



HOME INSPECTION REPORT

May 2, 2018

STREET ADDRESS
CITY, STATE



Prepared by Kyle Kaufmann

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May 2, 2018

INSPECTION LOCATION

NAME
STREET ADDRESS
CITY, STATE ZIP

STREET ADDRESS
CITY, STATE

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CITY, STATE**

At your request, a visual inspection of the above referenced property was conducted on this date. This inspection report reflects the visual conditions of the property at the time of the inspection in compliance with New Jersey Administrative Code (NJAC) 13:40-15.15. Hidden or concealed defects are not included in this report. No warranty is expressed or implied. This report is not an insurance policy, nor a warranty service.

REPORT SUMMARY

Material Defects include, but are not limited to the following items;

ROOF CONDITIONS:

4.3 ROOF COVERING CONDITIONS:

1. The Concrete/clay roofing tiles is in unsatisfactory condition, which represents a possible "material defect."

ATTIC COMPONENTS:

11.3 LEAK EVIDENCE:

2. There is some water staining of the underside of the roof system indicating leakage. These areas were checked with a moisture meter and found to be "WET".

PLUMBING SYSTEM

13.8 DRAIN FLOW:

3. Due to the age and overall condition of this system/component, It is suggested that the interior of the waste piping be inspected by a licensed plumber, possibly utilizing a video camera from the house to the street connection.

BOILER SYSTEM

15.3 BOILER CONDITION:

4. The old pipes have suspected asbestos insulating material on them.

ELECTRICAL SYSTEM

17.8 VISIBLE WIRING HAZARDS:

5. There are some incorrectly installed or malfunctioning electric components, which represents a "material defect". These defects should be repaired.

Each of the above described material defects will require further evaluation and repair by qualified, licensed contractors in a timely manner (prior to closing). Other material defects are also noted in the following report and should receive appropriate attention. Some material defects described in the body of the report that do not appear in the **REPORT SUMMARY** may be more complicated and more expensive to repair than the above issues. Read the report carefully. If there is doubt as to the complexity and cost of repairs, contact competent contractors to more thoroughly assess the conditions and provide written cost estimates for repair prior to closing. Budget accordingly so that all issues can be addressed properly.

An earnest effort was made on your behalf to discover all visible "Material Defects", however, in the event of an oversight, maximum liability must be limited to that which is described in the PRE-INSPECTION AGREEMENT. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the PRE-INSPECTION AGREEMENT. A copy of the PRE-INSPECTION AGREEMENT is available for viewing at www.Kaufmann-Consultants.com.

Thank you for selecting KAUFMANN CONSULTANTS, LLC to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Kaufmann Consultants, LLC

Kyle Kaufmann

Kyle Kaufmann

Home Inspector License # 24GI00153000

enclosure

INTRODUCTION-TERMS-LIMITATIONS

HOME INSPECTION INFORMATION

1.1 DATE OF INSPECTION

May 2, 2018

1.2 INSPECTION LOCATION

STREET ADDRESS

CITY, STATE

CLIENT INFORMATION

1.3 NAME/ADDRESS

NAME

STREET ADDRESS

CITY, STATE ZIP

1.4 REFERENCE NUMBER

18-09-NAME-KK

REPORT TERMINOLOGY DEFINITIONS

1.5 DURABLE:

On the day of the Inspection, the component was operating within its designed lifespan.

1.6 SERVICEABLE:

On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.

1.7 GOOD / SATISFACTORY:

DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.



1.8 FAIR / ADEQUATE:

This means that on the date of inspection, the component was operating and performing it's intended function, but possibly not as effectively as a new component would and/or the unit is approaching the end of it's useful, serviceable life. Budget for repair/replacement.



1.9 POOR / UNSATISFACTORY:

The component is neither DURABLE nor SERVICEABLE. **WHEN THE WORD "UNSATISFACTORY" IS USED TO DESCRIBE A DEFECT, THE CONDITION IS A "MATERIAL DEFECT."** This means that on the day of the Inspection, the component was NOT working and/or has reached the end of it's expected serviceable life. This is a Material Defect, which requires repair prior to closing.

1.10 MAINTENANCE

At the time of inspection, the component was not operating properly or was operating at a degraded level of performance, which may be due to lack of required maintenance. Further evaluation by a qualified contractor may indicate that the condition is a Material Defect.



1.11 MATERIAL DEFECT / DEFECT

"Material Defect" means a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic or aesthetic aspects of the system, structure or component. All reported "Material Defects" and "possible Material Defects" must be evaluated prior to the end of the inspection contingency period so that the scope, and costs, of the problems can be thoroughly understood. In addition, it is recommended that all repairs be completed prior to the end of the inspection contingency period.

1.12 REPAIR RECOMMENDATION

PLEASE NOTE: If further evaluation/review/repair of a condition/problem/material defect is recommended, it is important the entire system be evaluated by a qualified, licensed professional of your choosing. All follow-up evaluation/review/repair should be completed prior to the end of the inspection contingency period. If additional time is required to obtain evaluation/review/repair, inform your attorney of your needs so that acceptable accommodations can be arranged.



Do not rely on follow-up inspection reports with contradictory findings unless these statements are written and signed by the licensed tradesman making the statements. The document should clearly display the contractors name, signature and license number. In addition, all repairs that are conducted must be documented in the same manner as described above or they should not be considered reliable.

When the inspector reports any type of suspected leaks, current leaks, past leaks, potential for leaks or inadequate venting in any part of the house, there is the also potential for mold to form in the structure. You should have the structure tested for mold. Kaufmann Consultants, LLC does not perform mold tests and this type of testing is beyond the scope of a Home Inspection.

1.13 LOCATIONS:

The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report. These descriptions are relative to viewing the home from the front.

WEATHER CONDITIONS

1.14 VISIBILITY

At the time of inspection the weather was sunny.

1.15 TEMPERATURE:

At the time of inspection, the outside air temperature was approximately 86 degrees and The temperature increased during the inspection. fahrenheit.

BUILDING CHARACTERISTICS

1.16 REPORTED/ESTIMATED AGE OF STRUCTURE:

The home is reported to have been constructed in year 1928.

1.17 BUILDING TYPE:

The subject property is a single family, wood frame, custom colonial style structure.

1.18 OCCUPANCY

The property is occupied. The significance of this statement is that the present occupant's property limits visibility and access to some areas. These areas cannot be inspected and there may be un-reported defects as the result of this limitation. It is recommended that any area with limited access, for any reason, be re-inspected prior to closing.

1.19 SPACE BELOW GRADE:

The home's foundation is built with a crawl space and basement areas. and inaccessible crawl space (inaccessible areas could not be inspected). Access to these areas must be provided so that an inspection can be performed prior to the end of the inspection

contingency period.

UTILITIES

1.20 WATER SOURCE:

The home is reported to be connected to a municipal/Public/Community water supply. This is indicated primarily by the presence of a water meter. Confirm the connection to the municipal/Public/Community water supply by contacting that agency. Additionally, check with the water supplier to ascertain the cost and quality of the water.



1.21 SEWAGE DISPOSAL:

The home is reported to be connected to the municipal sewer system. This important sewer connection is impossible to confirm visually. For this reason, it is recommended that you contact the Municipal Sewerage Authority to confirm the connection.



1.22 UTILITIES STATUS:

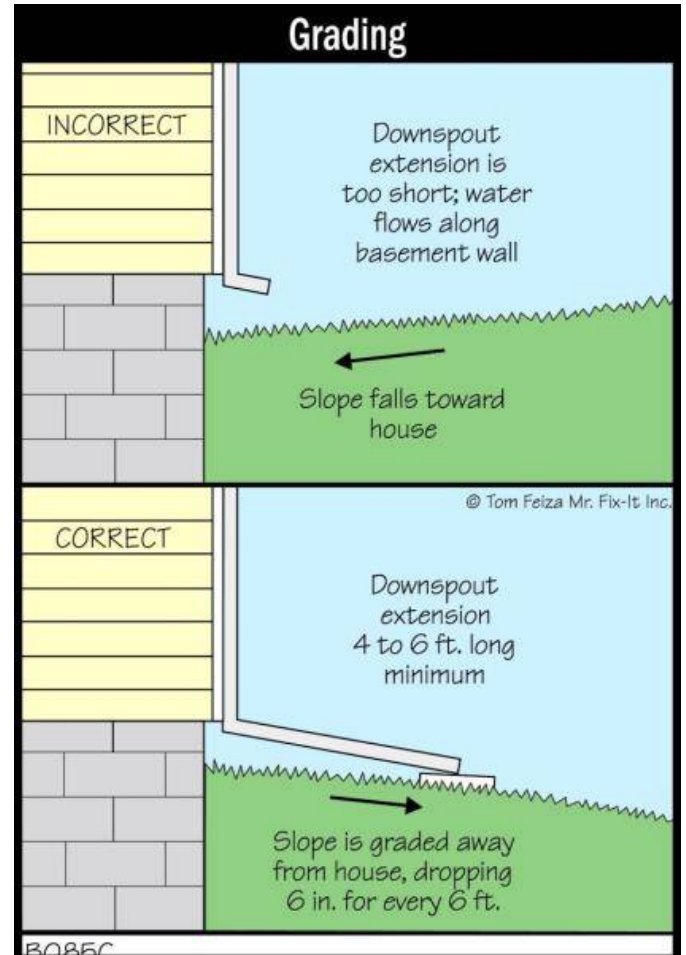
All utilities (water, electric) are on at this time.

GRADING-LOT IMPROVEMENTS

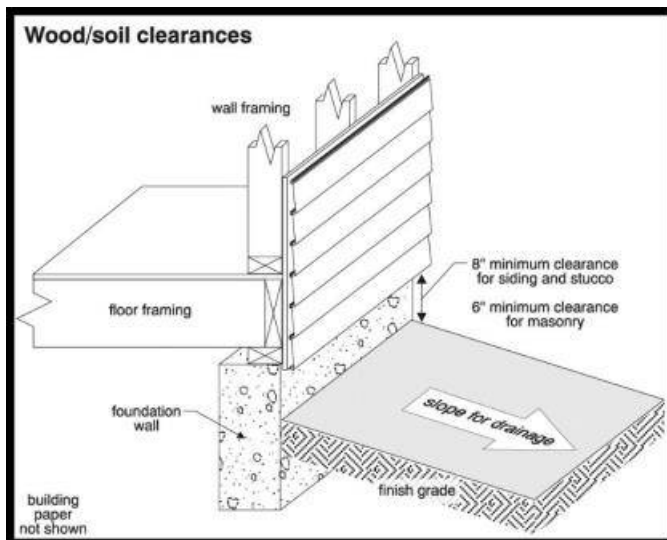
TOPOGRAPHY

2.1 SLOPE WITHIN 10 FEET OF HOUSE:

Level to Negative grade, which may contribute to a water condition in the basement is noted at the rear. The general guideline is for the grading to drop 6" in the first 6' away from the foundation. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure.



2.2 SOIL CONTACT WITH EXTERIOR SIDING



The siding is in contact with or installed below grade level/mulch. This condition commonly causes rot and is highly conducive to wood destroying insect (primarily termites and carpenter ants) infestation/damage. Our inspection for wood destroying insects was severely limited due to this condition. Damage, which may have resulted from this condition, should be repaired prior to closing. Many buildings with no ground clearance have hidden wood destroying insect infestation/damage that a competently performed wood destroying insect inspection may not disclose under these conditions. Have the soil/mulch removed to expose the foundation. There should be at least 6-8" of clearance between the siding and the ground/mulch. In addition, failure to maintain the grading adequately sloped away from the

foundation could lead to water in the structure. The exterior grade should be a minimum of four inches (8" is even better) below the top of the foundation. Soil above the level of the foundation should be avoided if at all possible as this too can result in rot of wood and wood destroying insect infestations.

2.3 RETAINING WALLS:

The There is no guardrail installed at the top of the retaining wall. Consider that the ledge of a retaining wall could be an attractive nuisance for children, but adults could also be vulnerable to a fall from these areas. A retaining wall at least thirty inches tall, with a walking surface above, should have a guardrail installed. Another option is to plant heavily on the upper side of the wall to limit access to the edge of the wall. retaining walls appear satisfactory. These walls provide resistance to earth forces when properly installed. The wall has weep holes that allow water to seep through the wall. These are beneficial and satisfactory.

Note

2.4 WINDOW WELLS

The window wells are cracking and should be repaired. The window wells are clogged with leaves and debris. Cleaning is recommended.

Notice

Maintenance
Required

2.5 HOSE BIBS

There is a gap through the exterior where the hose bib is installed. The significance of this condition is; leaks into the structure could result. Have the hose bib installation sealed as necessary.

Notice

Maintenance
Required

DRIVEWAYS/WALKWAYS

2.6 DRIVEWAY:

The asphalt driveway is serviceable. Deficiencies include, but may not be limited to the following; Cracks have developed in the surface. Contact a qualified contractor to evaluate the conditions and to perform necessary repairs.

Notice

Maintenance
Required

2.7 DRIVEWAY DRAINAGE:

The impervious surface is sufficiently pitched to divert water away from the structure.

✓ Good

2.8 WALKWAYS:

The masonry walk requires repair/maintenance. There is deterioration of the walk. The walk has cracks/raised edges, which represent a potential tripping condition. A qualified mason should be contacted regarding repair. The municipal walk appears serviceable. Contact the municipal authority to ascertain maintenance requirements and responsibilities.



2.9 STEPS



The exterior steps are in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to; There is cracking masonry; which represents a tripping condition that should be repaired.

2.10 STAIRWAY RAILINGS:

Safety railings are sometimes omitted for cosmetic reasons. Nonetheless, you should consider installing railings for improve safety. There are no railings at the side steps.



2.11 PATIO:

The loose brick patio is in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to; There are low points/depressions where water will accumulate during adverse weather conditions. Have the areas re-leveled for improved drainage.



LANDSCAPING

2.12 TREES AND SHRUBS

Trees and bushes should be trimmed. Trees or bushes adjacent to the house should be pruned so branches are not against house. This property includes a number of trees and shrubs. Trees and shrubs are not inspected as part of this evaluation. Kaufmann Consultants, LLC has no expertise in this field. If there is concern regarding the condition of the trees and shrubs, it is recommended that you contact a specialist in this area to inspect the condition of the trees and shrubs and to provide maintenance information. Decayed, infested, or damaged trees and shrubs are more likely to pose a hazard during extreme storm conditions than are healthy well maintained specimens. Periodic inspection and upkeep are important in order to preserve these valuable assets and to prevent damage to the property.



2.13 SPRINKLERS:

Automatic sprinkler components were identified. These components were not inspected. The evaluation of sprinkler systems is beyond the scope of this evaluation. It is recommended that information about the sprinkler system, stations, controls, care and maintenance be obtained from a sprinkler specialist prior to closing.



EXTERIOR

EXTERIOR CLADDING

3.1 EXTERIOR SIDING TYPE

The homes' exterior frame is covered with vinyl siding and wood clapboard siding. Vinyl siding is a common exterior cladding material and is very popular in newer construction. The exterior is marketed as a maintenance-free exterior, but does require periodic cleaning (power washing). This is a premium material

found more commonly in older homes. The material is falling from popularity due to ever-increasing cost. If in good condition and properly maintained, the material will last and protect the home indefinitely. Cedar and wood clapboards do experience periodic cracking. These cracked pieces should be replaced as part of long-term maintenance, normally as part of painting. Re-painting should be anticipated every 7-10 years depending on the quality of the paint job applied.

