

About The House
71 Village Drive
Basking Ridge, NJ 07920
(973) 252-1160

1005	Levels	2 story structure.
1006	Estimated Age	This structure is approximately 100 years of age. Age should be confirmed by seller.
1007	Weather Conditions	Clear; Cool. Temperature at the time of inspection was approximately 50-55 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	Saturday 11/5- Inspection started at 8:25 AM. Inspection was completed at 12:30 PM. I returned Wednesday to pick up radon and check fixtures due to water being off during original inspection. Wednesday 11/9 Inspection started 4:05 PM. Inspection as completed 4:40 PM.

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	Asphalt. <i>Surface deterioration, cracking and settling present.</i> Patching/sealing will help preserve the remaining life of the driveway.
1102	Walkways	Fire/Health/Safety. Brick in sand. Re-set the raised wood form at walk to front entry to prevent tripping. I recommend play sand be swept into brick on an annual basis. This should prevent bricks from moving and help stop grass & weeds from growing thru cracks.
1103	Exterior Wall Cladding	Defect. Wood siding. <i>The siding is in contact with the ground at the front.</i> Repairs are needed (removal of dirt) to prevent deterioration and possible wood destroying pest infestation. You need to be aware wood rot & wood destroying pest infestation may be present behind the siding but cannot be seen. The only real way to determine if rot or wood destroying insects are present is by opening the walls (removing the exterior siding or the interior drywall). This is not part of our 'non-invasive' inspection. <i>Woodpecker holes/damage observed at the left side;</i> discuss repair options with a licensed siding contractor.
1104	Trim/Soffit/Facias	Defect. Wood. <i>Wood deterioration is present at several areas including the rear lower soffit & several areas of corner trim at the roof.</i> Suggest repairs/replacement as needed.

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- 1105 Window & Frames Defect. Vinyl frame; Wood frame; Aluminum frame; Casement; Double hung; Sliding; Double glazed insulated.
Old storm window frames were left in place; remove them as they may prevent water from draining.
Wood deterioration is present at left & right side upper & right side lower windows. Repair as needed.
The lower left side front window frame is rotted and there is an open gap at the top. Replace the window.
The left side rear window has a damaged drip cap; replace the drip cap to prevent water entry in, behind the window head.
 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.



Figure 1. Damaged drip cap; also note the woodpecker damage.

- 1106 Exterior Door(s) **Fire/Health/Safety.** Wood; Metal; Vinyl; Sliding; Storm door.
The family room door does not latch; adjust as needed.
The front & rear storm doors are missing safety chains; install these chains to prevent damage to door and/or closers.
Storm door at center rear is missing closer. Recommend installing closer to prevent injury & possible damage.
 The enclosed patio; the left side door is locked; the rear sliding doors are painted shut. No operation possible at these doors.
The step down, into the house at the front lower door is greater than 8 1/4 inches. This is a potential trip hazard. Repairs are needed (adding an interior step) to prevent tripping.
The sliding door has a damaged screen door; repair the screen to keep out pests.

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1107	Gutter/Downspout	<p>Defect. Aluminum. <i>The gutters are sagging, improperly pitched at right side front.</i> Recommend repairs for proper operation. <i>Missing downspouts observed at right side front & center rear.</i> Install downspouts to ensure proper drainage away from the foundation. The gutters need to be cleaned out now & as a part of a normal maintenance routine to ensure proper drainage. 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.</p>
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Figure 2. Sagging gutter at front right side. Also note the leaves that are clogging the gutters.

1108	Fences/Gates	Defect. Split rail; Wood. <i>The fence has fallen down; replace it.</i>
1109	Electrical	Serviceable.
1110	Electric Meter(s)	Located at the front.
1111	Gas Meter(s)	None.
1112	Exterior Faucets	None.
1113	Sprinkler	None.
1114	Bell/Chime	Serviceable. Front.

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- 1115 Lot/Grade
Drainage Defect. Minor slope.
Re-grading or adding a drainage system is needed at the lower front to assure all water drains away from the home's foundation at all times. The tree between the driveway and river is dead; it needs to be removed.



Figure 3. Remove the dead tree before it falls and injures someone.

- 1116 Foundation Defect. Basement.
The cement parging is loose/deteriorated at the left side. This will allow rainwater to get between the parge and the block, causing more damage. I recommend repairs be made to prevent water entry & future deterioration.
- 1117 Retaining Wall(s) Defect. Stone; Wood.
Parts of the retaining wall is a loose laid stone. You should realize this type of wall will require yearly maintenance. Heaving from winter frost moves wall and springtime re-adjustments are usually required.
The wood wall is rotted and needs to be replaced.
The loose laid stone walls are bulging; repairs needed to prevent complete failure.
- 1118 Stairs **Fire/Health/Safety. The steps to the front lower section are not uniform; this is a safety concern (possible trip hazard).** 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.
The handrails are missing, which is a safety concern. 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 handrails should be installed for safety.

