARED EXCLUSIVELY FOR THE CLIENT NAMED ABOVE AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR COMPANY.** Use by unauthorized persons is a violation of copyright. This report is non-transferable. See agreements for this and other restrictions. I cannot inspect what I cannot see. When water stains, patching of walls/ceiling or basement water entry is mentioned, you must realize damage and/or mold may be present under finished materials. Consulting with seller about history and what repairs were made may help in determining condition behind finished materials. If any portion of this report is unclear to client, please contact this office immediately for verification.

**GENERAL CONDITIONS**

1001	Inspector	Darren F. Miller. New Jersey Home Inspector License # 24GI00019700; NJ UCC ICS Building Inspector # 009387.
1002	In Attendance	Buyer(s).
1003	Occupancy	I am unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. I also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.
1004	Property Information	This is a single family home; Wood frame construction.

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1005	Levels	1 story structure.
1006	Estimated Age	This structure is approximately 58 years of age.
1007	Weather Conditions	Clear; Cool. Temperature at the time of inspection was approximately 55-60 degrees.
1008	Type of Inspection(s)	General home inspection; Radon testing; WDI (wood destroying insects) inspection. (See separate NPMA-33 form for WDI results).
1009	Start/Stop Time	Inspection started at 8:30 AM. Inspection was completed at 11:20 AM.

### Exterior

My exterior evaluation is visual only. My review does not take into consideration normal wear, cosmetic issues nor code/manufactures specifications. Hairline cracks & broken shingles are common & not a significant defect unless otherwise stated. Of course all cracks & open areas should be repaired/sealed to prevent weather entry.

Step #	Component	Comments
1101	Driveway	Serviceable. Asphalt.
1102	Walkways	Defect. Concrete. <i>The sidewalk at the right side rear is heaved, damaged, and deteriorated.</i> The proper repair would be removal and replacement of the damaged sections after the tree roots are cut.
1103	Exterior Wall Cladding	Defect. Vinyl siding. <i>The front vinyl siding shingles have been faced nailed in sections.</i> This is wrong and needs correction. <i>The sides and rear vinyl siding is secured too tight.</i> Vinyl siding must be 'hung' to allow for expansion & contraction. The areas in question will need to have the fasteners loosened to allow movement. The sides and rear vinyl siding has also been painted; this may contribute to the siding being too tight. Vinyl siding has always been designed as an exterior cladding, not a weather resistant barrier. Vinyl siding is designed to allow the material underneath it to breath; therefore, it is not a watertight covering. Vinyl siding is only a part of weathertight covering; it should have other water shedding materials (ie "Housewrap" or building paper & flashings) and water diversion materials ("J" channels, "drip cap flashing" etc). I can only inspect what I see; I cannot tell you what is behind the vinyl and how it was installed. The most likely areas of concern is of course around all openings (windows, doors, thru wall penetrations). You should watch these areas during and after rain storms for any evidence of water entry. <a href="http://www.vinylsiding.org/publications/">http://www.vinylsiding.org/publications/</a>
1104	Trim/Soffit/Facias	Serviceable. Wood, vinyl & aluminum.

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1105	Window & Frames	Vinyl frame; Double hung. Double glazed insulated windows (and possibly doors) observed. I am unable to determine if all insulated windows & doors in this property are completely intact and without broken seals. Conditions such as temperature, humidity and lighting limits the ability of the inspector to review these windows for broken seals. For more information on the condition of these windows, consult the seller prior to closing.
1106	Exterior Door(s)	Defect. Metal; Vinyl. <i>The rear door binds and needs an extended strike plate.</i> <i>The door at the front has gaps in weather-stripping at the bottom, is probably drafty in winter. Adjustments, repairs are recommended to prevent these drafts.</i>
1107	Gutter/Downspout	Defect. Aluminum. <i>The downspouts are loose at the rear porch, secure as necessary.</i> You should install extensions to the downspout system to ensure proper drainage away from foundation. Lack of extensions is a leading cause of basement water entry. If possible, install a 4 foot extension to carry the water away from the house. The primary function of gutters is to keep excessive water away from foundation. Properly functioning gutters will result in a drier basement and will lessen foundation deterioration. End caps, splices and downspouts connections are prone to leakage. Caulking/sealing these joints as part of yearly maintenance will prevent water deterioration in the future.
1108	Fences/Gates	None.
1109	Electrical	Defect. <i>No exterior receptacles present. GFCI protected receptacles should be installed as per today's standards.</i>



**Figure 1. Overhead electrical service cables are too close to operable windows. See section 1110 below.**

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1110	Electric Meter(s)	<p><b>Fire/Health/Safety.</b> Located at the right side.</p> <p><b>The electrical service cables are too close to the window.</b> The service cables are usually required to be 3 feet away from any window. The electrical supply company usually has the last word on hook-ups.</p>
1111	Gas Meter(s)	None.
1112	Exterior Faucets	<p>Front; Rear.</p> <p>There is no water flow at the faucets, they may be turned off inside. I suggest you confirm operation of faucets prior to close. You should consult with the seller to determine location of all exterior shut-off valves. These hosebibs should be shut-off and drained during winter months to prevent freeze-ups. I also recommend installing anti-siphon attachments. Anti-siphon devices are inexpensive devices that are screwed onto end of faucets to help prevent drawing contaminated water into the drinking water supply.</p>
1113	Sprinkler	None.
1114	Bell/Chime	No doorbell present.
1115	Lot/Grade Drainage	Flat lot.
1116	Foundation	<p>Basement; Block.</p> <p>The dwelling has experienced a common degree of settlement for its age and type. Cracking noted in several interior and exterior areas is not in my opinion currently affecting the serviceability of the structure. Recommend sealing to prevent water, pest entry. Sealing will also allow you to monitor for future movement. If a more detailed evaluation is desired, then I recommend further review by a structural engineer.</p>
1117	Retaining Wall(s)	<p>Defect. Brick.</p> <p><i>The front brick retaining wall has moved slightly;</i> repair to prevent future movement.</p>
1118	Stairs	None.
1119	Exterior Comments	<p>Seal all thru wall penetrations. This will help prevent water &amp; pest entry. In areas where vinyl siding is installed, the 'sealing' should take place at the sheathing penetration, not at the vinyl siding penetration. Not all window &amp; door flashings are visible; due to type of construction, flashings are covered with siding &amp; trim and cannot be viewed. The front exterior sewer clean-out should be cut lower to the ground. Drill marks observed, which is usually an indication of treatment for termites, recommend consulting with the seller to discuss history of wood destroying insect treatment.</p>

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## About the House

### Front Entry

I suggest periodically checking concrete, wood and other materials for signs of deterioration. Treating all wood and monitoring drainage around concrete, brick and slabs will help prevent deterioration. Wood frame decks have a life expectancy of about 15 years. The most common problems associated with wood decks are poor connections and wood rot. I strongly recommend you have an annual inspection of the deck and it's connections to ensure a safe structure.