3.2 SIDING CONDITION



The exterior wood clapboard siding is in need of maintenance/repair, which represents a possible "material defect." Deficiencies include, but are not necessarily limited to the following; There is some rot of the exterior siding. The extent of the damage through the wall system is un-determined. There is paint peeling. Have the exterior prepped and re-painted. The exterior vinyl siding is in need of maintenance/repair, which represents a possible "material defect." There is damaged exterior siding; which could result in leakage. There is loose/inadequately fastened exterior siding. A competent contractor should be contacted to more

thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary. NOTE: Vines/vegetation cover much of the exterior. The significance of this condition is; this limits the inspection. A competent contractor should be contacted to trim the vegetation as necessary. A re-evaluation of the conditions should be conducted when conditions permit (before closing).

3.3 SHEATHING:

In general, the home's exterior sheathing is not subject to view from the exterior due to the installation of exterior cladding (siding). There are no indications of structural sheathing problems that can be detected from the exterior at this time. The INTERIOR section of the report addresses the structural sheathing as it can be inspected from the interior (attic, basement areas).



EXTERIOR FLASHINGS AND TRIMS

3.4 EXTERIOR FLASHINGS:

The exterior flashings, where visible, appear to be serviceable. These flashings play a critical role in maintaining a weather-tight exterior.



NOTE: The majority of flashings used on the structure were not evaluated because they are concealed from view beneath the roofing and siding. For this reason, the inspection of exterior flashings is mostly dependent upon looking for symptoms of defects as opposed to the actual condition of the components. Symptoms may include signs of leakage through to the interior, rotted exterior wood, or malfunctioning doors or windows.

3.5 MOLDINGS & TRIM CONDITION:

The exterior trim/wood is in need of maintenance. Deficiencies include, but are not limited to the following; **There is rot to the exterior wood/trim.** Areas of rot include, but may not be limited to; Roof trim and adjacent doors/windows. Proper care to the home's exterior includes replacement of rotted pieces and periodic re-painting and caulking to protect the wood from the elements. Budget for this contingency. **There is considerable paint peeling of the exterior wood/trim.** Proper maintenance includes periodic sanding/preparation and repainting. There are gaps between the trim components at roof edges. This is a concern because sometimes pests can enter the structure through these small gaps. Repair and/or replace any defective wood. NOTE: Heavy wire mesh is applied to the edges of the roof in an apparent attempt at restricting access to the roof system by pests. The present home-owner, as well as the repair contractor who installed the mesh should be contacted to ascertain the need for these repairs and any



on-going requirements. **There are loose trim components.** Replacement is recommended. **The aluminum roof trim is missing.** Replacement is recommended. **There is rot of the basement windows/frames.** Replacement is recommended. **There appears to be a bee's nest blocking the vent to the exterior (rear).** Contact a qualified pest control contractor/exterminator for treatment options.

FRONT PORCH

3.6 CONDITION

The Deficiencies include, but may not be limited to the following; porch is unsatisfactory. **Settling of the masonry landing results in a negative pitch.** The significance of this condition is; water will be channeled to the home's exterior, wood-frame walls. This condition could result in water damage (rot and mold). There is cracking masonry; which should be repaired. The dimensions of the steps are uneven. This could represent a tripping condition. The railings are loose and should be fastened for improved safety.



PORCH

3.7 CONDITION



Side porch

The side porch is in satisfactory condition.

ROOF SYSTEM

ROOF CONDITIONS:

4.1 METHOD USED TO INSPECT

The inspection of the roof was performed by viewing the roof from the ground through binoculars. Note: Inspector did not climb/walk on the roof due to safety (height-pitch) concerns and the possibility of damage to roofing materials. The roof was also viewed and inspected from the interior through the windows. The roof inspection conditions were partially confirmed using an aerial drone to video and photograph the areas of concern.

4.2 TYPE OF MATERIALS:

Concrete/clay roofing tiles.

4.3 ROOF COVERING CONDITIONS:

The Concrete/clay roofing tiles is in unsatisfactory condition, which represents a possible "material defect." Deficiencies include, but may not be limited to the following; The roof covering also shows signs of excess wear due to exposure. These conditions include, but are not necessarily limited to; Roof tiles are split. This condition may be a reflection of normal wear and tear and could result in leakage. There are missing tiles, which could result in leaks. There is rot along the edges of the roof. One or more of the tiles are cracked at the overlap. It is unlikely a leak will develop due to the tiles underneath, This is considered a cosmetic condition. Repair as desired. There are missing roof tiles at some locations. Replacement is recommended. One or more of the tiles are broken and water intrusion is likely. The best repair is to replace tile, mastics do not have the durability of the tile and is not considered a permanent repair. If tiles are not available, consider replacing the tile with a tile from the overhang where water intrusion is less of a concern. Use mastic to repair the damage tile. This is a suggestion only and your licensed roofing contractor is best able to advise you and make repairs.

Portions of the roof have been patched indicating problems (leakage). Documentation regarding this repair should be obtained prior to closing and an independent roofing contractor should evaluate the effectiveness of the repair and the need for future repairs. A competent contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.



Roof View

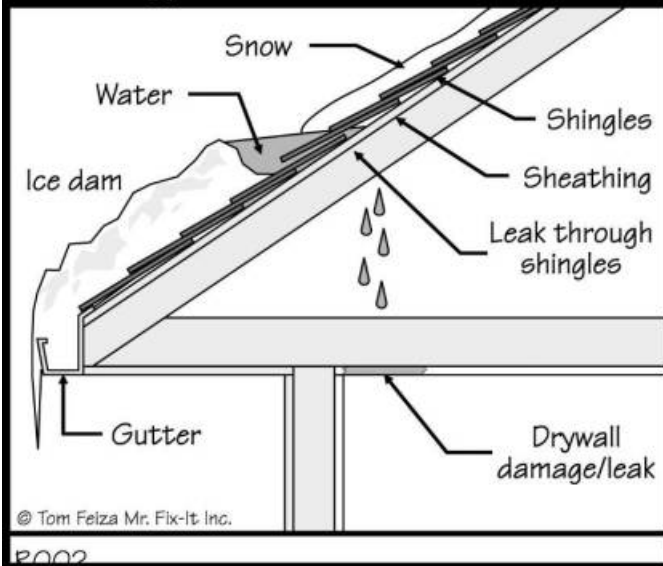


Missing tiles | Cracked tiles

4.4 ICE DAMMING

NOTE: The shape of the rear front and roof may tend to trap snow and ice during the winter months. This may make the roof vulnerable to leakage from ice-damming. See the adjacent diagram for better understanding of this condition. Modifications to the roof can substantially reduce potential for leaks that result from "ice damming". Ask the current home-owners is they have experienced leaks while there was snow on the roof in the past. Contact a competent roofer regarding the necessity of any changes.

Typical Ice Dam and Leak



Indications of ice damming

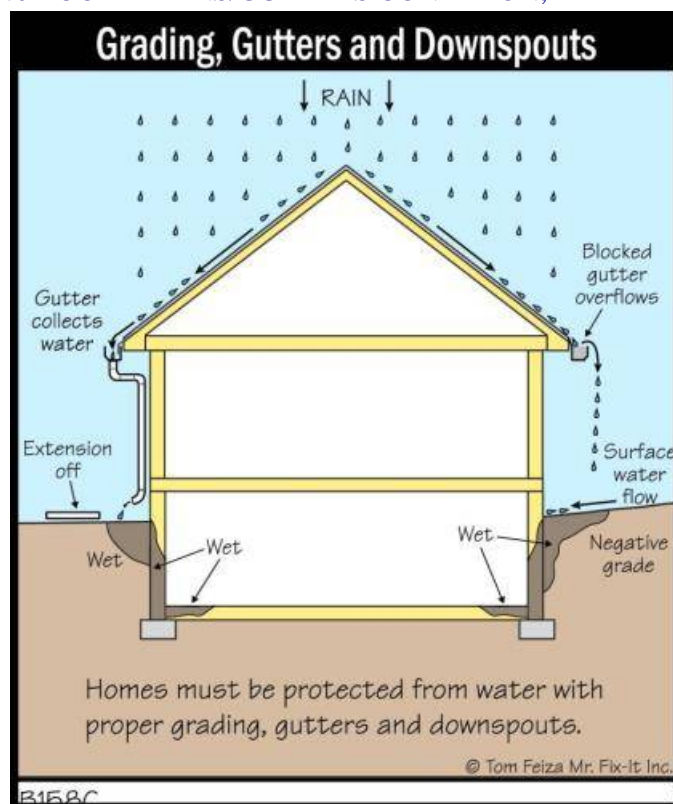
4.5 ROOF METAL/FLASHINGS CONDITION

There has been mastic applied to the metal roof system components suggesting past problems. The present homeowner as well as the roofing contractor whom performed the repairs should be contacted to ascertain the scope and nature of the repairs. Anticipate replacement of these metal roofing components.



Mastic indicates prior leakage

4.6 ROOF DRAINS/GUTTERS CONDITION;



NOTE: Proper maintenance of the gutters is essential to caring for the home's exterior as well as the interior and basement/ crawlspace areas. In my opinion, the majority of water that seeps into basements comes from the roof system when the gutters are not adequately maintained. In addition, clogged gutters can allow for ice to accumulate causing leakage to the interior during the extreme winter months. Keep the gutters clean. Do not climb on the roof or hang from a ladder to clean gutters due to the danger associated with this type of work. Contractors are available to do this task for a nominal fee. Have the gutters professionally cleaned at least twice in the Fall and once in the late Spring. Check periodically for proper pitch. Gutter pitch problems are easily detected when it is raining. Consider checking the gutters during rainfall (after lightning stops) for over-flowing conditions. It is this kind of malfunction that saturates the soils adjacent the foundation and leads to water leakage into the home.

The gutters are in need of maintenance/repair. Deficiencies include, but may not be limited to the following: The gutters are clogged with leaves,

branches, and debris. The significance of this condition is; water accumulation in the lower areas of the home. (see adjacent diagram) Cleaning is recommended.

Gutter guards are installed to alleviate potential for clogging. These expensive gutter improvements can be beneficial. Past experience causes me to be skeptical about the strainers/covers' effectiveness. I have often encountered small amounts of debris accumulation in gutters covered with these guards so they are not completely effective. Their presence also makes cleaning difficult. Have the gutters and covers cleared periodically to alleviate potential for drainage problems.

4.7 DOWNSPOUTS CONDITION:

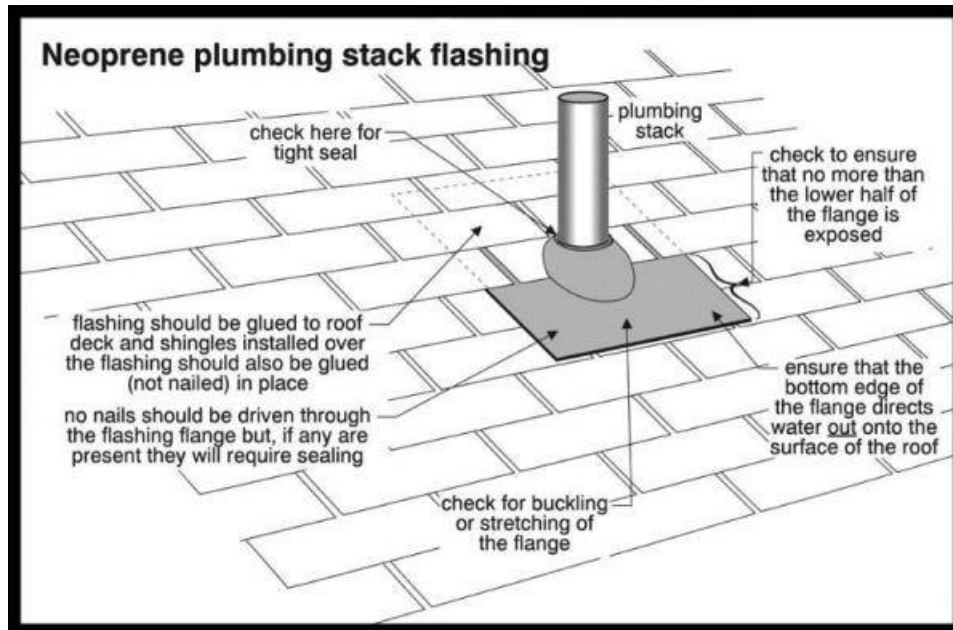
Downspouts discharge into buried pipes. When functioning properly, buried piping may possibly be the best method of carrying water from the vicinity of the foundations and alleviating potential for leaks into the house. Older pipes can become clogged with leaves and roots, which can cause clogs and back-ups. If this occurs, the tell-tale sign could be water backing up from the buried pipe during rainfall. Cleaning the pipes may clear obstructions, but if it doesn't, replacement of the pipes could be necessary. **NOTE:** Determining condition of underground system is beyond the scope of this inspection. It is suspected that the old, buried drainage pipes do not function well. This cannot be confirmed without digging up and damaging the pipes and/or having the interior of the pipes checked with a video camera.

Prudence dictates that the drains eventually be replaced as part of long-term care for the house. I have found that older homes were built with good drainage systems, but lack of maintenance has allowed these buried pipes to become clogged, cracked and otherwise inoperable. For this reason older homes are experiencing more water seepage into the basement/crawlspace areas than they did when originally built. In addition, many older homes had "drywells" that the drains were connected to. These older components likely do not function after decades of use. Consider having new pipes installed to carry roof runoff to downhill, remote locations. This type of work should be considered an up-grade and not normally the sellers' responsibility and is sometimes performed by the landscaper. It is recommended that the present home-owner and



a competent contractor be consulted to further evaluate the condition and perform repairs as necessary.

4.8 ROOF PENETRATIONS CONDITION:



The roof penetration flashings are improperly installed (material defect). This could result in roof leakage. The plumbing vent roof flashings have been repaired indicating some degree of problems at these areas in the past. The nature and scope of repairs should be discussed with the present home-owner and the repairman, who performed the repair. The flashings are rusted due to long-term exposure to the elements. Due to the overall age and condition of this component, a future serviceable life will

likely be limited.



4.9 VEGETATION:



Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear and damage to the roof covering.

CHIMNEY #1

4.10 LOCATION:

This chimney is located at the right hand side of the roof system/house.

4.11 CHIMNEY CONDITION:



Cracking masonry

The masonry chimney is in some aspects, unsatisfactory condition (material defect). Deficiencies include, but may not be limited to the following: **There is cracking of the masonry structure.** Cracks could also be present inside the structure, which could represent a fire condition. The cracks could be a source of water leakage through the structure. This is common above the roof line where the materials are exposed to severe weather. Nonetheless, repair is recommended. **The ash clean-out door is not properly sealed and therefore, does not function properly.** Hot embers or ash can be swept from the fireplace to the "pit" at the bottom of

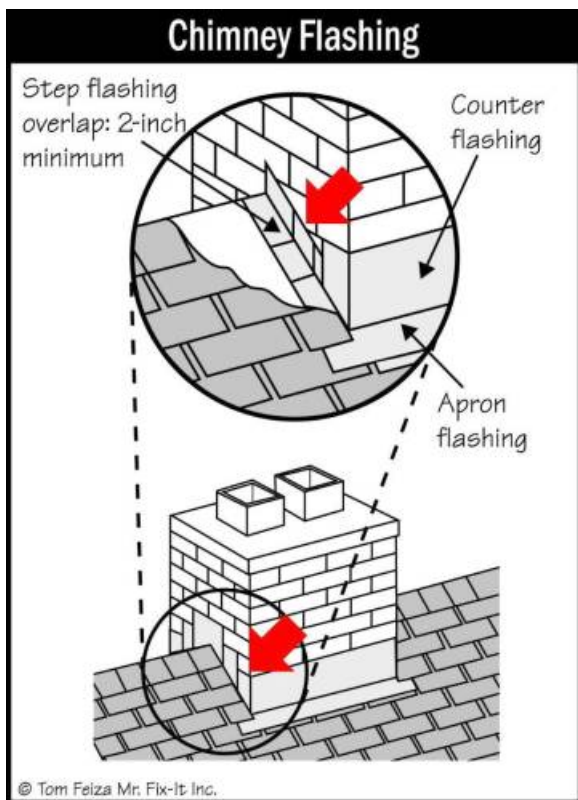
the chimney. From here the debris can be removed without creating a great deal of dust in the living spaces. The door prevents the embers or ash from falling out of the chimney. The malfunctioning door represents a potential fire condition. Replacement is recommended. The ash pit is full. Cleaning is recommended. The chimney is equipped with a cap that appears to be secure. The cap is beneficial in that it can minimize water intrusion and restrict access to the chimney interior by pests. The chimney serves the boiler, the fireplace, and the water heater.