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1119 Exterior
Comments

Defect. Seal all thru wall penetrations. This will help prevent water & pest entry.
Not all window & door flashings are visible; due to type of construction, flashings are covered with siding & trim and cannot be viewed.
The rear shed is rotted, damaged. Have the seller remove it.



Figure 4. Rotted shed.

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	Defect. Part of structure. <i>The post trim is rotted, deteriorated;</i> I am unable to determine the conditions of the actual post. I strongly recommend further review be made (removal of trim) prior to close to determine condition of post and if repairs are needed.
1202	Electric	Fire/Health/Safety. There is no ground fault circuit interrupter (GFCI) present. See GFI comments in electrical section #1806 for additional information. The weatherproof cover is missing at the receptacle, suggest installing cover for safety. The light fixtures are inoperative at time of inspection. Possible spent bulb. I suggest you verify proper operation of the fixture prior to closing.

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1203 Deck/Slab

Defect. Wood; Slate.

The rim joist is not properly bolted to the house. Installing lag bolts from deck into house framing members is needed. This will support deck and help prevent possible collapse. You should also review local standards for safety and compliance.

The joist hangers show signs of rust, deterioration. It's possible the chemicals from the wood have caused the rusting. To ensure a safe deck system, the hangers should be replaced.

As best as I can tell, the flashing is missing between the deck and the house. Flashing is meant to protect wood from moisture damage/deterioration. I am unable to determine if damage is currently present. I do recommend you contact a qualified carpenter to obtain accurate cost estimate to install the proper flashing. When flashing is being installed, it can then be determine if moisture or other damage does exist.

Drywall screws were used in the hangers; screws are not allowed to be used with joist hangers. Remove the screws and install the proper nails. *Wood rot, deterioration is present at several floor boards.* Repairs are needed to prevent future deterioration and possibly wood destroying pest infestation.

The required post bracing is missing; install as needed.

The columns are not properly connected to the beams. A direct, complete and secured load path is required to ensure structural stability. This is usually accomplished using connectors, not nails. Look here for detailed information

<http://www.awc.org/Publications/DCA/DCA6/DCA6-09.pdf>

Have a competent carpenter make necessary repairs.



Figure 5. The bottom of this joist hanger has rusted away.

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- 1204 Stairs/Steps **Fire/Health/Safety. Wood.**
The bottoms of several support posts have wood rot, deterioration.
 Repairs are needed for continued sound support.
The stringers have split where the treads are nailed; this will allow for failure of the stringers or loose treads. Replace the stringers.
The depth of the stringer at the riser/tread cut out is 3 inches; this is less than the recommended 5 inches. This could lead to failure of the stair system. Re-enforce or replace the stringers for safety.
The steps have open risers; 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.



Figure 6. Split stringer where the tread is nailed.

- 1205 Railings **Fire/Health/Safety. Wood.**
The railings have the 'ladder' effect. This means a child is able to climb up and possibly over the installed railing. Remove these rails and then install vertical balusters spaced so a 4 inch sphere cannot fit between them.
The handrail at the stairs is not 'graspible'. Handrails should be between 1 1/4" & 2 5/8" diameter with at least a 2 1/4" space between rail & wall.
- 1206 Comments Due to the above mentioned problems, I recommend total replacement of the entire wood stair & walk structure.

Rear Deck

Step #	Component	Comments
1201.2	Cover	None.

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1202.2	Electric	<p>Fire/Health/Safety. The GFCI receptacle did not respond to test, suggest replacing the receptacle for safety. There is no ground fault circuit interrupter (GFCI) present at the left side receptacle. See GFI comments in electrical section #1806 for additional information. A light fixture needs to be installed near the sliding door for safety.</p>
1203.2	Deck/Slab	<p>Defect. Wood. <i>The deck is attached to a cantilevered section of the house.</i> This may be improper and could result in serious problems to the interior floor or wall framing of the house. Your best bet is to have the current set-up reviewed by an architect or structural engineer (prior to expiration of inspection period) to determine if current installation is correct or if repairs can be made. <i>The post footings have eccentric loading.</i> This means the post is not centered and can cause the footing to move. Repairs are recommended (having the post sit on the center of the footing) to prevent movement and ensure proper support. <i>As best as I can determine, the footings are too small.</i> The minimum a footing can be is 12 inches. Repairs can be expensive; have a competent carpenter offer an accurate price quote (prior to expiration of inspection period) to replace the footings. <i>The main beam is spliced without support.</i> Whenever a beam is spliced, usually a post is installed under the splice. While some splices can be designed without a support, I can not 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.</p>



Figure 7. Eccentric loading on a footing that's too small.

1204.2	Stairs/Steps	None.
1205.2	Railings	Serviceable. Wood.

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