Step #	Component	Comments
1201	Cover	None.
1202	Electric	A light fixture is present and operable. There is no receptacle present; when there is an electrician on site, have him add a GFCI protected receptacle.
1203	Deck/Slab	Defect. Brick; Slate. <i>The deck/landing is not properly sloped to allow rain-water to drain off.</i> The current conditions will allow the water to pond possibly causing wood rot and water entry into the house. Repairs need be made so water drains away from the house. <i>The previous termite treatment holes need to be sealed to prevent water entry under the slates.</i> The landing of the entry structure is higher than the basement wood framing. I have no idea what, if any protection is between the wood and the landing. This is an area susceptible to wood rot and termite infestation.
1204	Stairs/Steps	<b>Fire/Health/Safety.</b> Brick; Limestone. <b>The steps are not uniform; this is a safety concern (possible trip hazard); top riser is about 9 1/2 inches.</b> No difference of 3/8 inch or more is allowed between heights of risers. Several methods of repairs are available; you should consult with a licensed contractor for options & cost estimates prior to close.



**Figure 2. 9 1/2" top riser.**

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1205	Railings	<b>Fire/Health/Safety.</b> Vinyl. <b>The guardrails at the landing are loose.</b> Repairs are needed to ensure safety. Also, re-secure the loose post caps.
1206	Comments	None.

## Rear Porch

Step #	Component	Comments
1201.2	Cover	Defect. Part of structure. <i>The support posts are missing connectors at top and bottom;</i> add the proper connectors to prevent up-lit of the roof/cover. Look here for detailed information <a href="http://www.awc.org/Publications/DCA/DCA6/DCA6-09.pdf">http://www.awc.org/Publications/DCA/DCA6/DCA6-09.pdf</a> Have a competent carpenter make necessary repairs.
1202.2	Electric	A light fixture is present and operable. There is no receptacle present; when there is an electrician on site, have him add a GFCI protected receptacle.
1203.2	Deck/Slab	Concrete. Common concrete cracking present. The landing of the entry structure is higher than the basement wood framing. I have no idea what, if any protection is between the wood and the landing. This is an area susceptible to wood rot and termite infestation.
1204.2	Stairs/Steps	Serviceable. Concrete.
1205.2	Railings	<b>Fire/Health/Safety.</b> Wood. <b>The guardrail is too low for today's standards.</b> Top of rail should be no less than 36 inches above floor/grade. You should consider raising railing or adding top rail for safety. <b>The spacing between guardrail balusters is larger than allowed (4 inches on guardrails &amp; 4 3/4 inches on stairways) which may allow small children to crawl through the space.</b> You should consider reducing the spacing as a child safety enhancement. <b>The handrails are loose.</b> Repairs are needed to ensure safety. <b>The handrail at the steps is not 'graspible'.</b> Handrails should be between 1 1/4" & 2 5/8" diameter with at least a 2 1/4" space between rail & wall.
1206.2	Comments	None.

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### Roof

My evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by my visual inspection. Leaks are not always visible to me, nor can I determine the water tight integrity, predict future leakage (a roof always has the potential to leak, ie wind direction) or determine if roof was installed according to manufactures specifications by this visual inspection. If such a review is desired, client should contact a licensed roofing contractor for a more detailed inspection.

Step #	Component	Comments
1301	Method To Inspect	Observed from the roof.
1302	Material/Type	Sloped; Low Sloped; Asphalt composition shingle; Rolled composition roofing. You need to realize a rolled composition roof is the 'cheapest' roof available and has a shorter life expectancy than shingles. Due to the pitch of the roof, the life expectancy is about 10-12 years. When replacing, I recommend a membrane type material (Carlisle is one brand name). These membrane roof usually come with a 25 year warranty.
1303	Exposed Flashings	Defect. Copper; Metal; Rubber. <i>Major gaps and loose flashings observed at the chimney.</i> Repairs needed to maintain a water tight seal. <i>The plumbing flashings are improperly installed;</i> roof materials should b over the flashings to ensure a water-tight covering.



**Figure 3. Large gaps, loose flashing at chimney.**

1304	Skylights	None.
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1305	Conditions	<p>Defect. The roof shows normal wear for its age and type. No major damaged, deteriorated, or missing roofing materials were observed; the roof is in serviceable condition. There is a minor damaged shingle at the garage front that needs repairs.</p> <p><i>The rear porch rolled roofing is damaged and cracked; replace this area of roofing.</i></p> <p>There are several humps &amp; dips in the roof sheathing. I walked entire roof, no soft areas were found.</p>
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**Figure 4. Cracked rolled roof material.**

1306	Roof Comments	<p>This is a "visual" inspection of the roof and it's components. No certification, warranty or guarantee is given as to the water-tight integrity of the roof covering. I cannot determine water-tight integrity of roofs by a visual inspection, nor can I predict future leaks, or tell if a roof installation is according to manufactures specifications. If such an inspection or certification of the roof is desired, a licensed, qualified roofer should be consulted.</p>
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## Chimney

My chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection.

Step #	Component	Comments
1401	Visible Condition	<p>Defect. Masonry. Recommend installing a spark arrestor on chimney for safety.</p> <p><i>Mortar deterioration observed at the bricks near the top; advise repair as needed.</i></p>

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1402 Chimney Flue

**Fire/Health/Safety.** Terra cotta.

**Flue liner is deteriorated, this is a health concern.** Recommend repairs/re-lining by licensed chimney contractor prior to close.



**Figure 5. Deteriorated liner.**

1403 Chimney  
Comments

NFPA recommends that every home involved in a real estate transaction receive a 'LEVEL II' inspection. This usually includes videotaping the interior of the flue. You need to contact a local chimney sweep for further information. This should be completed prior to expiration of inspection period. <http://www.csia.org/>

## Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated I will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. My report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss. If I recommend adding insulation, the sellers are usually not required to re-insulate to meet today's standards.

Step #	Component	Comments
1451	Access	<p><b>Fire/Health/Safety.</b> The attic hatch is located at the hall. The attic was inspected by entering and viewing components.</p> <p>The attic access should have insulation installed over it (some companies make a pre-fab box <a href="http://www.batticdoor.com/">http://www.batticdoor.com/</a>) to prevent loss of heat.</p> <p>The pull-down stairway is located at the garage.</p> <p><b>The pull-down stairway is damaged, improperly cut (joints at stair connections have large gaps), possible safety concern.</b> Repairs, re-fitting is needed to prevent injury.</p>