Chimney view | Cracking masonry

4.12 ROOF FLASHING:

Application of mastic suggest past water intrusion. The nature and scope of repairs should be discussed with the present home-owner and the repairman, who performed the repair.



FO14



Indications of past water intrusion

4.13 REMARKS:

A full evaluation of the structural and internal portions of the chimney is beyond the scope of this home inspection. This evaluation does not include internal chimney components. It is recommended that a National Fire protection Association (NFPA) 211 "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to identify any possible hazards. This typically includes insertion of cameras into the internal chimney areas so that these inaccessible areas can be inspected. The NFPA 211 "Level 2" evaluation is best suited to provide the information needed for the real estate transaction.



Go to www.csia.org.com and enter the zip code for the subject property and you can see a list of **Certified Chimney Sweeps in the area**. The antenna should be removed if unused to prevent unnecessary stress or damage to the chimney structure.

GARAGE

GARAGE

5.1 GENERAL CONDITION:



improper framing

In general, the garage is in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: There is contact between the garage siding and the soils. This condition has caused rot and probably wood destroying insect (termite) infestations/damage. The windows are in poor condition. Replacement is recommended. There are indications of pests. This is indicated by droppings in the area. Contact an exterminator in this regard. There is cracking of the foundation, which should be repaired. There is apparent water leakage into the garage from the exterior. This leakage has

caused rot. Contact a competent contractor to evaluate the extent of the defect and the necessary repairs. **There is improper framing of the garage structure; which weakens the structure. The system may not perform as intended or at optimum performance.** A competent contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.



Personal property prohibits full view

5.2 ROOFING MATERIALS/ CONDITION:



Indications of leakage (Active)

The roofing is in unsatisfactory condition. Deficiencies include, but are not limited to the following; **The roof decking/sheathing is rotted. The roofing on the garage is leaky.** Repair/replacement is recommended.

NOTE: The garage roof covering is in the same condition as the roof covering on the main house. Please refer to the ROOF SYSTEM section of the report for details.

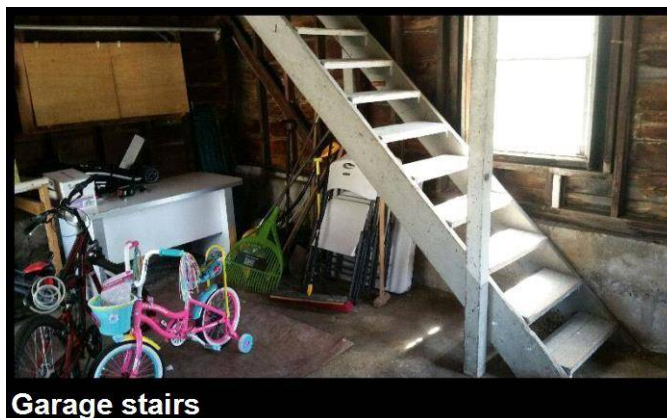


5.3 FLOOR CONDITION:

The concrete floor, where visible, is in acceptable condition. Normal settling cracks were noted. The floor and sections of the walls were not fully visible due to stored items. This limitation could prevent detection of defects, particularly termite and wood destroying insect infestations. A re-evaluation of this condition should be performed when conditions permit.

Note

5.4 STAIRS CONDITION:



The steps are in some aspects, unsatisfactory condition. The stringers are separating, which could result in staircase collapse and injury. There are no railings installed adjacent the stairs. This configuration would not comply with modern building standards. The stairs have loose components, which should be repaired. The riser/ tread dimensions are not uniform. The condition would not comply with modern building standards. The condition represents a potential tripping condition. Exercise caution and care when traversing the steps. A competent contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as

necessary.

5.5 PESTS

There are indications of a pest infestation (past or present) in this area that warrant contacting an exterminator. These indications include, but may not be limited to the following; There are droppings indicating some level of pest presence.



GARAGE DOOR(S)

5.6 GARAGE DOOR(S) CONDITION:

The garage doors are in need of maintenance. Deficiencies include, but are not limited to the following; Standard glass panels installed in the overhead door(s) represent a potential hazard when the door is open (over head). Have these glass panels laminated or replaced with un-breakable material for improved safety. There is rot to the garage overhead door components. There is rot of the garage door frames. The springs that support the overhead doors are deformed due to failure and should be replaced for improved safety. One of the garage doors is inoperable. The door opens manually. A competent contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.



5.7 GARAGE DOOR SPRINGS:

The garage door springs are of the older type that do not utilize safety retainers. Broken springs could cause injury if not properly retained by these cables. Newer installations are equipped with safety cables that pass through the springs to restrain them in the event of breakage. It is recommended that the door springs be modified with safety retainers (cables) for improved safety.



5.8 SIDE/BACK YARD DOOR CONDITION:

The side/rear door is in adequate, but in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; There is rot of the door/jamb/frame. The door sticks in the frame and needs attention for smoother operation. Replacement is recommended.



GARAGE ELECTRICAL

5.9 ELECTRICAL WIRING:

Consideration should be given to upgrading the garage electrical system to achieve maximum safety.

KITCHEN/LAUNDRY

KITCHEN

6.1 CONDITION:

The kitchen area is, in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to the following areas; There is water damage to the ceiling due to leaks from above. The significance of this condition is; Leaks can cause rot/mold. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

6.2 FLOORING:

The tiles are in good overall condition. Periodic re-grouting of cracking joints should be anticipated. Failure to maintain the joints could result in leakage through the floor system.

6.3 LIGHTING:

Kitchen lighting is functional.

6.4 GFI OUTLETS:

Ground fault circuit interrupter

6.5 HEATING DEVICE:

Circulated hot water heating is

6.6 CABINETS:

A representative sampling of the

protection is provided to the outlets within 6' of the sink. This configuration would not comply with modern building standards, but is adequate. Consider an up-grade by installing ground fault circuit protection for all counter top outlets for improved safety.

installed in the kitchen.

cabinets were checked and found to be in wobbly condition due to age, wear and tear.

6.7 SINK:

The sink is in serviceable condition.

6.8 DRAIN CONDITION:

The sink drain appears to be in leak-free condition.

6.9 FAUCET:

The faucet was operated and found to be functional.

KITCHEN APPLIANCES CONDITION

6.10 DISHWASHER:

The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. The unit is in working order at this time. Each cycle and feature of the unit was not tested. An evaluation of these features is beyond the scope of a home inspection.



6.11 STOVE (Range):

The range is malfunctioning. **The left rear range heating element/s did not function properly.** Have the unit serviced/repaired.



6.12 OVEN:

The double electric ovens were operated and found to be functioning. The temperature settings and timer were not tested. An evaluation of these features is beyond the scope of a home inspection.

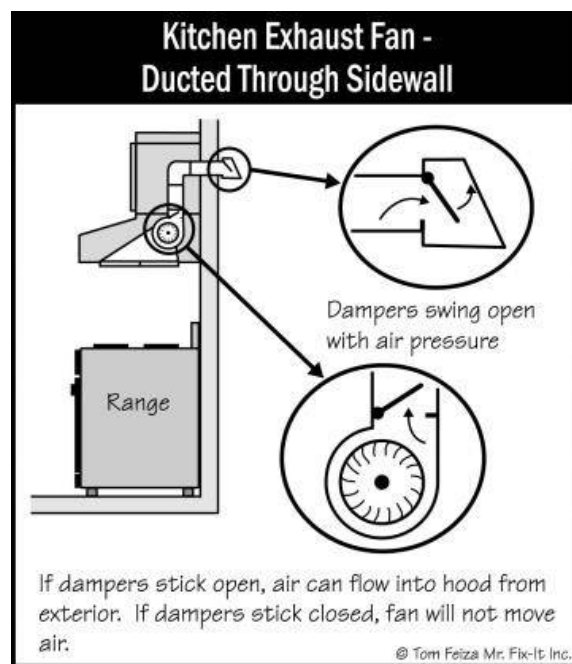


6.13 GAS SHUT-OFF:

An easy-to-operate hand shut-off valve is installed on the gas line.

6.14 EXHAUST FAN:

A kitchen electric exhaust fan is installed over the range burners. This exhaust fan was operated and found to be serviceable. The exhaust fan is ducted to the home's exterior, which greatly improves effectiveness.



VO12

6.15 REFRIGERATOR:

The refrigerator appears to be operating at this time.



6.16 WATER HOOK-UP:

The refrigerator is equipped with a water connection for ice/water. The system was operating properly at the time of inspection.

6.17 BUILT-IN MICROWAVE:

The microwave oven was operated and found to be functional. This was done by simply heating a wet paper towel/napkin. No attempt was made to determine if the unit is leaking microwaves or demonstrating any other type of malfunction. An evaluation of these features is beyond the scope of a home inspection.



6.18 REMARKS:

NOTE: If the future operation of the kitchen and laundry appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. The home inspection/report is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance functions meet your expectations. It is also important to obtain any available appliance operation/maintenance manuals.

Note

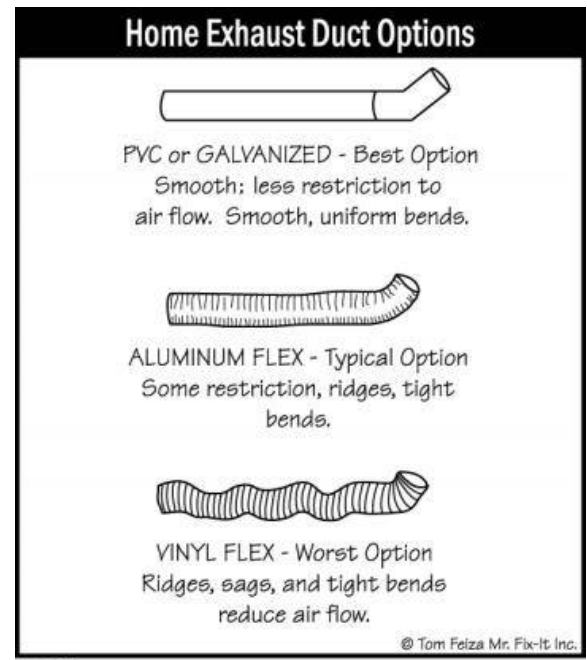
LAUNDRY

6.19 CONDITIONS:

The laundry connections appear to be serviceable. This visual inspection is limited by the fact that the connections (water, waste, gas cannot be function checked for operation). The room has connections for a washing machine (hot, cold water, 120 volt outlet and drainage). Additionally, connections for use with an electric or gas dryer are installed (220 volt outlet, a gas source and exhaust ducting). NOTE: The portion of the ducting that is not subject to view cannot be inspected. For this reason, the integrity of the duct through to the exterior cannot be confirmed.

6.20 DRYER VENTING:

The dryer vent is routed with plastic flex duct. The CPSC stated that plastic dryer vent ducting is a fire hazard and should be upgraded to metal for safety. **FOR YOUR INFORMATION.** There are more fires caused from lint build in the dryer vent pipe than from fireplaces. The long circuitous route taken by the vent makes it vulnerable to clogs. I recommend you check the line when moving in and have it checked regularly. A licensed chimney sweep performs this service.



V015

6.21 WASHER HOOK-UPS:

Did Not Test. It is recommended that you use the more expensive, more reliable, premium braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing, which could result in flooding of the home.

6.22 WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

6.23 DRIP PAN:

Any washing machine installation above or in any living space should have a drip pan because washing machines typically leak at some point in time. The installation of an emergency drip pan and drain is recommended for this installation.



INTERIOR ROOMS

INTERIOR LIVING SPACES

7.1 CONDITION

Floor, wall and ceiling surfaces in the living room, dining room, and sun room are in serviceable condition.



ENTRY:

7.2 INTERIOR ROOMS/CONDITION:

The components of the entry are both Durable and Serviceable. Floor, wall and ceiling surfaces are in adequate condition, consistent with the home's age. The electric outlets and lights are operable. The front door is unsatisfactory. The door hardware is malfunctioning. The front door does not create a weather-tight condition when closed. Adjust the door and/or improve the weather stripping as necessary for improved function.



BATHROOMS

#1 BATHROOM

8.1 CONDITION:

The half bath is in overall adequate condition. Floor, wall and ceiling surfaces are adequate. The plumbing fixtures (toilet and sink) are in working order. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable.



8.2 FAUCET, SINK AND DRAIN LINE

NOTE: The vanity/counter top are loose, which could result in leaks. repair is recommended.

Note

#2 BATHROOM

8.3 CONDITION:

The upstairs bathroom is in need of maintenance/repair. The electrics are operable. The electric outlet is equipped with a functional ground fault circuit interrupter (GFCI), which was checked and found to be operable.

8.4 FLOOR, WALL AND CEILING SURFACES



Floor, wall and ceiling surfaces are in need of maintenance. **There is standing water on the floor.** The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined. The high-gloss floor tiles installed in this room represent a potential slipping condition. Appropriate care and caution should be exercised when exiting the tub/shower area.

8.5 FAUCET, SINK AND DRAIN LINE

The faucet, sink and drain lines are serviceable.

8.6 TUB AND SHOWER

The tub spout/shower head is loose, which could result in leaks. Repair is recommended to prevent leaks.

Notice

Maintenance
Required

8.7 TOILET/BIDET

The toilet is in need of maintenance. The toilet is loose, which can result in leaks and failure of the wax seal beneath the fixture. Have the seal replaced and the fixture re-installed.

Notice

Maintenance
Required

8.8 ELECTRICAL

There is/are inoperable lights in this area. This could be due to burned out light bulbs, but this is not confirmed. Have the bulb replaced and the light checked. If this fails to resolve the condition, have a licensed electrician repair the circuitry/fixture.

Attention

Further Evaluation
Needed

#3 BATHROOM

8.9 CONDITION:

The half bath is in need of maintenance/repair.

8.10 FLOOR, WALL AND CEILING SURFACES

Floor, wall and ceiling surfaces are in serviceable condition.

8.11 FAUCET, SINK AND DRAIN LINE



The faucet, sink and drain lines are in need of maintenance. Deficiencies include, but may not be limited to; The sink drain is clogged, which limits the use of the fixture. The flexible accordion drain below the sink should be replaced as this component is vulnerable to clogs. A competent contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.

8.12 TOILET/BIDET

The toilet is in proper working order.

8.13 ELECTRICAL

The electrical components are unsatisfactory. The electric components are un-grounded, which could be unsafe in this "wet" environment. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.



BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

BEDROOMS

9.1 CONDITION:

The bedrooms are in satisfactory condition. Floor, wall and ceiling surfaces are in serviceable condition. The doors are operable. The rooms have a source of heat. Electrical components are operable.



GENERAL INTERIOR

CEILINGS / WALLS / FLOORS

10.1 WALLS/CEILINGS:

There are ceiling/wall surfaces that may have been damaged from prior leaks. These areas have not been completely or properly repaired/finished. Additional finishing will be necessary to restore these areas. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.



10.2 FLOORS:

The floor system has noticeable low points commonly encountered in older homes. This is likely related to settling or deflection of the home's structural framing over time. There are also relative high points. The high points are possibly located over "strong" points in the structure. As the framing deflects over time, these "strong" points do not deflect or bend due to their relatively high load bearing capability. The two conditions conspire to make the unevenness more noticeable. Generally, no corrective actions are undertaken because straightening the floors is somewhat impractical, expensive, and there is no significant structural impact in most situations. Most people simply live with this condition and monitor the home's structural framing for changes that would indicate a serious concern.



10.3 DOORS:

Some of the home's interior doors are malfunctioning in that they bind at the jambs (frames) and/or have hardware that does not align making operation unsatisfactory. The condition is common, even in newer homes. Sometimes, simply painting the doors and frames is enough to affect the "fit" and "function" of the door. Deflection of the home's structural framing may also be a contributing factor. Many times, no corrective action is undertaken because the affect is considered minor by the occupants. Normally, trimming the doors and re-alignment of the hardware is sufficient to reconcile the condition. If, after adjustments are made, the door start to bind again, this may be an indication of framing (structural) problems. Have a competent contractor repair the doors and check the framing for problems. Many of the doors are not equipped with door stops and damage to the walls may have occurred. **There is missing door hardware; which should be replaced.**

Maintenance
Needed

NOTE: There is damage to the interior door trim components; which should be repaired.

WINDOWS/DOORS

10.4 MATERIAL:

Some windows are the older, wood type that may be part of the original structure. Some replacement dual glazed windows have been installed. This is a major home improvement that improves the home's overall thermal performance and also improves utility (function). In addition, having functional windows is an important safety component.

The home is equipped with a few (1979) ANDERSEN windows. These are a generally regarded as a premium installation. The units are double-pane (thermal) insulated units. The seals are warranted for an extended period of time. Most ANDERSEN windows have stenciled dates of manufacture etched into the glass, which can be helpful in determining whether or not the windows are still covered by the manufacturers warranty. Contact ANDERSEN using the toll free number 888 888 7020 or access their website www.andersenwindows.com for any additional information.

Some of these windows are also tilt-and-wash units. This feature allows for reasonably easy access to the exterior of the windows for cleaning. A representative number of the tilting lower sash units were checked for function and found to be functional.

10.5 PANES:

Some single pane windows are installed without storm panels. The configuration would not comply with modern building standards. The significance of this condition is; This material defect could adversely affect performance of the component. Degraded performance could result in loss of heat and low energy efficiency. It is recommended that storm panels or double-pane replacement windows be acquired and installed to achieve improved thermal performance. There are both dual and single pane windows used in this home.

10.6 CONDITION:



The windows are in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following: **Broken/cracked window(s) were observed.** This is common in older homes with single pane glass. The cracks normally do not result in significant heat loss and for this reason, are left "as-is" frequently. Replacement is easy and relatively inexpensive. **Some windows are stuck in the closed position rendering them inoperable.** This may create a safety concern regarding egress. Sometimes this occurs when the windows have been painted in the closed position. Windows should be restored to proper working condition. **Some window sash cords/chains**

are missing and/or broken, which adversely affects window function, but also makes the windows potentially unsafe. (Consider that the windows can fall down rapidly when the locks are disengaged or at unpredictable moments). Repair is recommended. The significance of this condition is; normal use could be unsafe as the upper sash falls rapidly when the lock is disengaged. Injury to fingers or hands is possible. **Some of the windows were unable to be shut completely and consequently the locks will not engage. Some of the window hardware is missing.** Have the missing hardware re-installed and checked during the walk through inspection prior to closing. **There is some cracking of the window glazing material from the exterior window frames.** This is a reflection of normal wear and tear and is consistent with the home's age. Nonetheless, repair of the glazing is suggested to better secure the window panes and maintain thermal performance. **There are panes of glass/mirror that are very close to the walking surfaces and are not made of "safety" tempered glass.** The configuration would not comply with modern building standards. The significance of this condition is; Breakage is more likely at these "low" locations and damaged standard glass could cause injury. "Safety" tempered glass breaks into different shapes that are not as dangerous.

10.7 SCREENS:

The screens are in good condition.

10.8 EXTERIOR DOORS

The exterior doors are in some aspects, unsatisfactory condition. The doors drag on the finished flooring. The condition may cause the door to become loose at the hinges. The doors are binding in their frames adversely affecting function. Refit/repair/re-install for improved function. The door surfaces are pet damaged creating a cosmetic defect. The exterior doors are not weather-tight indicating the need for adjustment and/or replacement/installation of proper weather stripping.



STAIRWAY

10.9 LOCATION:

This staircase leads from the first floor to the basement.

10.10 CONDITION:

The basement stairs are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; The stairs are too steep. This configuration would not comply with modern building standards and may represent a tripping condition. Components of the stairs are sagging with loose treads and risers indicating possible problem underneath. Have the support structure repaired for improved safety. There is very low head clearance at the steps, which could result in injury. There is no landing adjacent the staircase. The significance of this condition is; A landing is customarily built adjacent a staircase with an entry door for safety reasons. The configuration requires backing down the stairs to open the door. Railings adjacent steps are primarily for safety. In general, railings should extend the full length of the steps, have no gaps greater than 4" and extend to a minimum height of 36". The railings are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the



following; There are no proper "hand holds" for traversing the stairs. The configuration would not comply with modern building standards. Current standards require that the railing have a feature that allows for someone to grab and hold the safety component. This is not the case with this at this location.

STAIRWAY

10.11 LOCATION:

This staircase leads from the first to the second floor.

10.12 CONDITION:

The main floor stairs are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; Components of the stairs are sagging with loose treads and risers indicating possible problem underneath. Have the support structure repaired for improved safety.

Note

STAIRWAY

10.13 LOCATION:

This staircase leads from the second floor to the third floor.

10.14 CONDITION:

The The stairs are too steep. This configuration would not comply with modern building standards and may represent a tripping condition. stairs are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; Railings adjacent steps are primarily for safety. In general, railings should extend the full length of the steps, have no gaps greater than 4" and extend to a minimum height of 36". The railings are in some aspects, unsatisfactory condition. Defects include, but are not necessarily limited to the following; There are no proper "hand holds" for traversing the stairs. The configuration would not comply with modern building standards. Current standards require that the railing have a feature that allows for someone to grab and hold the safety component. This is not the case with this at this location. There are wide gaps between railing components. The configuration would not comply with modern building standards. Current standards restrict gaps between railing components to no more than 4" for safety.



ADDITIONAL ITEMS

10.15 SMOKE DETECTORS:

Unit batteries should be replaced semi-annually, The smoke detectors are not inspected as part of a home inspection in New Jersey. State law requires that these devices be tested by local fire officials prior to closing. It is recommended that you confirm the inspection with the local fire officials and that documentation certifying the operational status of these important safety devices be obtained prior to closing.



10.16 CARBON MONOXIDE DETECTOR:

The carbon monoxide detectors are not inspected as part of a home inspection in New Jersey. State law requires that these devices be tested by local fire officials prior to closing. It is recommended that you confirm the inspection with the local fire officials and that documentation certifying the operational status of these important safety devices be obtained prior to closing.



10.17 SECURITY SYSTEM:

Security system components were identified. The unit was not tested because it is beyond the scope of a home inspection. It is suggested that you contact a reputable security company regarding an evaluation of the system and the costs associated with operation. Ask owner about condition and usage.



10.18 CENTRAL VACUUM:

Unit is installed but not tested. An inspection of this appliance is beyond the scope of this home inspection. Ask owner about condition and usage.



HAZARDOUS MATERIALS TESTING & IDENTIFICATION

10.19 PLEASE NOTE:

Hazardous materials and health hazard testing is beyond the scope of this Home Inspection. If asbestos, molds, fungi, sick home syndrome, electromagnetic fields (EMF), fiberglass, formaldehyde, UFFI, hazardous wastes, lead, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal or any other environmental and/or health hazard are a concern, please contact an appropriate expert. Kaufmann Consultants, LLC is not qualified to evaluate and report on hazardous materials and/or health hazards. If the inspector suspects the presence of a hazardous material or health hazard, he may report his concerns. This creates the need for contacting a licensed, qualified specialist in the field of concern so that appropriate remedial measures can be addressed in a timely manner (prior to closing).



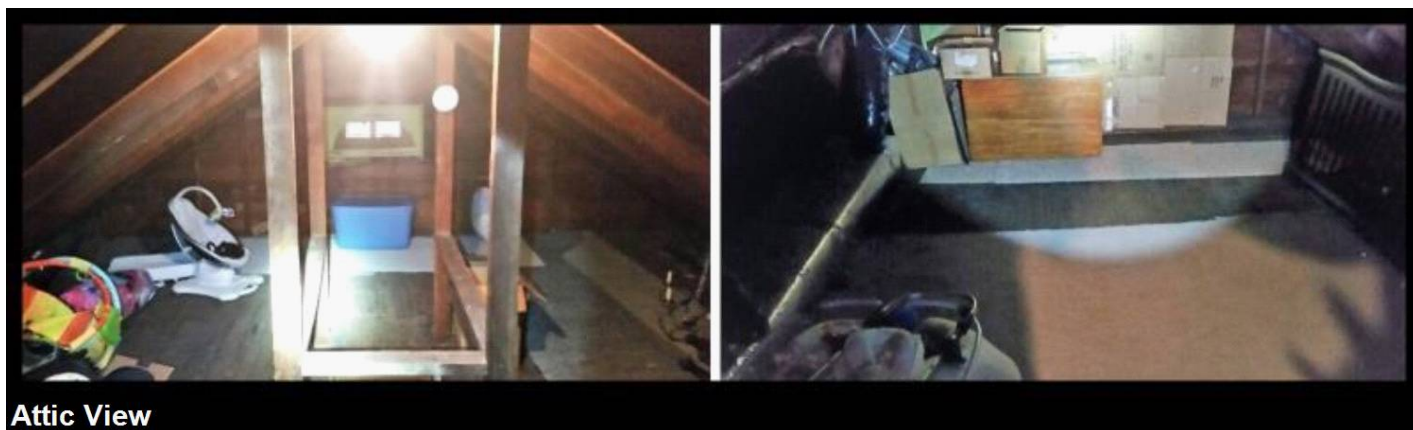
A Radon Screening was also scheduled to be performed with this Home Inspection. The findings are not part of this Home Inspection report. Testing will take several days so that reasonable accuracy can be achieved. The Radon Screening results will be part of a separate report emailed to you in approximately one week.

ATTIC

ATTIC

11.1 CONDITION:

The attic appears to be in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; **There is rot of the roof sheathing.** Areas of damaged sheathing should be repaired or replaced as necessary to preserve the integrity of the roof. **There is a cracked rafter, which should be repaired.** The roof system framing includes 2X8@24 (or greater span)OC (on center) This configuration is common in older homes and generally proves to be adequate, but would not comply with modern building standards. There is considerable storage in the attic limiting the inspector's ability to fully check the area. A re-evaluation of this condition should be performed when conditions permit.



Attic View



Cracked Rafter

11.2 METHOD OF INSPECTION:

Entered inside and inspected all of the reasonably accessible areas.

NOTE: There is no access provided to the lower, left, and right attic. As a result of limited/restricted attic access, the inspector was not able to view the structure, insulation, mechanical, or venting components in these areas. In addition to these items, the inspector was not able to verify the presence of current or past roof leaks or any resulting damage. Consideration should be given to having an access provided so that a proper evaluation of the area can be performed prior to closing.



ATTIC COMPONENTS:

11.3 LEAK EVIDENCE:

There is some water staining of the underside of the roof system indicating leakage. These areas were checked with a moisture meter and found to be "WET". Have a roofing contractor more thoroughly inspect the roof and determine what corrective measures are appropriate.



11.4 ATTIC FLOOR:

There is partial flooring in the attic space. Exercise caution and care when entering the attic. Maintain proper lighting for safety.

11.5 ATTIC LIGHT:

The light did not respond to the switch. This is likely due to the presence of a bad bulb. Have the bulb replaced and re-evaluate the light. Functional lights are an important safety component in otherwise un-lit attic spaces.



11.6 ATTIC INSULATION:

The house is un-insulated. The configuration would not comply with modern building standards. The significance of this condition is; The home's thermal efficiency will be adversely affected, which can result in higher energy costs and drafty interior rooms.



11.7 ATTIC VENTILATION:

Roof ventilation is in unsatisfactory condition. Proper venting should include at least 1 square foot of venting for every 150 square feet of attic space. This allows air flow to reduce temperatures and moisture. In addition, a properly vented roof is not as vulnerable to ice-damming (leaks). Proper venting can also help reduce energy requirements. The roof system is not ventilated properly. **There are inadequate ventilation components installed in the attic area.** Proper ventilation is necessary for the roofing/structural components to function as designed by the manufacturer. Lack of proper ventilation could produce an environment favorable to mold formulation. This material defect could result in premature failure of the attic system/components and reduce the life expectancy of the roofing system." The roof system is ventilated through the use of louvered vents.



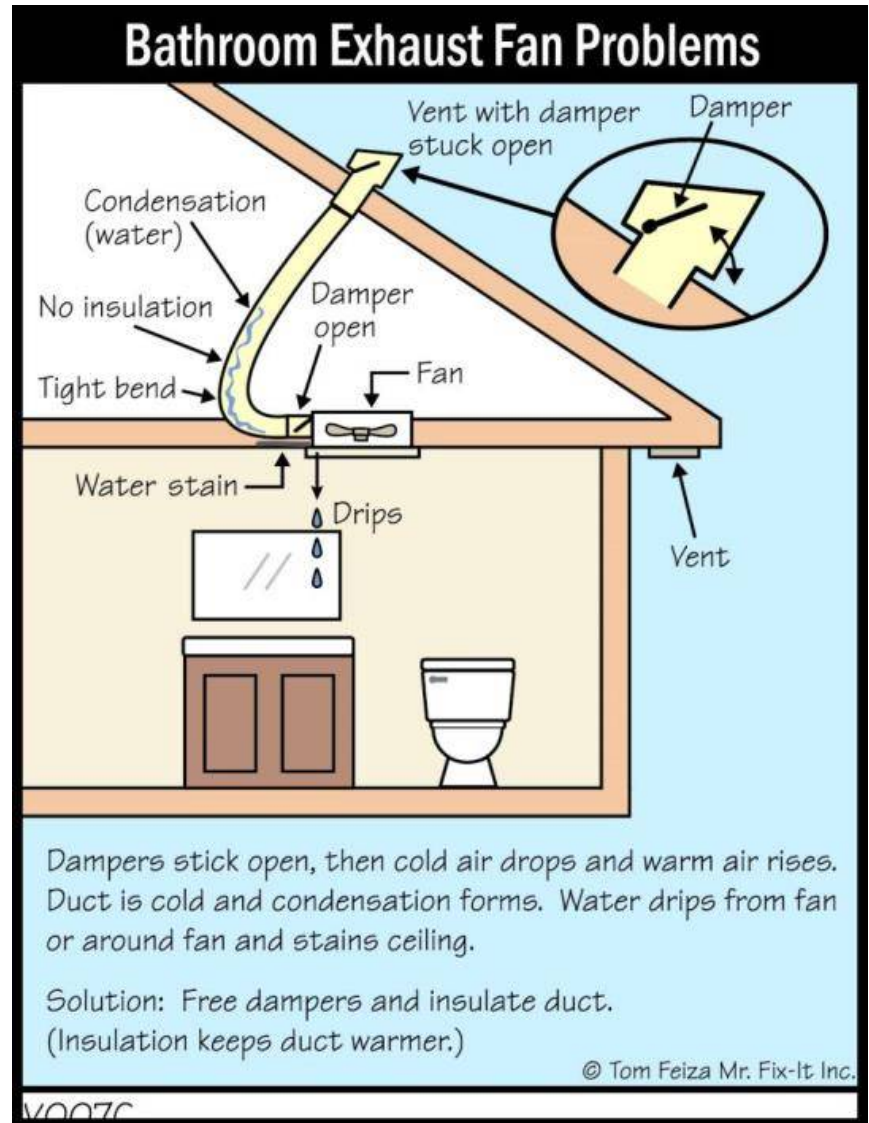
NOTE: Inadequate venting could cause mold to form in the structure. Kaufmann Consultants, LLC does not perform mold testing. Mold testing is beyond the scope of a home inspection. You should contact a qualified mold testing contractor to test the structure for the presence of mold.

11.8 ATTIC ELECTRICAL:

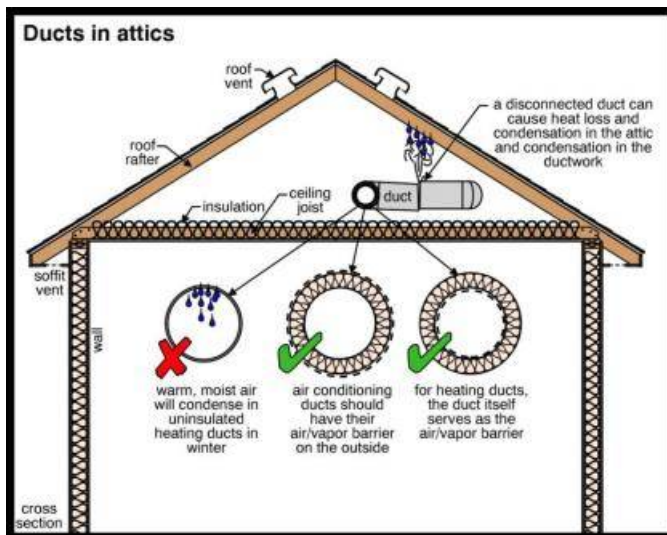
The attic insulation prevented the viewing of much of the attic electrical. Did Not Evaluate concealed components. Deficiencies include, but may not be limited to the following; there are open "J" boxes in the attic area. proper covers should be installed.

11.9 EXHAUST FAN DUCTING:

The bathroom vent fan ducts are in some aspects, unsatisfactory condition. The vent duct is un-insulated, which may promote the development of condensation (water) that can block the duct and cause water staining of the ceiling.



11.10 DUCTWORK:



The insulating material on the flex ducting does not cover portions of the metal register box. This shortcoming may allow cool conditioned air to form condensation on the metal box during the warm, summer months and possibly allow warm conditioned air to leak during the colder winter months. Have the insulation properly installed for improved efficiency and to alleviate potential for water damage. A licensed HVAC contractor could best evaluate the condition. HVAC ducts are loose and leaking in the attic area. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.

11.11 PESTS:

There are indications of a pest infestation (past or present) in this area that warrant contacting an exterminator. These indications include, but may not be limited to the following; There is evidence of squirrels (past or present) in the attic space. Contact a qualified pest control contractor/exterminator for treatment options.



FOUNDATION-BASEMENT-STRUCTURE

CRAWL SPACE

12.1 METHOD OF INSPECTION:

Viewed the right crawlspace area from the entry hatch with a high powered light. Current standards for entering and inspecting a crawlspace are 24" vertical clearance and 30" width clearance. This limitation is for the safety of the inspector and also does limit the ability of the inspector to check all areas in the crawlspace. Under some conditions, access can be easily improved and a more thorough evaluation can be made. Improve access so a proper inspection of the area can be performed. There is limited access and visibility of the areas due to; The entry being too small for safe entry and movement, inadequate clearance under/around the framing, insulation, muddy/wet conditions, which could be hazardous to the inspector, and the presence of suspected asbestos, which could pose a hazard to the inspector. The significance of the limitation is that some areas could not be viewed or inspected. Access to these areas should be provided so that an inspection can be done prior to closing. This access should include at least 24" vertical and 30" horizontal clearance.



Crawl space entry (blocked)



Crawl space view



Crawl space view



Crawl space entry (blocked)

12.2 STRUCTURE:



Cracked floor joist

There is cracking of the floor joists, which weakens the structure. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

12.3 UNDER FLOOR INSULATION:

No insulation is installed beneath the floor system. This configuration would not comply with modern building standards. Consider contacting an insulation contractor regarding the installation of some thermal barrier (insulation) beneath the floor system at this space.

Note

12.4 SOIL CONDITION:

The crawl space soils are not covered with the plastic and/or concrete skim coat to control moisture from the ground. Excess humidity/dampness can result in mold and rot. Install a moisture barrier to the exposed soils to alleviate potential for mold/rot problems.



12.5 MOISTURE:

The inspection for water conditions is dependent upon seasonal weather conditions. It is possible that the interior of the home could appear dry during the home inspection, but later develop water conditions. **At this time, there are indications of water leakage through the foundation walls into the crawlspace areas.** Weather conditions may increase frequency and intensity of leakage. Additionally, water leaks may result in mold forming. Indications are in the form of water stains on the floor/walls as well as efflorescence on the interior wall surfaces.

It is recommended that a water-proofing contractor be contacted to evaluate the condition and to ascertain what corrective measures are appropriate/necessary.



12.6 SUBSTRUCTURE VENTING:

The crawlspace is inadequately ventilated. Inadequate venting could cause mold to form in the structure. Kaufmann Consultants, LLC does not perform mold testing. Mold testing is beyond the scope of a home inspection. You should contact a qualified mold testing contractor to test the structure for the presence of mold.



12.7 CRAWL SPACE PLUMBING

The water piping inside the crawlspace is un-insulated making it vulnerable to a freeze condition. It is suggested that the water piping be insulated to alleviate this potential. This up-grade will also minimize condensation on the water piping during the warmer months.



12.8 PEST ACTIVITY:

There are signs of pest infestation. This includes, but is not limited to droppings. The inspector is NOT an expert at identifying the type of pest, other than wood destroying insects (termites, carpenter ants, powder post beetles, etc.). Contact an exterminator regarding treatment and the establishment of an on-going control program.



CRAWL SPACE

12.9 METHOD OF INSPECTION:

There is no access provided to the rear crawl space. For this reason, the area was not inspected. Provide access to this area and make arrangements for a proper inspection prior to the end of the inspection contingency period.



FOUNDATION

12.10 FOUNDATION CONDITION:

Where visible, the home's masonry foundation walls appear satisfactory.

12.11 FOUNDATION CRACKS:

Cracks were observed in the visible sections of the foundation walls. In general, all foundations settle and this results in cracking of the masonry components. The cracking observed in these foundations does not appear to be significant. It is, however, recommended that you contact a structural engineer evaluate the cracks for material impact. In addition, have the cracks repaired. This should be considered part of long-term maintenance. Monitor the foundations for additional movement (cracking) in the future. If additional cracks appear, have them repaired as necessary.



BASEMENT

12.12 BASEMENT:

Finished areas of the basement prevent complete inspection of the structural framing and foundation walls. Those areas which could not be viewed were not evaluated. Due to the finished floors, walls and/or ceilings in the lower level of this structure, there is extremely limited to no accessibility to the wood framing for inspection. Many buildings have hidden wood destroying insect infestation/damage that a competently performed wood destroying inspection may not detect under these conditions. Have a licensed pest control company implement a preventative maintenance program to prevent future infestation. There is a large amount of personal property presently being stored in the basement and, for this reason, some sections of this area cannot be thoroughly viewed or evaluated. These areas should be reinspected when conditions permit. The use of a de-humidifier in the basement will help control humidity and reduce the opportunity for mold and mildew growth. There is no access to the space below the basement steps due to storage. Improve access to the area. A re-evaluation of this condition should be performed when conditions permit.

The basement area has been finished in such a way as to permit significant function as living space. The absence of sufficient egress (method of escape) in the event of fire or other emergency indicates that the space would not be safe for sleeping.



Personal property prohibits full view



Personal property prohibits full view

12.13 SLAB CONDITION:

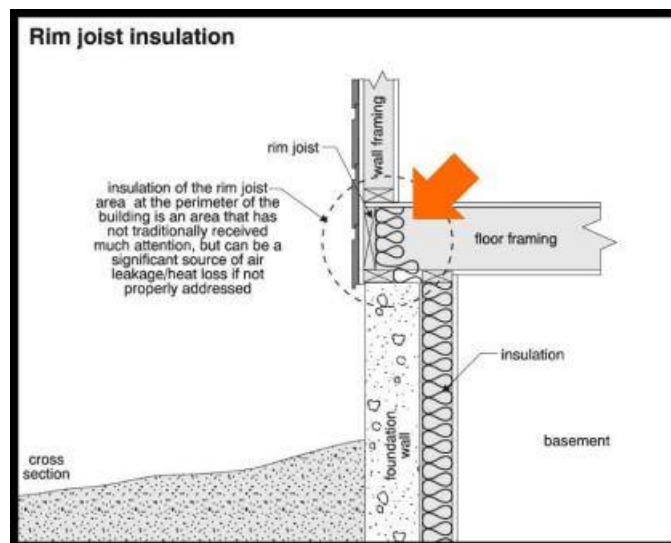
The concrete slab floor, where visible, appears to be serviceable. Normal settling/shrinkage cracks are noted, but believed to be insignificant.

12.14 SUBFLOOR:

The plywood subfloor does have some water staining (possible rot) indicating leakage through the structure below the Kitchen and random area/s. This may be due to plumbing leaks, but may also be related to roof leaks. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.



12.15 MAIN FLOOR INSULATION:



The perimeter of the basement area is insulated along the box beam area, which is consistent with building standards in this region. This is beneficial. The insulation does restrict the inspectors' ability to view the adjacent structural framing that is concealed by the insulation. Some of the perimeter insulation has been removed to install telephone, cable and electric cables. The insulation should be re-installed for improved thermal efficiency.

12.16 MOISTURE:



The inspection for water conditions is dependent upon seasonal weather conditions. It is possible that the interior of the home could appear dry during the home inspection, but later develop water conditions. **At this time, there are indications of water leakage through the foundation walls into the basement area, which is a "material defect".** Weather conditions may increase frequency and intensity of leakage. Additionally, water leaks may result in mold forming. Indications are in the form of water stains/efflorescence on the floor/walls and rot of the walls. It is recommended that a water-proofing contractor be contacted to evaluate the condition and

to ascertain what corrective measures are appropriate/necessary.

The interior basement wall surfaces have been painted. Sometimes the interior basement walls are sealed with water-proof paint to alleviate water leakage conditions. Painting is not likely to be effective. In addition, the paint may tend to conceal indications of water seepage in the past. The present home-owner should be consulted to describe their experiences with water conditions in this space during their occupancy of the house. The paint is peeling from areas exposed to water and/or high levels of humidity.

The use of a de-humidifier in the basement can help control humidity and reduce the opportunity for mold and mildew growth and for this reason, is recommended.

WHAT TO DO TO ALLEVIATE THE ADVERSE AFFECTS OF A DAMP/ WET BASEMENT/CRAWLSPACE

Many basements in this region tend to have water penetration and even accumulation. We live in a very wet environment. This is generally a seasonal phenomena, most severe during Winter and Spring seasons, but water can enter the basement/crawlspace areas after any storm in any season. In addition, light rainfall can result in water seepage into the basement when the ground is already wet from previous rain or melting snow.

While a chronic wet basement may not be easily corrected, there are many simple improvements a homeowner can make to alleviate the affects of water seepage. It is important to understand that it is water in the soil outside the basement walls that winds up in the basement. The less water accumulation outside the foundation walls, the less likely water penetration into the basement will occur. Keeping this in mind, the following simple maintenance/improvements can often correct or significantly reduce water penetration experienced in the basement:

1. Keep the gutters clean. The gutter and downspout system is intended to control roof run-off and divert water away from the home's foundations. Have the gutters professionally cleaned at least once in the late Spring and twice in the Fall. This is one of the most effective measures that can be taken to alleviate water conditions in basement and crawlspace areas.
2. Be sure the downspout discharge locations are well away from the foundations. As a minimum, the downspouts should discharge the water six feet from the home, but the further, the better.
3. The installation of underground drainage pipes to carry roof runoff, via the gutter and downspout system, further away from the foundation is optimal. These pipes can discharge onto the roadway under some circumstances, to downhill, remote locations or into drywells. Older underground piping systems can become clogged and ineffective over time. sewer cleaning companies can route out roots and debris which sometimes improves performance. Downspouts may not be extended far enough from the home's foundation. It is suggested that the roof drains (gutters) be checked during rainfall (after the lightning is done) to monitor how the house is draining water from the roof system and around the foundations.

Problems may be obvious when it is raining. Bent gutters that do not drain to the downspouts are also more obvious when it is raining.

4. Grading should provide a positive slope away from the foundations with a decline of at least 6" in the first 6' from the foundation walls. Check around the perimeter of your home. If depressed areas or a negative slope is detected, contact a landscape contractor to rectify the condition.

5. The interior walls may be sealed with waterproofing paint. This remedy also improves appearance and minimizes the smells associated with damp concrete foundations. Some paints are better than others. Cementitious applications are generally regarded as being more effective.

6. The installation of a sump and pump gives the structure the capability to evacuate water that does seep through the foundations. This is most desirable when basements are finished or when such finishing is being considered.

7. If the above measures fail to significantly alleviate water conditions in the basement/crawlspace, consider having interior "French" drains installed. These are sub-slab drains that collect water and divert it to a sump where accumulated water can be pumped out of the home. This is a very effective way to alleviate water conditions in basements/crawlspace areas and some water-proofing contractors guaranty their work for the lifetime of the home. Professional water-proofing can be expensive. If this home shows signs of leaks, have the condition further evaluated and repair options determined by a professional water-proofing expert prior to the end of the inspection contingency period.

8. If these measures have been taken and water penetration conditions persist, further interior and exterior masonry work may be required. In that case, it is recommended that a an architect and a contractor specializing in that type of improvement be contacted.