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1452	Framing	<p>Defect. Conventional wood framing.</p> <p><i>Sagging of rafters was observed at front &amp; rear.</i> This indicates at some point too much weight (shingles &amp; snow load) was applied.</p> <p>Recommend review by licensed contractor (prior to close) for repair estimates.</p> <p><i>Gable bracing is missing.</i> Bracing is usually required at the gable ends to prevent movement during periods of high winds. I recommend having the proper braces added to maintain stability.</p>
1453	Sheathing	<p>Solid wood plank.</p> <p>Frosting observed. This is indicated by moisture stains around nails and blackened sheathing. This is a sign of inadequate ventilation and air/vapor leakage from the living space to the attic. You need to try and 'seal' all opening from the living spaces and possibly add vents. See ventilation section 1456 for additional information on adding vents.</p>
1454	Evidence of Leaking	None.
1455	Insulation	<p>Defect. Rolled/batt insulation. 2-4" of insulation present. Today's 'minimum' requirement for attics is R-38 (or about 12 inches of fiberglass insulation). You should add insulation to obtain this minimum. It should be noted when adding insulation, use 'un-faced'; do not add a vapor barrier between layers of insulation. Adding insulation will help reduce energy costs.</p> <p><i>Large sections of missing insulation observed,</i> suggest securing/adding as necessary for continued coverage.</p>
1456	Ventilation	<p>Defect. Gable vents.</p> <p><i>The attic area is inadequately vented.</i> This will allow moisture/condensation build-up, which can cause damage/deterioration to the structure framing in the attic. The proper venting system includes an equal amount of intake (soffit vents) &amp; exhaust (ridge, roof vents, power fans or gable vents). Ventilation affects how rapidly roof age &amp; wear. Also, adequate ventilation reduces the risk of ice damming. Further, excessive temperature can damage electrical wiring in attics. The FHA recommends one square foot of vents for every 150 square feet of ceiling space, or one half that when appropriate vapor barrier is present. A website for calculating ventilation is <a href="http://www.airvent.com">www.airvent.com</a>.</p> <p><i>A whole house fan is installed on the right side gable vent. There is no louver in the ceiling for this fan to pull the air thru and there is no switch/timer in the house. The disconnect switch is located in the attic.</i> Either make the fan so it operates properly or remove it.</p>
1457	Electrical	Serviceable.
1458	Distribution/Ducts	None.
1459	Attic Comments	<p>People should only enter attics when necessary and care is needed when walking to prevent stepping thru ceiling. Walking on joists is difficult; if attic is to be used as storage, you should have contractor install plywood or boards (properly secured to joists) to help prevent injury.</p> <p><i>Large rodent droppings present in the garage attic.</i> Discuss history of rodent entry with the seller.</p>

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### Garage

Step #	Component	Comments
1501	Type	Attached; Two car garage.
1502	Exterior	Attached. See section 1103 for additional information.
1503	Methods Used To Inspect Roof	Attached. See section 1305 for additional information.
1504	Roof Conditions	Attached. See section 1305 for roof conditions.
1505	Gutter/Downspout	Attached. See section 1107 for additional information.
1506	Floor/Slab	Concrete. As with any masonry product, common shrinkage and settlement cracking will be present (inside corners are the most common location). These cracks and imperfections should be considered normal. You may wish to 'seal' the larger cracks with epoxy. The sealant can then be used as a monitoring device to determine future movement.
1507	Garage Doors	Serviceable. Roll-up panel; Metal. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1508	Garage Door Hardware	Serviceable. Safety springs installed as a safety feature. Regular lubrication and inspection of the garage door tracks, rollers, springs and mounting hardware is recommended.
1509	Door Openers	<b>Fire/Health/Safety.</b> Electric eyes installed. These eyes will reverse the door if any object is in it's path. You should check these devices periodically for proper operation. Care is needed not to disturb these eyes, as door operation will be affected if disturbed. <b>The left side garage door opener's safety pressure reverse device did not operate when tested at the time of inspection.</b> Recommend adjustments, as necessary be made to ensure safety.
1510	Windows	Serviceable.
1511	Fire Door	<b>Fire/Health/Safety. Fire separation is compromised due to glass in the door.</b> This is a safety concern that should be repaired to prevent the possibility of fire spreading into the house.
1512	Exterior Door(s)	Metal/Metal Clad.
1513	Fire Separation	<b>Fire/Health/Safety. Fire separation is compromised due to attic hatch and windows to basement.</b> This is a safety concern that should be repaired to prevent the possibility of fire spreading into the house.
1514	Walls	Defect. Unfinished. <i>As best as I can see, the sill plate is not properly bolted/secured to the foundation wall.</i> This is a serious structural problem as movement could occur during high winds. I recommend having a licensed contractor review and offer repair options and cost estimates prior to close.

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1515	Ceiling	Drywall.
1516	Electrical	<b>Fire/Health/Safety. No GFCI protection present</b> , suggest installing GFCI protected receptacles for safety. See section 1806 for additional information.
1517	Garage Comments	<b>Fire/Health/Safety. The steps to the basement are not uniform; this is a safety concern (possible trip hazard).</b> No difference of 3/8 inch or more is allowed between heights of risers. Several methods of repairs are available; you should consult with a licensed contractor for options & cost estimates prior to close. <b>The guard &amp; handrails are missing at the steps, which is a safety concern.</b> Whenever there are 4 or more risers in a set of steps or the landing is more than 30 inches above the floor or grade, rails are required. Proper guard & handrails should be installed for safety.



**Figure 6. Missing hand and guardrails.**

## Basement/Crawlspace

Water seepage & moisture penetration are common problems in basements & crawlspaces, usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage & grading. My review of the basement & crawlspace cannot always detect the past or predict future possibility of water in this area. I recommend consulting with seller to determine history of water penetration. Ask them point blank "Have you ever seen water in the basement? If so, how much?" The presence of a sump pump can suggest water has or may enter the basement or crawlspace. You should assume water will enter area until time proves otherwise.

Step #	Component	Comments
1601	Access	Defect. The basement is accessed from the kitchen. <i>The door to the basement binds; adjust as needed.</i>

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1602	Stairs	<p><b>Fire/Health/Safety. Stair steps are steep, this is a safety concern. The steps are not uniform; Some risers exceed the maximum allowable height of 8 1/4 inches;</b> this is considered a trip hazard that needs correction. No difference of 3/8 inch or more is allowed between heights of risers. Several methods of repairs are available; you should consult with a licensed contractor for options &amp; cost estimates prior to close.</p> <p><b>The steps have open risers;</b> this means there is an opening larger than 4 inches. The risers should be 'boxed' in or at the very least install a rail to prevent small children from slipping thru.</p>
1603	Railings	<p><b>Fire/Health/Safety. There are no balusters present;</b> balusters are designed to be installed vertical, no more than 4 inches apart. These will prevent small children &amp; pets from injury by fall.</p>
1604	Floor	<p>Defect. Concrete.</p> <p><i>Sections of the floor are poorly finished;</i> consult with a concrete contractor or repair options.</p> <p>Common shrinkage &amp; settlement cracking is present. This is normal due to water evaporation and minor movement. Floor is in serviceable condition.</p>
1605	Walls	<p>Block.</p> <p>Walls have been painted with a water proof paint. This usually indicates someone is trying to hide or prevent a water problem. Consulting with seller may help determine if past or current problems exist.</p>
1606	Exterior Door(s)	None.



**Figure 7. Termite damaged joist. See section 1607 below.**

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- 1607 Joists Defect. Conventional wood framing; 16 inches on center.  
*The joists are secured to the header behind the chimney without hangers or ledger board.* Although the structure has withstood the test of time, I recommend installing joist hangers where missing for added support.  
*There is termite and water damaged joists and box beams at the front and rear;* have a qualified contractor make the proper repairs.  
 While he's on site, have him check on the previously repaired/sistered joists.



**Figure 8. Front section of house, under the main entry. Note the water damaged wood that was covered with new wood.**

- 1608 Sub Floor Woodplank.
- 1609 Support Posts/Columns Serviceable. Steel.
- 1610 Beams Defect. Wood.  
*The main beam is spliced without support.* Whenever a beam is spliced, usually a post is installed under the splice. While some splices can be designed without a support, I cannot determine if this is one of them. There are 2 ways to solve the problem; 1 is to add a support (with proper footings) the other is to have it reviewed (loads calculated) to determine if current installation is sufficient.
- 1611 Windows Defect. *There are large gaps at most of the basement windows, sealing required.*  
 Basement windows are not opened due to possible difficulty closing them afterwards. Wood windows sometimes swell, metal windows rust causing closing difficulties. If the windows are not properly closed then a radon test cannot be properly conducted.
- 1612 Electrical Serviceable.
- 1613 Ventilation Windows.