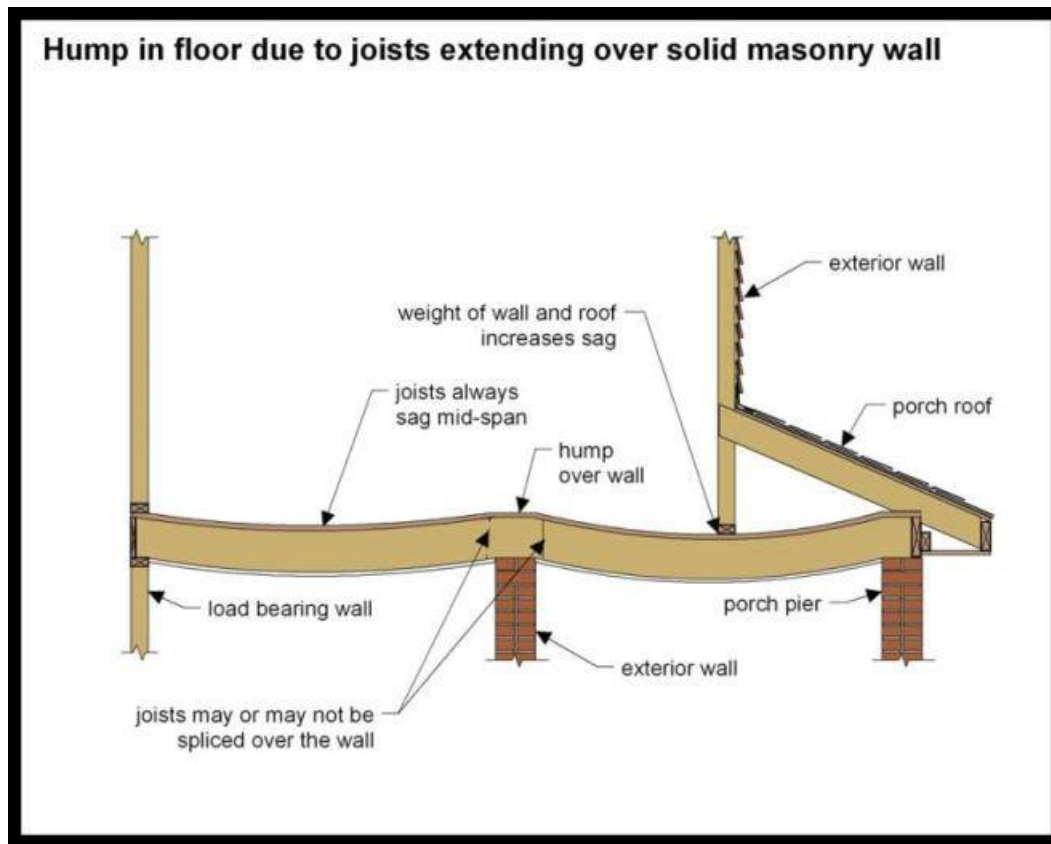
12.17 PEST ACTIVITY:

There are indications of a pest infestation (past or present) in this area that warrant contacting an exterminator. These indications include, but may not be limited to the following; suspected nesting material for rodents/mice.



STRUCTURAL FRAMING

12.18 VISIBLE FRAMING:



Balloon framing is more common in older (Pre WWII) homes. This typically includes long vertical framing components that run from floor to floor. Open, un insulated voids are common between studs creating the potential for drafty walls and creating a path for fire to spread from floor to floor. This technique has since been abandoned in favor of western/platform framing techniques that create a more fire resistant structure.

This home's structural framing has "settled" over time. The

condition is unavoidable in most older homes, but also occurs in newer homes. The causes include, but may not be limited to;

1. Shrinkage of the structural framing as the moisture content of the wood declines over a long period of time,
2. The mechanical connections begin to weaken and slip,
3. The major headers, girders, joists, rafters and beams bend and deflect due to long-term exposure to structural loads.
4. Wood destroying insect infestations commonly do damage to structural framing inside the walls.

Tell-tale signs include out-of-level floors, binding doors, cracked walls and ceilings and squeaky floors and stairs. Normally, no corrective measures are undertaken and the home is suitable for use. Long-term care may include "jacking-up" the framing and re-supporting the primary bearing points to create a more level and stable home. Although this type of repair is not believed to be necessary at this time, an architect should be consulted to more thoroughly evaluate the home and to formulate a proposal for remedial measures that may prove beneficial. Floor joists are notched. The significance of this condition is; This material defect could adversely affect performance of the component. **Repairs are needed to address the temporary (Improper) post" floor stiffener" installation/s.** The post was installed without the benefit of proper foundations and connections. The post may have been installed to alleviate the affects of "bouncy" or sagging floors or to support "super" loads, such as a refrigerator, a piano or other heavy furniture. Since they are commonly installed as a supplement to the main structure, the components sometimes are not set on full foundations and connections between the post and the framing are minimal or are omitted. This configuration would not comply with modern building standards.

12.19 REMARKS:

Many of the ceiling tiles were removed and/or displaced to view the structural framing. There are no signs of problems with the structural framing as was viewed in this manner. There are mice droppings above the ceiling tiles indicating some degree of infestation.

Note

PLUMBING SYSTEM

PLUMBING SYSTEM

13.1 GENERAL CONDITION:

The plumbing system is in unsatisfactory condition. Deficiencies include, but may not be limited to the following; There are leaky plumbing fixtures. There are amateur installations, which may prove to be un-reliable. The plumbing system is older, but has been partially upgraded. Future upgrades and repairs should be anticipated. Consideration should be given to obtaining bids from a licensed Plumber to upgrade the home's plumbing system.



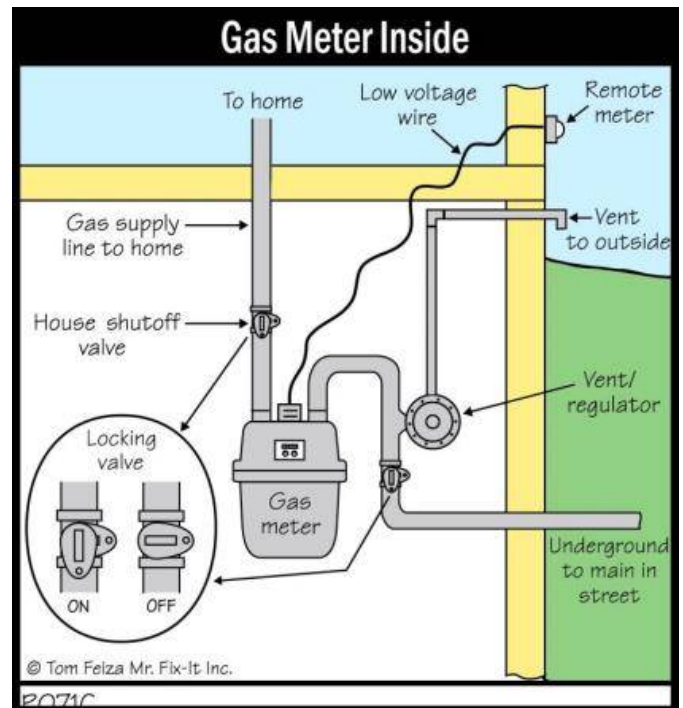
amateur installations



amateur installations

13.2 FUEL TYPE:

The home's primary source of energy is natural gas. The gas isolation valve is located inside the home. **It is suggested that you make arrangements for the gas utility to service all gas appliances prior to closing.** This may be inconvenient, but the service is usually free and will assure that these important appliances are operating at peak efficiency when you move in to your new home. The gas shut off valve is located at the right.



13.3 MAIN WATER SUPPLY SHUT-OFF LOCATION:



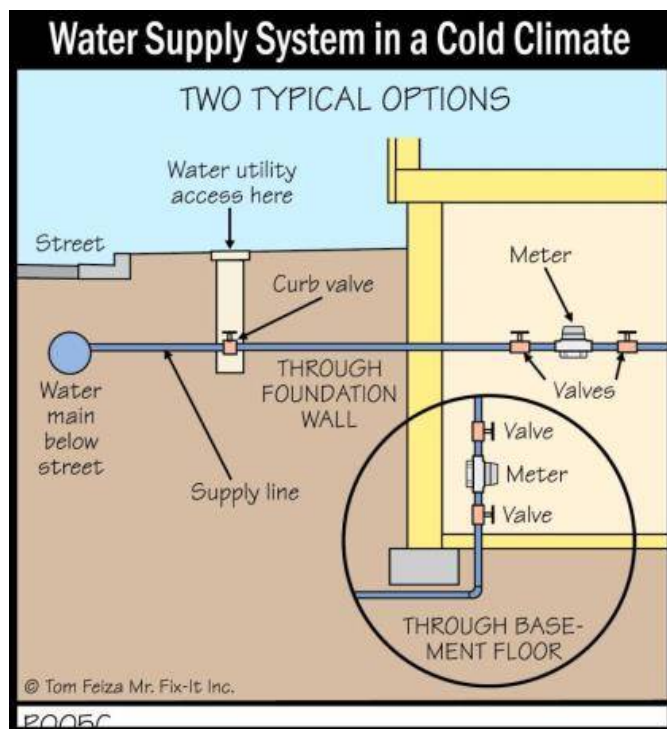
main interior water shut-off

The main interior water shut-off location is inside the front foundation wall. The operation valve handle cannot be checked. These handles have a tendency to leak when operated. This is partially due to infrequent use. The shut off valve (see adjacent photograph) otherwise appears to be satisfactory and is identified with a red handle.

13.4 WATER MAIN TYPE & SIZE:

The predominant water main piping viewed was: copper. The exposed main line was approximately, 3/4" diameter pipe, which is a common size pipe. 1" diameter pipe, which is larger than commonly encountered.

NOTE: Only the interior portion of the water piping is subject to view. The buried portions of the water piping are not able to be inspected. At this time, there are no tell-tale signs or indications of problems with the buried portions of the piping.



13.5 WATER FLOW:

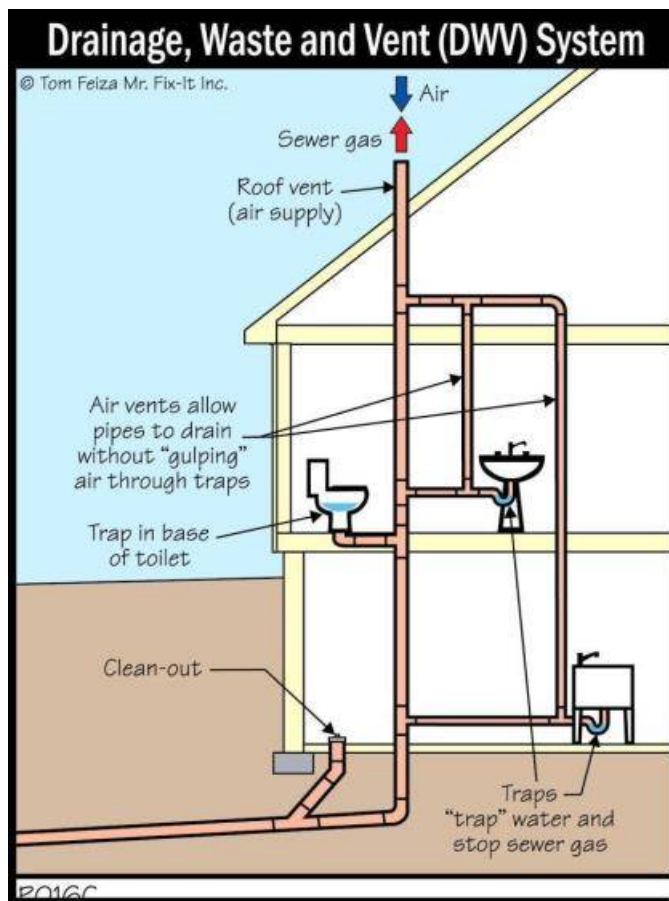
NOTE: Testing/measuring water pressure at each fixture is beyond the scope of this inspection, but checking water flow is part of the inspection. Functional water flow appears to be adequate for use with the plumbing fixtures.

✓ **Good**

13.6 WATER DISTRIBUTION SYSTEM:

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper and galvanized. CPVC.

13.7 WASTE PIPE SYSTEM:



The plumbing system includes; PVC, ABS (plastic), lead, galvanized, and iron piping. The waste piping appears to be in some aspects, unsatisfactory condition.

Deficiencies include, but may not be limited to the following: **There are leaky waste pipes.** Replacement is recommended. Some of the waste piping is fastened without the apparent use of primer. Primer is an essential component in the installation of PVC piping. The primer is typically colored purple for identification purposes. Lack of primer could cause premature failure of the connections. **There are pin hole (small) leaks that have developed in the waste piping.** A competent contractor should be contacted to more thoroughly evaluate these "material defects"/conditions and to perform repairs as necessary.

13.8 DRAIN FLOW:

There are plumbing fixtures/pipes that are clogged. The condition may be a localized defect that simply cleaning the drain will reconcile, but this is not confirmed. The cause of the clog/s could also be due to malfunctioning sewer pipes. **If the sewer pipes malfunction, become clogged routinely and back-up, this could indicate the need for replacement.** A competent plumbing contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.



Due to the age and overall condition of this system/component, It is suggested that the interior of the waste piping be inspected by a licensed plumber, possibly utilizing a video camera from the house to the street connection. Clogs in this portion of the pipe can be very expensive to repair.

This home is equipped with a "sewage ejector pump" to raise the level of the basement waste high enough that it can flow through the main drain line. The pump is normally a high quality component with significant capability. Water was run into the basement fixture drains until the pump cycled. **The "ejector pump system" (amateur installation) is improperly installed.** The unit/component is not air-tight, which results in sewerage smells in the living spaces. The significance of this condition is; unsanitary condition. **Replacement is recommended.** If this happens, a licensed plumber should be contacted for repair.

13.9 Comments:

The wash tub is unsatisfactory. The wash tub is inoperable/malfunctioning. The condition indicates the need for maintenance. The complexity and the cost of this work is un-determined.



WATER HEATER

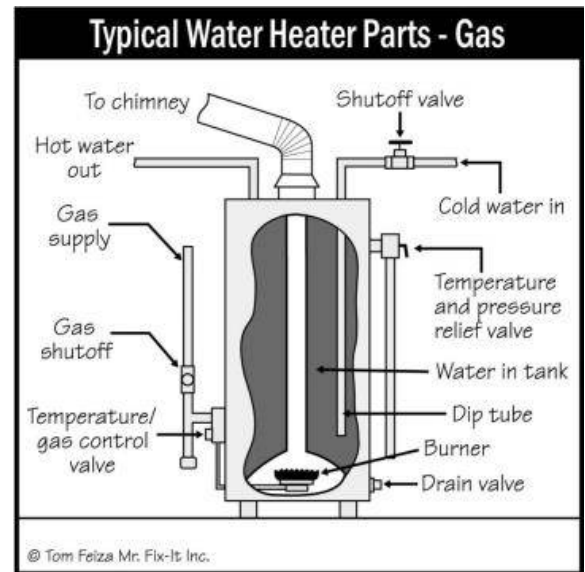
WATER HEATER

14.1 LOCATION:

The water heater is installed in the basement.

14.2 TYPE:

The conventional gas-fired water heater burns gas under a steel container of water until it reaches a pre-set temperature. As hot water is drawn through the water system to the fixtures, the gas jet re-ignites and heats additional hot water. The cycle repeats itself again and again until the need for additional hot water is met and the unit shuts down. In addition, the unit will turn on automatically to maintain a desired temperature 24/7.



P082

14.3 APPROXIMATE AGE:

The water heater is believed to have been installed in year 2014.

14.4 SIZE:

40 Gallons.

14.5 VISUAL CONDITION:

The water heater is in some aspects, unsatisfactory condition. Deficiencies include, but are not necessarily limited to the following; The pipes coming to the unit are corroded indicating a past/present leak. Replacement is recommended.



Water heater



Water heater data plate

14.6 SAFETY RELEASE VALVE:

The installation is in adequate, but in some aspects, unsatisfactory condition (safety concern). See above diagram for depiction of correctly installed valve.



Deficiencies include, but may not be limited to the following: **The temperature, pressure relief valve (TPRV) is currently leaking.** The cause of the condition is undetermined. These valves do have a tendency to drip and fail to re-seat. Replacement is recommended.