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1614	Insulation	I recommend installing insulation at rim joists; this will help cut down energy costs.
1615	Visible Plumbing	Serviceable.
1616	Water Penetration	Although there are no signs of current water penetration, I caution you to consider any basement as wet until experience proves it dry.
1617	Basement Comments	Evidence of wood destroying pest infestation was observed. I recommend a complete review by a licensed contractor to determine extent of damage caused by these wood destroying pests. Most damage is hidden and this visual inspection cannot reveal the complete extent. To determine the actual amount of damage, some walls, floors, coverings etc, may have to be removed. At that time the contractor could determine an accurate cost to repair. I strongly advise to make necessary repairs to all damaged members.

## Major Systems

MAJOR SYSTEMS - My evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, I only note a poor condition if, in my opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. I can only state conditions of visible components at time of inspection (most piping, ductwork, etc is concealed behind walls or insulation). Therefore, I urge you to evaluate and operate all major systems prior to closing. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system. The air conditioner is activated (temperature permitting) to check the operation of the motor, fan & compressor. I am not allowed to install gauges on the system to perform a detailed evaluation due to concerns with refrigerant.

## Plumbing

Step #	Component	Comments
1701	Shut Off Location	Public supply. It is impossible for me to determine the condition of the service pipe outside the house. You should consult with the seller to determine if any leaking has occurred in the past. Main water shut-off is located at basement front. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. I suggest caution when operating shut-offs that have not been turned for a long period of time.
1702	Supply Lines	Copper; PEX type tubing. Shut-off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement in case of emergencies. No water leaks observed at time of inspection. All fixtures tested have functional flow (unless otherwise noted at specific location).

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1703	Plumbing Waste	As best as I can determine, the waste disposal system is connected to the public sewer system. Because of isolated instances where the system has not been connected to the public sewer system but remains an on-site system, you may wish to confirm sewer connection with the local building department or the property owner prior to closing. The sewer clean-out is located at the basement front. It is impossible for me to determine the condition of the sewer pipe underground and/or outside the house. I recommend you consult with the seller to determine any history of blockage. You should consider having the sewer line videotaped to determine existing conditions.
1704	Waste Lines	Galvanized; PVC; No leaks observed. Galvanized water lines rust from the inside out and can become restricted over time. When slower water flow is observed at plumbing drains, some restriction may have occurred. Cleaning drains pipes may help, but replacement with plastic pipes will solve problem. All fixtures tested have functional drainage (unless otherwise noted at specific location).
1705	Ejector Pump(s)	None.
1706	Sump Pit(s)	<b>Fire/Health/Safety.</b> <i>The sump pump is not sitting in the pit properly; the float switch will not operate.</i> Fix the pump. <b>The sump pit cover is missing,</b> suggest installing cover for safety. <i>I recommend installing a check valve to prevent water which has already been pumped from flowing back into the pit.</i>
1707	Venting	Cast Iron; PVC. <u>Air admittance valves (aka AAV) are present at several locations in the basement. Further research on my end resulted in these AAV being allowed by the New Jersey Plumbing code.</u>
1708	Plumbing Comments	As most plumbing pipes are hidden behind walls & insulation, their condition cannot be determined by a typical home inspection.

## Water Heater

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited. You should realize most manufactures warranty is void if additional insulation is installed.

Step #	Component	Comments
1751	Location/fuel	Electric; 40 gallon capacity. The unit is located in the basement rear. The unit is manufactured by Rheem. The water heater was manufactured approximately 2015; normal life expectancy is about 12 years. I am unable to view the heater elements (like all hidden components). Client should realize elements do burn out and can be replaced. Replacement of elements should be considered normal maintenance.
1752	Water Lines	Copper; PEX type piping; Cold water shut-off valve is present.
1753	TPR Valve	Serviceable. Proper extension pipe observed on TPR valve for safety.

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1754	Combustion Chamber	None.
1755	Flue Venting	None.
1756	Water Heater Comments	TPR valves are required on water heaters and boilers. They are installed in case the pressure or temperature of the unit gets in excess of the units ratings. These are not tested at time of inspection due to the fact sometimes they do not re-set themselves and leakage occurs. I encourage you to test the TPR valves annually to ensure they are in working order. Testing is done by releasing the top lever. NOTE: Testing should only be done after ensuring the extension pipe is in place and properly connected. A pail should be installed under the extension pipe to collect all water which will be released. Water should be drained from tank to remove sediment. This should be considered normal maintenance and be completed about once a year. Shut off the cold water supply valve and attach a hose to the drain valve (running the hose to a sink or the exterior). Open the drain and allow about half the tank to drain. Close the drain valve and open the cold water valve slowly (filling the tank slowly). Allowing the water to rush back into the water heater will stir up the sediment causing dirty water.

## Electrical

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. All visible and reachable outlets are tested; I do not move furniture to reach outlets or switches. Since I don't trace circuits, you should try to determine how accurate the labeling of the breakers are in the main panel.

Step #	Component	Comments
1801	Main Service Drop	Service entrance is overhead.
1802	Main Electrical Panel	Located in the basement. The main service is approximately 200 Amp 120/240 Volts. The service entrance cables are aluminum. Make: Cutler Hammer. The main disconnect is located in the panel. Overload protection is provided by breakers. Open positions observed for future expansion. The system is properly grounded to the water supply line.
1803	Main Panel Comments	<b>Fire/Health/Safety.</b> Branch circuits are copper; Armored cable (BX) & nonmetallic sheathed (romex). The main panel has 22 breakers. <b>Open knockouts present at the top of the service panel, suggest installing knockout plugs, as needed, for safety.</b>
1804	Sub-Panel Comments	No sub panel present.

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1805	Smoke Detectors	New Jersey State law requires the seller to contact local officials for testing of smoke detectors & carbon monoxide detectors by a municipal official prior to a real estate transaction. A new law now requires a portable fire extinguisher be installed in all one & two-family residences when change of ownership is made. The extinguisher must be rated for residential use (A:B:C type) and no larger than a 10 pound rated extinguisher.
1806	Electrical Comments	Defect. Ground Fault Circuit Interrupters (GFI/GFCI) devices are a safety enhancing device that may be incorporated into receptacles and breakers. They greatly reduce the risk of electrocution and are especially recommended for wet locations such as laundry, exterior, garage, kitchens & bathrooms. Today's standards include every kitchen counter-top and garage receptacles be GFCI protected. <i>Generally, the house is lacking in receptacles according to today's standards.</i> It is strongly advised not to add extension cords or surge protectors (with additional receptacles); instead, call a licensed electrical contractor so he can add additional receptacles as you see fit.

## Heating

It is outside the scope of a general home inspection to determine 'heat supply adequacy or distribution balance'; You should consult with the seller to determine if the house feels 'comfortable' or if a variation of temperature is present from room to room.

Step #	Component	Comments
1901	Heating	Oil forced air. Main oil shut-off and electrical disconnect located at the unit. The unit is located in the basement front. Oil tank located in the basement.
1902	General Conditions	Serviceable. The unit is manufactured by Rheem. The furnace was manufactured approximately 2014; normal life expectancy is about 20 years. The heating unit was tested using normal operating controls and functioned properly at the time of inspection.
1903	Exhaust Venting	Metal; Barometric damper present. <i>The vent connector joints are covered with tape.</i> The tape may be there to cover poorly assembled joints or it might be covering rusted-through pipe sections. The glue on the tape can melt, the tape can fall off the flue pipe, and if the tape is covering defective piping and falls off, this could pose a carbon monoxide hazard. I don't know if the piping under the tape is defective, but that's the point; I should be able to see the pipe to make sure it's okay. The taping should be removed, and the flue pipe should be inspected and fixed if needed. By removing the tape, it can also confirm that the joints are properly secured together.
1904	Burner Chambers	Serviceable. Partially visible.
1905	Thermostat	Serviceable.

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## About the House

- 1906      Distribution/Ducts      **Fire/Health/Safety.** Ducts/Registers.  
 The filter is located at the unit.  
 Over time, dust/dirt will build-up inside ducts. As every person has a different level of resistance to dust, a wise environmental hygiene investment would be to have the existing ducts cleaned. Consulting with seller about filter change rate and if the ducts have been recently cleaned may help in determining your course of action.  
**A cold air return intake observed within 10 feet of an appliance vent,** which may result in back-drafting and mixing of combustion by-products with interior circulation air. This is a safety concern that requires immediate repairs.



**Figure 9. Return air grill within 10 feet of the barometric damper.**

- 1907      TPR Valves      None.
- 1908      Heating Comments      There is no humidifier present on the forced air system. If you notice wood shrinkage/cracking, static in carpet or wake up with a scratchy throat, a humidifier will help relieve these conditions.

## About the House

### Air Conditioning

Step #	Component	Comments
2101	Air Conditioning	Defect. Electric; Split system. The condenser is located at the rear. The evaporator coil and air handler are built in as part of the furnace. The unit is manufactured by Rheem. <i>Electrical disconnect is provided near this unit for safety; however, the electrical cable is not connected to the condenser.</i> As of time of inspection, the A/C could not be operated.



**Figure 10. Cable is not connected to the AC unit.**

2102	Temperature Difference	Unit is inoperable, not tested.
2103	Distribution/Ducts	The A/C system uses the same ducts as the forced hot air system. See section 1906 for additional information.
2104	Air Filters	The A/C system uses the same filter as the forced hot air system. See section 1906 for additional information.
2105	Air Conditioning Comments	Defect. <i>Dryer vent exits house near A/C unit.</i> This could lead to coils being filled with lint, making the A/C work harder. I recommend moving dryer vent away from A/C unit to prevent clogging of coils.

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### Kitchen

The kitchen inspection is a combination of visual and operational testing. Appliances, while limited in scope (see NJ & ASHI SOPs), are operated (if power, water & fuels are supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. I suggest you operate them during the final walk-thru. Our review is to determine if the system is free of leaks and excessive corrosion, not how well they clean the dishes.

Step #	Component	Comments
2301	Floor	Ceramic tile. <i>The kitchen floor is sloped; using a laser, the floor is 1 inch out of level.</i>
2302	Walls	Serviceable. Paint.
2303	Ceiling	Serviceable. Paint.
2304	Doors	Serviceable.
2305	Windows	Serviceable.
2306	Electrical	Serviceable. Ground fault circuit interrupter provided for safety. The device was tested with a 'Sure-Test' electrical tester and was operational.
2307	Cabinets	Defect. <i>The drawer to the right of the dishwasher hits the cheek wall; repairs are needed for use of drawer. The drawer closet to the basement door is warped.</i>



**Figure 11. Oops!**

2308	Counter Tops	Serviceable. Polished granite.
2309	Sinks	Serviceable. Stainless steel.
2310	Faucets	Serviceable. No leaks observed at the time of the inspection.

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2311	Trap/Drain/Supply	Serviceable. No leaks observed at the time of the inspection.
2312	Disposals	None.
2313	Dishwasher(s)	Serviceable. Make: Frigidaire. The dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. Inspectors do not disassemble these units to inspect these components. My inspection is limited to operating the unit on the 'normal wash' cycle only. I recommend you operate this unit prior to closing. No leaks observed.
2314	Water Filter/Heater	None.
2315	Stove/Cook Top	Serviceable. Electric. Make: Frigidaire. The electrical stove/range elements were tested at the time of inspection and functioned properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure.
2316	Ovens	<b>Fire/Health/Safety.</b> Electric. The upper and lower electric oven elements were tested at the time of inspection and functioned properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures. Cooktop and oven is the same unit. <b>The oven is missing an anti-tip device; install as required for safety.</b>



**Figure 12. The anti-tip bracket was left inside the oven.**

2317	Hood/Fan	Recirculating. It is recommended if at all possible to install a fan which is exterior vented. This will help remove odor, heat and in some cases carbon monoxide.
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2318	Microwave	Serviceable. Make: Frigidaire. Microwave ovens are beyond the scope of a home inspection; as a courtesy to my clients, I do check for operation. This unit is operational and in serviceable condition at time of inspection. Leak and/or efficiency testing is beyond my testing abilities. If concerned, you should seek further review by qualified technician prior to closing.
2319	Heat Source	Serviceable. Forced air register observed.
2320	Kitchen Comments	None.

## Bathroom #1

My focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. I may not always mention common faults such as a stuck stopper or dripping faucet. If considered important, you should check these items independently. Minor cosmetic issues such as common rusting and stains may not always be reported.

Step #	Component	Comments
2401	Location	1st floor; Left side; Rear.
2402	Floor	Serviceable. Ceramic tile.
2403	Walls	Paint; Ceramic tile. The wall ceramic tiles have been painted.
2404	Ceiling	Serviceable. Paint.
2405	Doors	Defect. Doors are hollow type, wood construction. <i>The door binds</i> , adjustments needed to prevent damage to jamb and/or hinge.
2406	Windows	<b>Fire/Health/Safety. As best as I can determine, the window in the tub area is not safety glazed;</b> today's requirements include any window less than 60 inches above the floor in a tub or shower area must be safety glazing. Install safety glass to protect against serious injury. Also, I recommend installing a shower curtain on exterior wall to help protect window and frame from damage due to water.
2407	Electrical	Serviceable. Ground fault interrupter provided for safety. The device was tested with a 'Sure-Test' electrical tester and was operational.
2408	Exhaust Fan	None.
2409	Heat Source	Serviceable. Forced air register observed.
2410	Tub/Whirlpool	Tub has been refinished; suggest taking care when cleaning to protect the surface.
2411	Tub Surround	Serviceable. Ceramic tile.
2412	Tub Enclosure	None.
2413	Tub Faucet	Serviceable.

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## About the House

2414	Shower Base	Combination tub/shower.
2415	Shower Surround	Ceramic tile. The tile has been painted. Suggest caulking/re-grouting as a regular maintenance procedure.
2416	Shower Door	None.
2417	Shower Faucet	Serviceable.
2418	Sinks	Serviceable. Cultured.
2419	Sink Faucets	Stopper is difficult to operate.
2420	Trap/Drain/Supply	Defect. No leaks observed at time of inspection. <i>The sink &amp; tub drain slowly</i> ; I recommend cleaning of trap to remove debris; this will probably allow for better drainage.
2421	Toilet	Defect. Flush valve was operated and water evacuated. No leaks were observed. <i>The toilet is too close to the wall</i> , the standard is 15 inches from centerline of toilet. Repairs may be somewhat costly, have a licensed plumber offer cost estimates to repair. <i>The tank is loose at the connection to the bowl</i> . Re-securing is needed to prevent leakage.
2422	Bidet	None.
2423	Counter/Vanity	Serviceable.
2424	Bathroom Comments	None.