14.7 REMARKS:

The water temperature may be too high for babies and young children. According to Kidshealth.org scalds are the number one cause of burning for small children. Since every fixture in a home's plumbing system may not have anti-scald devices, one of the simplest scald-prevention measures a homeowner can take is to lower the water heater thermostat to 120 degrees or less. Consider lowering the temperature at time of closing. Check the adjacent diagram and the operators manual for instructions or contact a licensed plumber.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

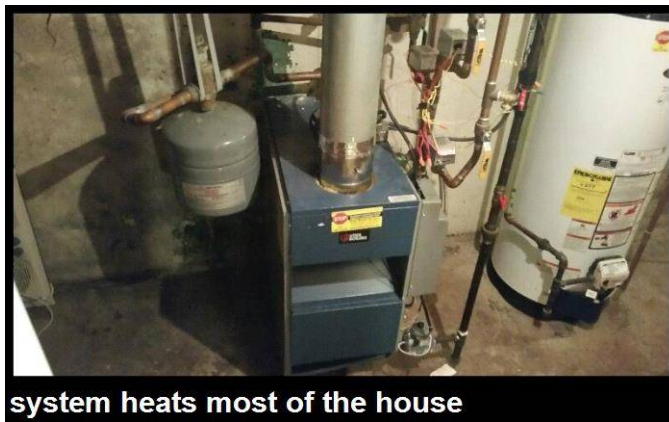
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W008C

HEATING SYSTEMS/FIREPLACE

BOILER SYSTEM

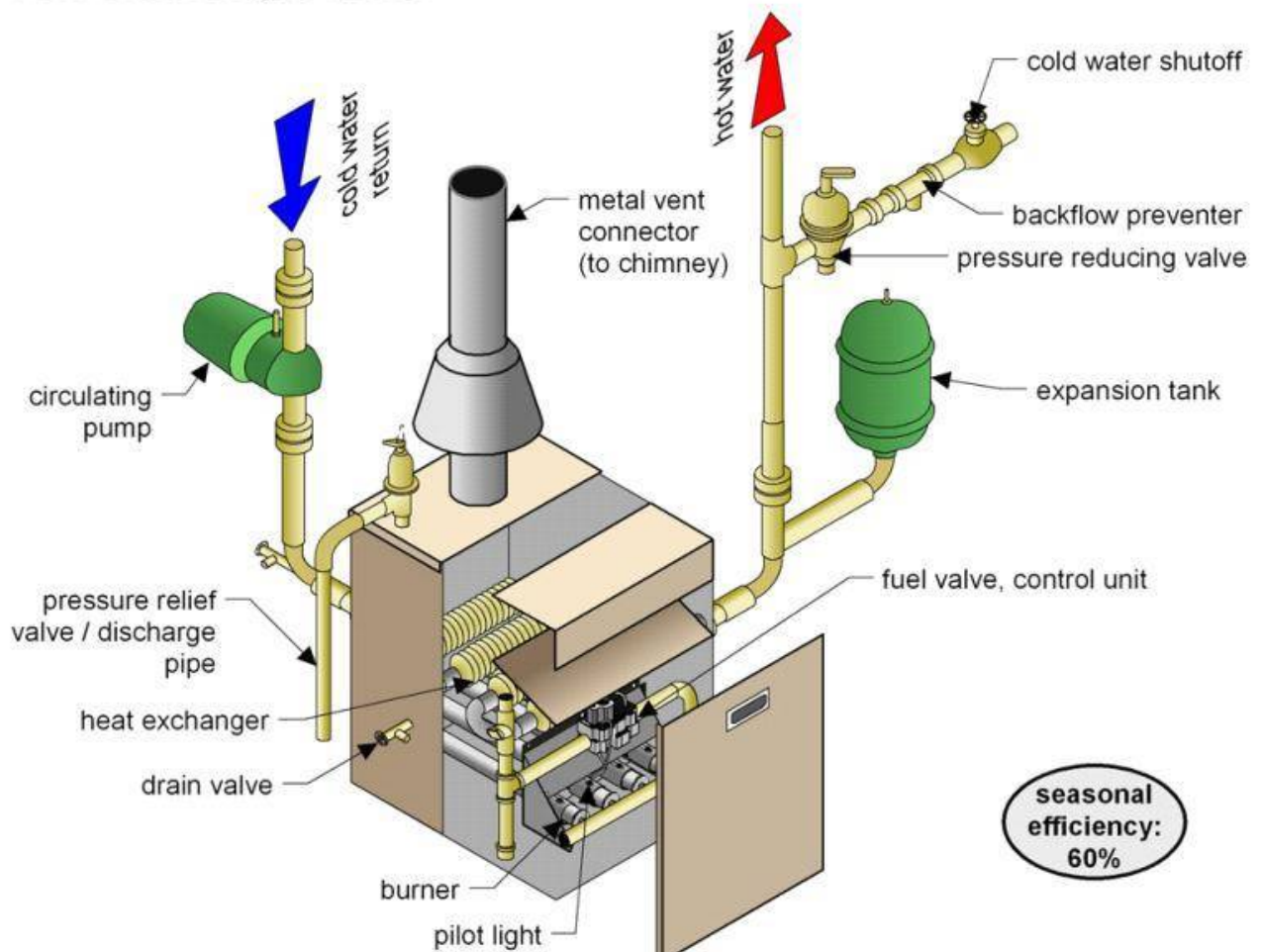
15.1 HEATING AREA:



This system (manufactured approximately 2013) heats most of the house.

15.2 SYSTEM TYPE:

Conventional gas boiler



The gas-fired hot water boiler (manufactured approximately 2013) heats the house by heating water and circulating the heated water throughout the house or to specific areas of the house referred to as zones. Water is supplied to the boiler through the drinking water supply. Typically the pressure of the water is reduced for use in the boiler. This is done by a pressure reducing valve (see diagram). Heat to the home, or to various zones is controlled by wall-mounted thermostats. The occupant controls the temperature by adjusting the thermostat to the desired temperature. The boiler responds to the request for heat by turning on and heating the water to about 180 degrees. Then water is then circulated via tubes to the area where heat is desired. The heat is transferred to

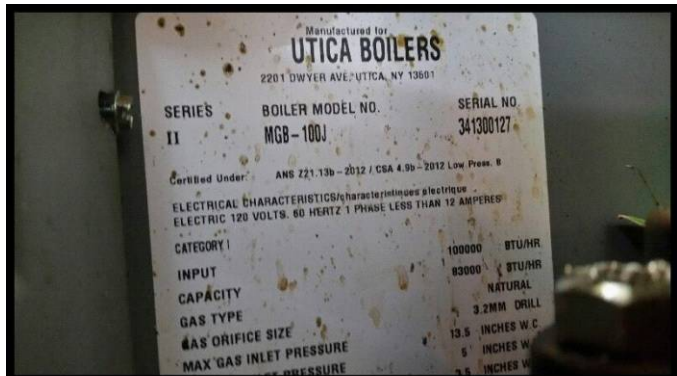
the living space environment by fins on the circulating tubes designed to maximize surface area and heat loss. The water is then returned to the boiler and the cycle repeats until the desired temperature is reached. The exhaust from burning the fuel is discharged to the exterior, typically by a flue connector and a the chimney.

15.3 BOILER CONDITION:

The boiler (heating system) is in need of maintenance. Deficiencies include, but are not necessarily limited to the following; The old pipes have suspected asbestos insulating material on them. The amount and extent of the suspected asbestos installation is undetermined. A qualified and licensed asbestos abatement specialist should be consulted to determine whether or not the suspected material is asbestos, the extent to which the material is installed throughout the house and to perform repairs/removal/remediation. NOTE: Asbestos is a controversial installation. Complete information concerning asbestos should be obtained from the NJDEP. Methods and recommendations vary depending upon the application, and may change with time as well. Only DEP officials can provide complete up to date information in this regard. The DEP will also provide a list of certified contractors to implement their recommendations.



suspected asbestos



Boiler data plate

15.4 PRESSURE RELIEF VALVE:

The installation is in adequate, but in some aspects, unsatisfactory condition. Deficiencies include, but may not be limited to the following: The temperature and pressure relief valve is leaking indicating an over-pressure condition. The cause of the condition is un-determined.



15.5 REMARKS:

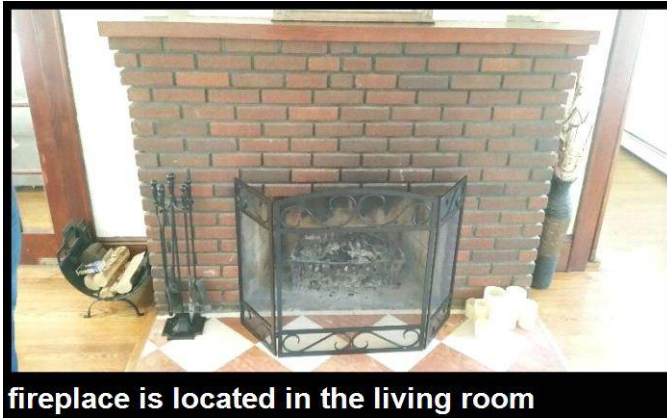


indications of a buried fuel tank

This home may have previously been serviced by a buried fuel tank. The tank, if still in place, was not inspected, and no opinion can be rendered as to its internal condition. Potential pollution from fuel tanks is a major issue, and it is recommended that you obtain further information in this regard by contacting the New Jersey DEP, or local municipal authorities. The Kaufmann Consultants, LLC inspector does not possess expertise in this specialized area, and can render no opinion in this regard. No attempt was made to locate any old or previously used tanks if they exist.

FIREPLACE #1

15.6 LOCATION:



The fireplace is located in the living room.

15.7 OVERALL CONDITION:

The fireplace is in adequate, but in some aspects, unsatisfactory condition. Deficiencies include, but are not limited to the following; **There is carbon staining of the exterior masonry surfaces, which typically indicates poor draft.** This is not confirmed. There is a crack/gap between the firebox and the wall. The significance of this condition is; heat from operating the fireplace could enter this space and cause fire problem. **The firebox is filled with ash and combustion debris.** This limits the inspectors' ability to check all of the interior fireplace area. Have the firebox cleaned and make arrangements for a more thorough evaluation.



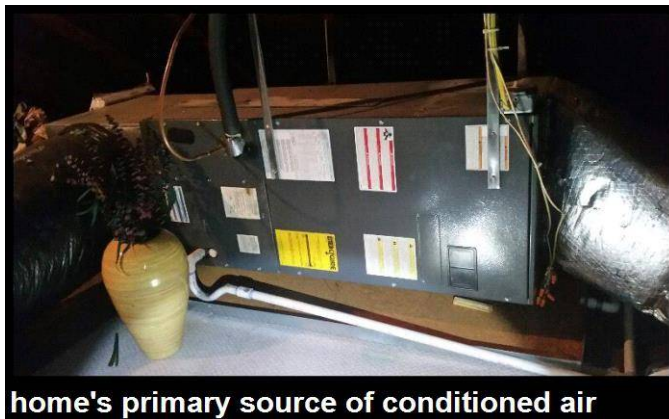
15.8 TYPE OF FUEL:

The unit is wood burning.

COOLING SYSTEMS

AIR CONDITIONING

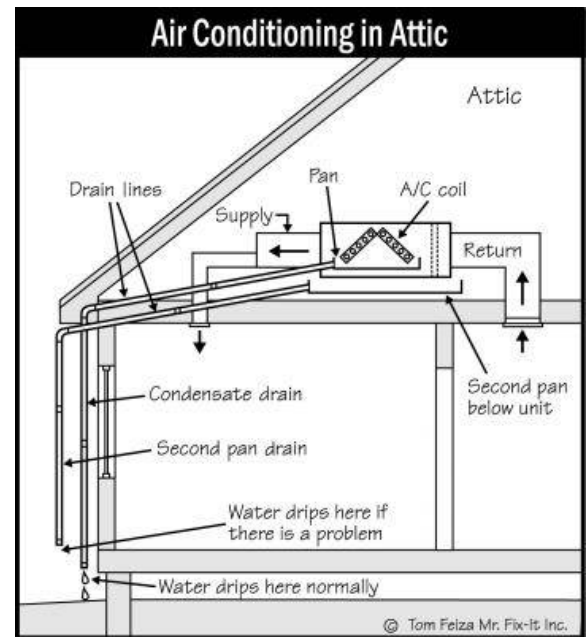
16.1 COOLING ZONE:



This cooling system (manufactured approximately 2007) is the home's primary source of conditioned air.

16.2 COOLING SYSTEM DESCRIPTION

This home is equipped with electric central air conditioning. The air handling unit, which does the actual cooling of the interior air and is located in the attic. House air is blown through the furnace and the cooling unit by the same blower that distributed heat during the winter months. The heat from the interior air is transferred to the exterior condenser via refrigerant lines. The heat is then discharged to the outside air from the condenser by blowing air through fins that are lined with the refrigerant lines. Condensate drains carry condensate (water) from the cooling unit drip pan depicted in the diagram. Cool air distributed to the living spaces by ducts. The conditioned air is returned to the cooling unit via dedicated ducts.



A010

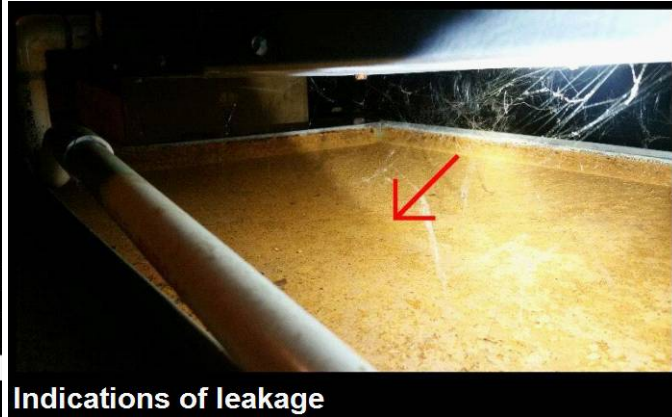
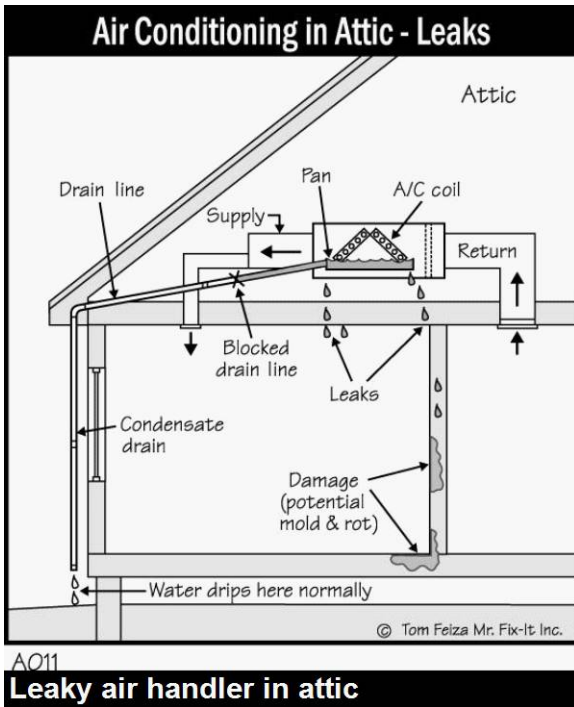
16.3 SYSTEM CONDITION

The cooling system is in need of maintenance. The system is not cooling the interior properly. A competent contractor should be contacted to more thoroughly evaluate this "material defect"/condition and to perform repairs as necessary.