## Bathroom #2

Step #	Component	Comments
2401.2	Location	Basement.
2402.2	Floor	Serviceable. Ceramic tile.
2403.2	Walls	Serviceable. Paint.
2404.2	Ceiling	Serviceable. Paint.
2405.2	Doors	Serviceable. Doors are hollow type, wood construction.
2406.2	Windows	None.
2407.2	Electrical	Serviceable. Ground fault interrupter provided for safety. The device was tested with a 'Sure-Test' electrical tester and was operational.
2408.2	Exhaust Fan	Defect. <i>The exhaust duct is loose</i> , hanging; it needs to be re-secured.
2409.2	Heat Source	Serviceable. Forced air register observed.

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2410.2	Tub/Whirlpool	None.
2411.2	Tub Surround	None.
2412.2	Tub Enclosure	None.
2413.2	Tub Faucet	None.
2414.2	Shower Base	Defect. Fiberglass. The shower pan and accessible surrounding areas were visually inspected for leaks. No visual leaks were found at time of inspection. Shower pans are not filled and tested for leaks during inspection. <i>Screen missing on drain.</i>
2415.2	Shower Surround	Serviceable. Ceramic tile. Suggest caulking/re-grouting as a regular maintenance procedure.
2416.2	Shower Door	None.
2417.2	Shower Faucet	Serviceable.
2418.2	Sinks	Defect. Cultured. <i>The sink is loose</i> , suggest securing as necessary.
2419.2	Sink Faucets	Serviceable.
2420.2	Trap/Drain/Supply	Serviceable. No leaks observed at time of inspection.
2421.2	Toilet	Defect. Flush valve was operated and water evacuated. No leaks were observed. <i>The tank is loose at the connection to the bowl.</i> Re-securing is needed to prevent leakage.
2422.2	Bidet	None.
2423.2	Counter/Vanity	Defect. <i>The vanity is loose</i> ; re-secure as needed.
2424.2	Bathroom Comments	None.

## Other Interior Areas

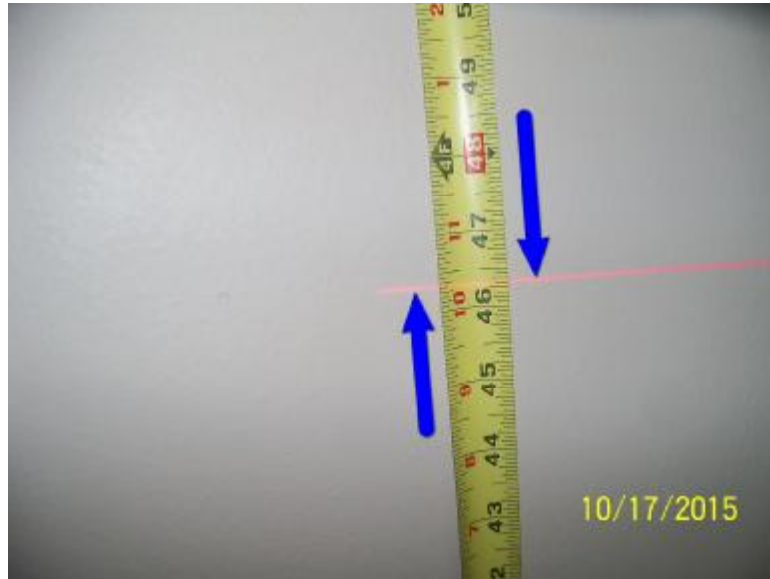
The interior review is visual and evaluated with similar aged homes in mind. Seals in double-pane insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions, such as temperature and humidity, at the time of the inspection can cause the defect to be undetectable. I do operate every window I can reach, however, I do not move personal belongings to get to windows that are blocked or covered with extensive window drapes or blinds. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can also be overlooked. It is suggested that you double-check these items during the final walk-through, if concerned. Minor cracks in walls & ceilings are very common in most homes. Most cracks indicate minor movement due to settlement or normal use of windows & doors. Larger cracks may indicate ongoing movement and further evaluation may be warranted. Water stains and patching of walls & ceilings should be discussed with seller to determine history of leak and potential mold.

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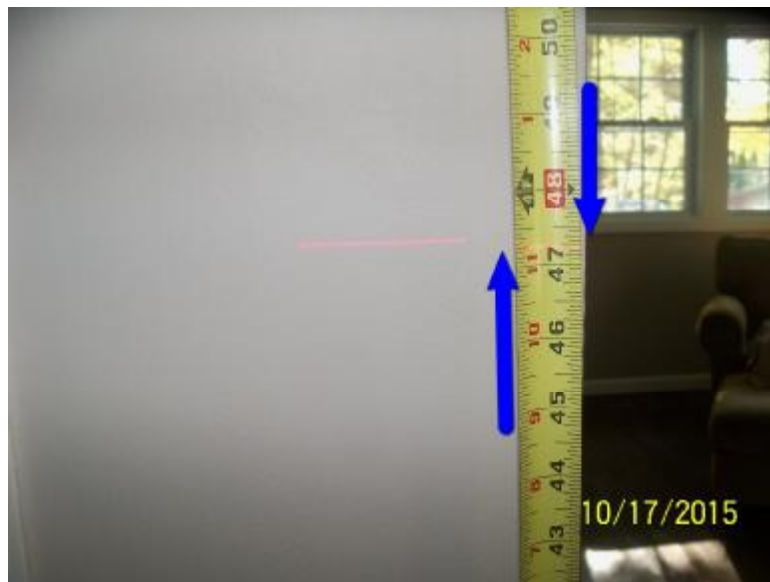
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Step #	Component	Comments
2601	Floors	Wood; Ceramic tile. No shoe molding present; gaps at base present. <i>The living room/reading area floors are out of level by 1 inch. This was determined using a laser.</i>



**Figure 13. 46 1/4 inches.**



**Figure 14. 47 1/4 inches.**

2602	Walls	Serviceable. Paint; Wood; Common cracks observed.
2603	Ceilings	Defect. Paint; Wood; Common cracks observed. <i>Cracked seam in ceiling in the reading area.</i>

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2604	Doors	Serviceable. Doors are hollow type, wood construction.
2605	Windows	Serviceable.
2606	Electrical	Serviceable.
2607	Wet Bar	None.
2608	Stairs	None.
2609	Heat Source	Serviceable. Forced air register observed.
2610	Other Interior Areas Comments	None.

## Bedrooms

Step #	Component	Comments
2701	Locations	(1)1st floor left side front, (2)1st floor left side rear, (3)1st floor center rear.
2702	Floor	Wood. No shoe molding present (gaps present).
2703	Walls	Paint; Paneling; Common cracking observed.
2704	Ceiling	Paint; Common cracking observed.
2705	Doors	Defect. Doors are hollow type, wood construction. <i>All the bedroom doors bind</i> , adjustments needed to prevent damage to jamb and/or hinge.
2706	Windows/Screens	Defect. <i>Cracked window(s) observed in the bedroom #3.</i>  <i>Update-</i> The bedroom windows are NOT large enough for today's fire emergency escape & rescue standards (At least 1 window per bedroom must have a minimum opening that is 24" high and 20" wide with a net opening of at least 5.7 square feet, or 5.0 Square feet if on 1st floor level). This means if a window opening is 24 inches high, it must be 34 1/2 inches wide to meet the 5.7 sq ft. While they probably met standards when the house was constructed, you should consider upgrading to meet today's safety requirements. Now, to make things more confusing, the NJ Re-hab code allows you to replace these windows with the same exact size windows; however, you cannot make them any smaller, and if you make them larger than the existing size, they must meet the above mentioned requirements.
2707	Electrical	<b>Fire/Health/Safety. The receptacle is loose in bedroom #2.</b> Suggest securing for safety. I was unable to determine use of switch(s) located at bedroom #3. Recommend consulting with seller to determine what the switch(s) control.

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2708	Closet/Wardrobe	The sliding doors in bedroom #1 are missing the 'cups'; these cups are used as handles to open & close the doors. No shelf present in the closets.
2709	Heat Source	Serviceable. Forced air register observed.
2710	Comments	None.

## Inspector/Remarks

Step #	Component	Comments
2950	Inspector	<p>This inspection &amp; report was conducted and written by Darren F. Miller, a New Jersey Licensed Home Inspector; License # 24GI00019700; I am also a NJ UCC ICS Building Inspector # 009387, a licensed radon technician MET 10946. I am also a Credentialed Wood Destroying Insect inspector #214. Since it is not part of a general home inspection, you should consider contacting the local building department to determine what permits have been issued for this house and if any are outstanding. Any outstanding permits should be the responsibility of the seller to close prior to transfer of title. Any non-permitted work should also be the responsibility of the seller. For instance, if the basement was finished without a permit, the building inspector may require the walls &amp; ceilings be removed to determine if proper fire &amp; draft stopping was installed.</p> <p>As suggested in the general information area, you should consider obtaining a home warranty (one may already exist on this property). These programs could help protect you against unforeseen problems. Please read the warranty coverage carefully; usually a waiting period is required before you obtain coverage and some items that you think are included may not be. For instance, if you put in a claim for say, a non-working oven, and it is determine that this problem was pre-existing, you wouldn't be covered. So please, read the warranty carefully.</p> <p>This house were recently painted. Some sellers paint their house to make it show better while other paint to cover-up stains or recent repair work. As stated many times, I am unable to see thru walls to determine the condition behind them. I strongly recommend consulting with seller to determine reason these areas have been painted and possibly try to determine the condition of walls, ceilings, floors before painting occurred.</p> <p>Some doors are not properly sealed/painted. The tops &amp; bottoms need to be properly sealed/painted to help prevent movement during the change of seasons. Most manufactures warranty is void if all six sides are not sealed. See <a href="http://www.wdma.com/">http://www.wdma.com/</a> for additional information.</p> <p>As we discussed on site, a fireplace did exist and still may be present behind the living room wall.</p>

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### End of Report

Step #	Component	Comments
3101	Questions	<p>Your questions; Ask all the questions you want or need to and I'll do my best to answer them. All I ask of you is that you read the entire report. You can call me tomorrow, next week or even next year! One question to ask yourself is 'Do I need to have an underground oil tank search conducted?'</p> <p>Your final walk-thru before closing is your last chance to view the house without any furniture or stored items. Conduct a diligent walk-through (don't let anyone or anything rush you!). Turn on all faucets, flush all toilets, run the dishwasher (and clothes washer &amp; dryer if part of the transaction) and examine all walls &amp; floors. You should also bring a digital camera just in case there are conditions that have changed since the inspection was conducted. Most of all, best wishes in your new home!</p> <p>Here are links to the ASHI &amp; State of New Jersey Standards of Practice:  <a href="http://www.homeinspector.org/standards/default.aspx">http://www.homeinspector.org/standards/default.aspx</a>  <a href="http://www.state.nj.us/lps/ca/nonmedical/hiac.htm">http://www.state.nj.us/lps/ca/nonmedical/hiac.htm</a></p> <p>Look here for all your home maintenance needs  <a href="http://www.msue.msu.edu/objects/content_revision/download.cfm/revision_id.500139/workspace_id.-4/master02.html/">http://www.msue.msu.edu/objects/content_revision/download.cfm/revision_id.500139/workspace_id.-4/master02.html/</a></p>

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Inspection No: 201510-04197  
Dwelling: XX XXXXXX Street  
XXXXXXXX, NJ

Client: XXXXX XXXXXXXX  
Inspector: Darren F. Miller

The following contains items which the I feel are in need of repair or at very least further review by a licensed contractor prior to close. I urge you to read the main report completely, as some items may seem more important to you then to me.

**Exterior**

- |                              |  |
|------------------------------|--|
| 1102. Walkways               | Defect. The sidewalk at the right side rear is heaved, damaged, deteriorated.  |
| 1103. Exterior Wall Cladding | Defect. The front vinyl siding shingles have been faced nailed in sections. The sides and rear vinyl siding is secured too tight.  |
| 1106. Exterior Door(s)       | Defect. The rear door binds and needs an extended strike plate. The door at the front has gaps in weather-stripping at the bottom. |
| 1107. Gutter/Downspout       | Defect. The downspouts are loose at the rear porch, secure as necessary.   |
| 1109. Electrical             | Defect. No exterior receptacles present.   |
| 1110. Electric Meter(s)      | <b>Fire/Health/Safety. The electrical service cables are too close to the window.</b>  |
| 1117. Retaining Wall(s)      | Defect. The front brick retaining wall has moved slightly.   |

**Front Entry**

- |                    |  |
|--------------------|--|
| 1203. Deck/Slab    | Defect. The deck/landing is not properly sloped to allow rain-water to drain off.<br>The previous termite treatment holes need to be sealed to prevent water entry under the slates. |
| 1204. Stairs/Steps | <b>Fire/Health/Safety. The steps are not uniform; this is a safety concern (possible trip hazard); top riser is about 9 3/ inches.</b>   |
| 1205. Railings     | <b>Fire/Health/Safety. The guardrails at the landing are loose.</b>  |

**Rear Porch**

- |               |  |
|---------------|--|
| 1201.2. Cover | Defect. The support posts are missing connectors at top and bottom; add the proper connectors to prevent up-lit of the roof/cover. |
|---------------|--|

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**Basking Ridge, NJ 07920**  
**(973) 252-1160**

- 1205.2. Railings      **Fire/Health/Safety. The guardrail is too low for today's standards. The spacing between guardrail balusters is larger than allowed (4 inches on guardrails & 4 3/4 inches on stairways) which may allow small children to crawl through the space. The handrails are loose. The handrail at the steps is not 'graspible'.**

### **Roof**

1303. Exposed Flashings      Defect. Major gaps and loose flashings observed at the chimney. The plumbing flashings are improperly installed.
1305. Conditions      Defect. The rear porch rolled roofing is damaged and cracked; replace this area of roofing.