16.4 AIR HANDLER LEAKS

There are indications that the air conditioning system has been a source of leakage. This is indicated by water staining of the exterior metal panels of the air handler as well as water staining/standing water in the drip pan positioned beneath the air handler (see diagram). The condition is sometimes due to failure of the dedicated drains installed in the air handler. A competent contractor should be consulted to more thoroughly evaluate the condition and to perform repairs as are necessary.

NOTE: The drip pan is back-pitched; which is likely to adversely affect function. Repair is recommended.



16.5 DISTRIBUTION:

There is no air conditioning to some living space areas and the basement.

Note

16.6 SUCTION LINE INSULATION:

Part of the insulation is missing near the interior cooling unit. The significance of the deficiency is; loss of thermal efficiency, condensation and possible water damage to the interior areas. Replacement of the missing/damaged insulation is recommended.

Notice
Maintenance
Required

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

17.1 ELECTRICAL SERVICE:

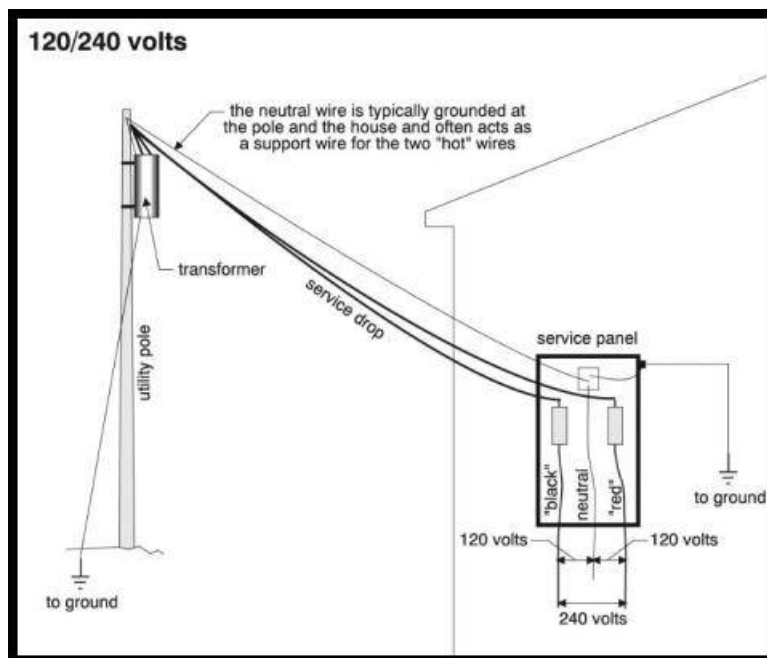


The home has an overhead electric service and overhead service drop wires have adequate clearance. (see the adjacent photograph)

17.2 SYSTEM TYPE:

Over-current protection is provided by circuit breakers.

17.3 SYSTEM TYPE & VOLTAGE:



The home's electric service includes a 3 Wire System using both 110/220 volts.

17.4 WIRING TYPE:

The home's electric system includes Plastic shielded, non-metallic, NM (Romex/Southwire-type) and flexible armored cable (BX) conductors.

Type NM-B may be used for both exposed and concealed work in normally dry locations at temperatures not to exceed 90°C (with ampacity limited to that for 60°C conductors). NM-B cable is primarily used in residential wiring as branch circuits for outlets, switches, and other loads. NM-B cable may be run in air voids of masonry block or tile walls where such walls are not subject to excessive moisture or dampness. Voltage rating for all applications is not to exceed 600 volts. UF-B is a type of nonmetallic sheathed cable typically used for direct burial, damp areas, etc

17.5 MAIN 110V BRANCH WIRING:

Copper branch wiring is the predominant circuitry in the service equipment. While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring.

17.6 MAIN 220/240V BRANCH WIRING:

Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminum wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

17.7 HOUSE GROUND CONNECTION:

One of the service grounds is satisfactorily achieved by a grounding electrode wire connected to the water piping. This connection appears to be satisfactory.



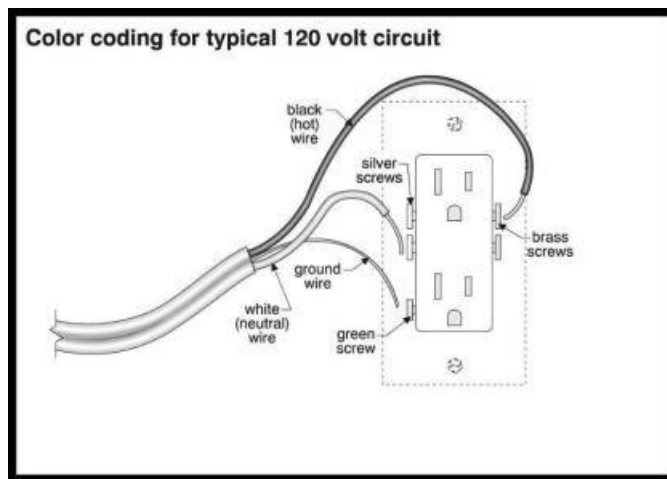
17.8 VISIBLE WIRING HAZARDS:

There are some incorrectly installed or malfunctioning electric components, which represents a "material defect". These defects should be repaired. The significance of this condition is; reduced reliability, reduced efficiency and, under extreme conditions, a possible shock hazard or fire concern. All defective electric defects should be further evaluated/repared by a licensed electrician for improved reliability and safety. Deficiencies include, but may not be limited to the following:



Electric outlets/junction boxes were observed without covers. It is recommended that any outlet cover plates that are missing be replaced to prevent accidental shock.

17.9 RECEPTACLE GROUNDING

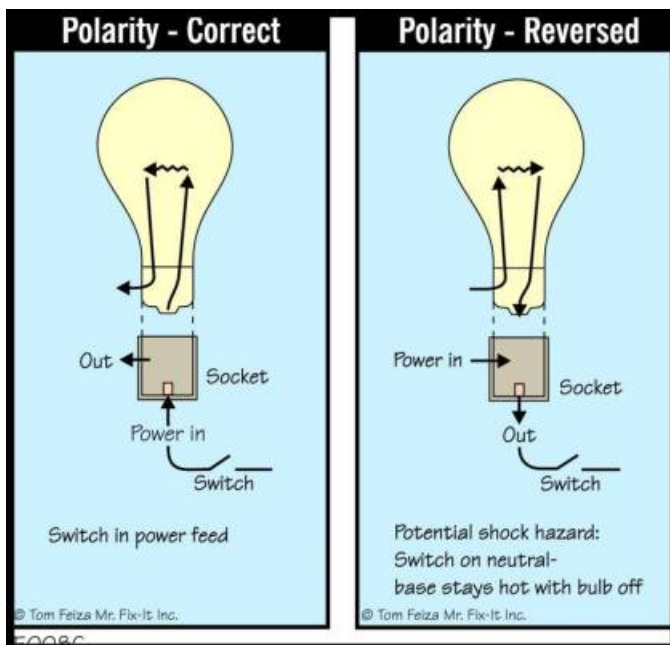


Ungrounded outlet/s detected, which is considered potentially unsafe. Most outlets installed since the middle 60's have been the grounded type, having three holes for each outlet. Grounding is a reliability/safety feature which is part of the electrical system that should be properly maintained. Where testing of outlets shows no ground connection is present, the problem generally can be traced to a loose wire in the receptacle box or in the electrical panel and sometimes is easily corrected. **In this case, it is possible that the cause of the un-grounded outlets is the use of old, antiquated knob and tube conductors.** Contact a qualified electrician to determine whether or not these conductors are installed. If knob and tube conductors

are installed, the old, antiquated and potentially unsafe conductors should be replaced prior to closing/occupancy of the house. Some locations where ungrounded outlets are present include, but are not necessarily limited to the following: Living room and bathrooms.

17.10 REVERSE POLARITY

Reverse polarity is detected in outlet/s. Reversed polarity in an outlet is most often due to the improper connection of wires to the outlet itself, and is normally easy to correct. Some electronic appliances sustain damage when connected to reversed polarity outlets. Some locations where reverse polarity outlets are present include, but are not necessarily limited to the following: Kitchen.



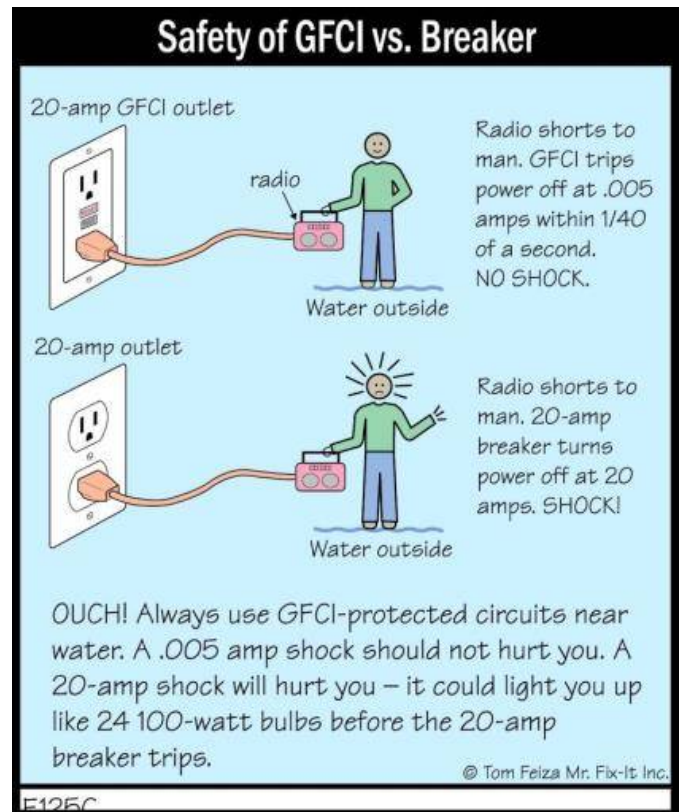
Reverse polarity

17.11 OUTLET TESTING:

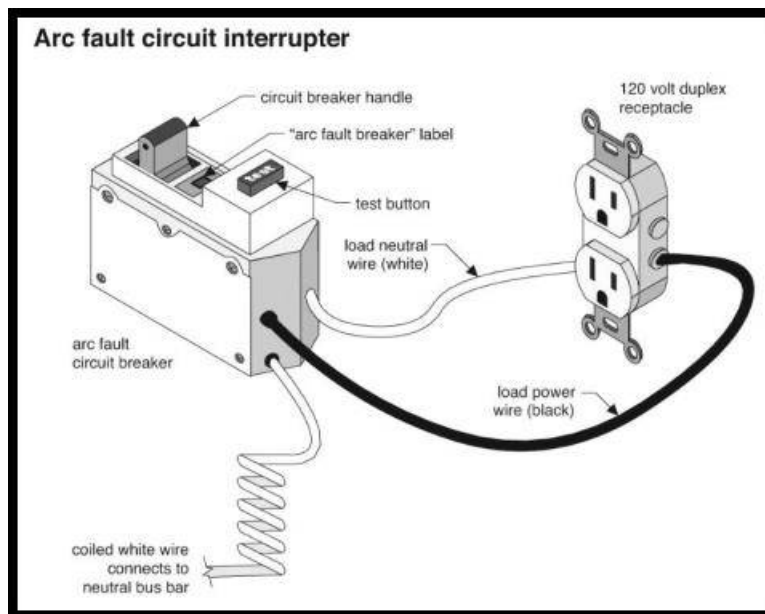
A representative number of the accessible open outlets were checked and found to be functional, subject to the above comments.

17.12 GFCI PROTECTION:

This home is partially equipped with the recommended GFCI protection. It is suggested that the remaining circuits be up-graded to include these desirable safety devices.



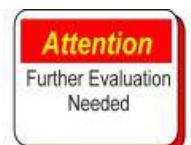
17.13 AFCI PROTECTION:



The electrical system does not have Arc Fault Circuit Interrupter (AFCI) protection. The installation of these safety components may not be required in existing structures, but should be considered as part of up-grading the electrical system and improving safety.

17.14 REMARKS:

There are inoperable lights in the house. This could be due to burned out light bulbs, but this is not confirmed. Have the bulbs replaced and the lights checked. If this fails to resolve the condition, have a licensed electrician repair the circuitry/fixture.

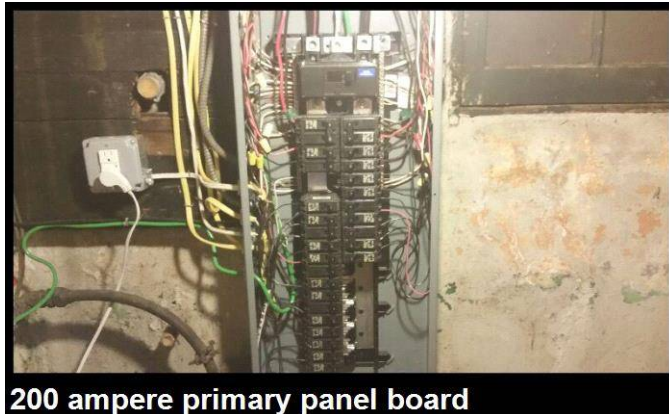


MAIN DISTRIBUTION PANEL

17.15 MAIN PANEL LOCATION:

The main service equipment is located in the basement.

17.16 MAIN SERVICE EQUIPMENT:



The home has a 200 ampere primary panel board (load center). The main service line (feeder wires) are aluminum, which is satisfactory. Overcurrent protection is provided by circuit breakers located in the main panel.

17.17 PANEL CONDITIONS

Wiring conditions inside the panel are satisfactory.



NOTES

FINAL NOTES

18.1 REPAIR BIDS:

KAUFMANN CONSULTANTS does not provide estimates for repair of reported defects.

Verbal statements made by the inspector should not be relied on unless confirmed by independent qualified contractors. New Jersey law prohibits licensed home inspectors from being involved in repair of reported defects. It is in the clients' best interest to have three (3) independent, qualified contractors evaluate reported defects and provide honest and accurate estimates for repair. **INSURE THAT THE CONTRACTORS HAVE A COPY OF THIS REPORT SO THAT ALL CONCERNS DESCRIBED IN THE REPORT ARE ADDRESSED.** These estimates should also be obtained in a timely manner (ie. prior to closing) so that the scope and cost of repair is understood before the home is purchased and while there is still potential for negotiation.

Note

18.2 PLEASE NOTE:

The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Additionally, PSE&G, New Jersey Natural Gas and other gas suppliers in New Jersey may offer maintenance contracts for a nominal fee. These contracts are very affordable and can help avoid costly repair expenses.

Note

In addition, in 2007 the National Association of Home Builders (NAHB) has updated its 1993 report on life expectancy of housing components. You can read or download a copy of the 39 page NAHB report, **STUDY OF LIFE EXPECTANCY OF HOME COMPONENTS** from the NAHB web site. Go to www.NAHB.org and click on publications and NAHB Reports.

18.3 REMARKS:

This home is in Good overall condition.

Thank you for the opportunity to inspect your prospective new home.

 **Good**



PLEASE NOTE: If further evaluation/review/repair of a condition/problem/defect is recommended, it is important the entire system be evaluated by a qualified, licensed professional of your choosing. All follow-up evaluation/review/repair must be performed prior to the end of the inspection contingency period. If additional time is required to obtain evaluation/review/repair, inform your attorney of your needs so that acceptable accommodations can be arranged.



Do not rely on follow-up inspection reports with contradictory findings unless these statements are written and signed by the licensed tradesman making the statements. In addition, all repairs that are conducted must be documented in the same manner as described above or they should not be considered reliable.