### **Chimney**

1401. Visible Condition      Defect. Mortar deterioration observed at the bricks near the top; advise repair as needed.
1402. Chimney Flue      **Fire/Health/Safety. Flue liner is deteriorated.**

### **Attic**

1451. Access      **Fire/Health/Safety. The pull-down stairway is damaged, improperly cut (joints at stair connections have large gaps), possible safety concern.**
1452. Framing      Defect. Sagging of rafters was observed at front & rear. Gable bracing is missing.
1455. Insulation      Defect. 2-4" of insulation present. Today's 'minimum' requirement for attics is R-38 (or about 12 inches of fiberglass insulation). Large sections of missing insulation observed.
1456. Ventilation      Defect. The attic area is inadequately vented. A whole house fan is installed on the right side gable vent. There is no louver in the ceiling for this fan to pull the air thru and there is no switch/timer in the house. The disconnect switch is located in the attic.

### **Garage**

1509. Door Openers      **Fire/Health/Safety. The left side garage door opener's safety pressure reverse device did not operate when tested at the time of inspection.**
1511. Fire Door      **Fire/Health/Safety. Fire separation is compromised due to glass in the door.**



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1513. Fire Separation      **Fire/Health/Safety. Fire separation is compromised due to attic hatch and windows to basement.**
1514. Walls      Defect. As best as I can see, the sill plate is not properly bolted/secured to the foundation wall.
1516. Electrical      **Fire/Health/Safety. No GFCI protection present.**
1517. Garage Comments      **Fire/Health/Safety. The steps to the basement are not uniform; this is a safety concern (possible trip hazard).  
The guard & handrails are missing at the steps.**

### **Basement/Crawlspace**

1601. Access      Defect. The door to the basement binds; adjust as needed.
1602. Stairs      **Fire/Health/Safety. Stair steps are steep, this is a safety concern.  
The steps are not uniform; Some risers exceed the maximum allowable height of 8 1/4 inches.  
The steps have open risers.**
1603. Railings      **Fire/Health/Safety. There are no balusters present.**
1604. Floor      Defect. Sections of the floor are poorly finished.
1607. Joists      Defect. The joists are secured to the header behind the chimney without hangers or ledger board.  
There is termite and water damaged joists and box beams at the front and rear.
1610. Beams      Defect. The main beam is spliced without support.
1611. Windows      Defect. There are large gaps at most of the basement windows, sealing required.

### **Plumbing**

1706. Sump Pit(s)      **Fire/Health/Safety. The sump pump is not sitting in the pit properly; the float switch will not operate.  
The sump pit cover is missing, suggest installing cover for safety.**  
I recommend installing a check valve to prevent water which has already been pumped from flowing back into the pit.

### **Electrical**

1803. Main Panel Comments      **Fire/Health/Safety. Open knockouts present at the top of the service panel.**

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1806. Electrical Comments      Defect. Generally, the house is lacking in receptacles according to today's standards.

### **Heating**

1906. Distribution/Ducts      **Fire/Health/Safety. A cold air return intake observed within 10 feet of an appliance vent.**

### **Air Conditioning**

2101. Air Conditioning      Defect. Electrical disconnect is provided near this unit for safety; however, the electrical cable is not connected to the condenser.

2105. Air Conditioning  
Comments      Defect. Dryer vent exits house near A/C unit..

### **Kitchen**

2307. Cabinets      Defect. The drawer to the right of the dishwasher hits the cheek wall. The drawer closet to the basement door is warped.

2316. Ovens      **Fire/Health/Safety. The oven is missing an anti-tip device; install as required for safety.**

### **Bathroom #1**

2405. Doors      Defect. The door binds.

2406. Windows      **Fire/Health/Safety. As best as I can determine, the window in the tub area is not safety glazed.**

2420. Trap/Drain/Supply      Defect. The sink & tub drain slowly..

2421. Toilet      Defect. The toilet is too close to the wall. The tank is loose at the connection to the bowl.

### **Bathroom #2**

2408.2. Exhaust Fan      Defect. The exhaust duct is loose, hanging; it needs to be re-secured.

2414.2. Shower Base      Defect. Screen missing on drain.

2418.2. Sinks      Defect. The sink is loose, suggest securing as necessary.

2421.2. Toilet      Defect. The tank is loose at the connection to the bowl.

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2423.2. Counter/Vanity      Defect.    Vanity is loose; re-secure as needed.

**Other Interior Areas**

2603. Ceilings      Defect.    Cracked seam in ceiling in the reading area.

**Bedrooms**

2705. Doors      Defect.    All the bedroom doors bind.

2706. Windows/Screens      Defect.    Cracked window(s) observed in the bedroom #3.

2707. Electrical      **Fire/Health/Safety.    The receptacle is loose in bedroom #2.**

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

About the House  
71 Village Dr.  
Basking Ridge, NJ  
973-252-1160

Company's Business Lic. No.

Date of Inspection

October 17, 2015

Address of Property Inspected

XX XXXXXX XXXX  
XXXXXXXXXX, NJ

Inspector's Name, Signature & Certification, Registration, or Lic. #

Darren Miller Credentialed Inspector #214

Structure(s) Inspected

Single family house only

## Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☐ A. No visible evidence of wood destroying insects was observed.

☒ B. Visible evidence of wood destroying insects was observed as follows:

☐ 1. Live insects (description and location): \_\_\_\_\_

☒ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):  
Dead carpenter ants, attic- right side gable under the whole house fan

Termite tubes and mud- basement front and rear joists, garage rear studs

☒ 3. Visible damage from wood destroying insects was noted as follows (description and location):  
Termite damage- front and rear basement framing

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☒ No ☐ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations

☐ No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_

☒ Recommend treatment for the control of: Termites & carpenter ants

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☐ Basement \_\_\_\_\_  
☐ Crawlspace \_\_\_\_\_  
☐ Main Level \_\_\_\_\_  
☐ Attic \_\_\_\_\_  
☐ Garage \_\_\_\_\_  
☐ Exterior \_\_\_\_\_  
☐ Porch \_\_\_\_\_  
☐ Addition \_\_\_\_\_  
☐ Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior siding                    |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

Drilled holes in front entry indicates previous termite treatment; however, due to major tubes and mud, treatment is needed.

Attachments See attached sheet labled 'Attachments'

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

## Attachment #1

Some previous wood destroying insect damage repair noted at the basement front. Recommend evaluation of all areas of damage and repairs by a qualified building contractor who should provide a statement as to structural integrity.

## Attachment #2

The infestation and/or damage depicted represent only that infestation and/or damage that was visible at the time of the inspection in the general area indicated. When evidence of wood destroying insects is found, it should be understood that some degree of damage including hidden damage might be present in the structure. Many buildings have hidden wood destroying insect infestation and/or damage that a competently performed wood destroying insect inspection may not disclose. Therefore, the decision to dismantle or remove ceilings, finished walls, carpets, etc. and to what extent dismantling is to be done, must be made by the involved parties. Needless to say, the cost and responsibility of restoring disturbed finished walls, ceiling, carpets etc. must be discussed by those parties. Reported signs of infestation in a building make this decision even more critical. Due to cryptobiotic or hidden mode of life of subterranean (the most common species) termites, they often do more damage in hidden areas than exposed areas. Their survival requires that they avoid sunlight and low moisture environments. It is important to understand that the inspector/inspection company will not make specific recommendations regarding opening walls, ceilings, etc, removal or carpet and/or dismantling of any kind.