Home Inspection Report

123 Main Street, Yourtown NJ

John Smith

George Blair- Blair Inspection Services LLC
License # 24G100165500
Radon Measurement Technician #MET13777
75 Main Street, Suite 201Millburn NJ, 07041

Table of Contents

- The Inspection Scope
- Summary
- Exterior and Garage
- Roof/Attic/Insulation and Ventilation
- Foundation/Structural
- Chimney and Fireplace
- Interior
- Kitchen
- Electrical
- Plumbing
- Heating/Cooling/Hot Water
- Closing Walk Through

The Inspection Scope

The inspector will note any such condition during the inspection to the client however will always recommend a competent professional be consulted.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the pre-inspection contract.

Definitions and Scope

1.1. A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The Client and Inspector may modify the scope of work prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of correction, repair or replacement of any system or component.
G. Future conditions.
H. Compliance with codes or regulations.
I. The presence of evidence of rodents, birds, bats, animals, insects, or other pests.
J. The presence of mold, mildew or fungus.
K. The presence of airborne hazards, including radon.
L. The air quality.
M. The existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. The existence of electromagnetic fields.
O. Any hazardous waste conditions.
P. Any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. Acoustical properties.
R. Correction, replacement or repair cost estimates.
S. Estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low-voltage electrical systems, such as, but not limited to:

    1. Phone lines;
    2. Cable lines;
    3. Satellite dishes;
    4. Antennae;
    5. Lights; or
    6. Remote controls.

D. Any system that does not turn on with the use of normal operating controls.
E. Any shut-off valves or manual stop valves.
F. Any electrical disconnect or over-current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. Move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. Dismantle, open or uncover any system or component.
C. Enter or access any area that may, in the inspector's opinion, be unsafe.
D. Enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. Inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. Do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems or security systems.

J. Offer guarantees or warranties.
K. Offer or perform any engineering services.
L. Offer or perform any trade or professional service other than general home inspection.
M. Research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O. Determine the insurability of a property.
P. Perform or offer Phase 1 or environmental audits.
Q. Inspect any system or component that is not included in these Standards.
R. Determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
S. The inspector will note any such conditions during the inspection to the client but will always recommend a competent professional be consulted.
T. The acceptance of this report by the client acknowledges the clients agreement to all of the terms and conditions of the pre-inspection contract.

Summary

This SUMMARY is INCLUDED AS A CONVEINENCE and is ONLY a snap shot of the inspection and the entire report. This page is not ALL encompassing. Reading this page alone is not a substitute for reading the entire report.

There is evidence of past/current water intrusion into the main electrical panel. The duct seal on the outside electrical panel is dried and brittle. There is an old outlet in the porch that is dead along with an open ground in the left front and master bedrooms. There is a missing cover plate in the garage. These problems need to be addressed by a licensed electrician.

There are two notched beams in the basement that are of possible concern. The first beam has been notched at the bottom to accommodate a water valve for the heating system and the second beam on top of the sill has been cut to accommodate plumbing. Notches are not supposed to exceed ¼ of the total depth of the beam. Consult a licensed contractor for solutions

The hot water tap in the kitchen needs to be repaired as it runs in the off position. In addition the hot and cold indicators should be swapped. Water heater needs to be sloped upwards to exhaust moisture into chimney and prevent back drafting. Consult a licensed plumber for solutions.

The backyard fence has failed in numerous places. It is recommended to have a licensed fencing company consulted for repairs and recommendations. In addition, the gate to the right of the garage has failed.

The original casement windows are in poor overall condition. They have been maintained over the years, but these windows

are at the end of their useful life. Consult a licensed contractor for recommendations.

There are a few areas where slates have chipped. In addition, the roof rafters are much longer than the observed ridge beam as observed from the attic. A licensed slate roofer should be consulted for repair recommendations.

The large stump at the side of the garage should be removed as it has evidence of termites.

The sump pumps need to be tested prior to closing, since they were sealed during the inspection. In addition check with town regarding dedicated electrical outlets for sump pumps and correct as necessary.

The plastic edging material under the front walkway needs to be repaired, as it is a tripping hazard. There is also a crack in the front patio wall that needs attention. A licensed contractor should be consulted for repairs

The damper door in the fireplace was in poor condition as it was very difficult to fully close to keep out cold air. A licensed contractor should be consulted for repairs and adjustments.

Thermostat in family room needs replacement, as cover is broken.

EXTERIOR

SIDING:

The house is a 1930's era Tudor with brick on the bottom and stucco on the top that appears to have been maintained and in

adequate condition.

GUTTERS / LEADERS:

There are gutters and leaders comprised of aluminum hung by brackets on the facade and the side of the house. Most downspouts drain underground and to underground wells or the city street. There was one area on the left side of the house where the gutter did not extend far enough into the ground and this should be corrected to prevent blockage.

TRIM, SOFFIT & FASCIA:

Due to construction techniques of Tudors, these components are not visible.

DOORS:

Front – The front entrance door is in adequate condition. There is missing weather stripping at the bottom of the screen door.
Rear – The rear door is in adequate condition.

WINDOWS:

The original casement windows are in poor overall condition. They have been maintained over the years, but the majority are at the end of their useful life. All original windows need glazing, painting and the casement mechanisms repaired. Most windows had storm windows installed on the interior to minimize drafts. The exterior wood window frames will need attention and monitoring, as they are prone to the elements. They will need repairs and replacement as necessary.

In the family room addition, all windows were updated with double hung Anderson type windows. They worked adequately. There was one window with a broken latch that needs to be repaired. See picture below.

All windows will require cleaning and lubrication of the tracks to operate better and seal out drafts. All windows need to operate for fire safety. Screens are not inventoried as part of an inspection, but there were numerous screens in the basement.

ENTRANCE SIDEWALKS AND STEPS, DRIVEWAY:

The front walkway to the house is interlocking masonry bricks and is in serviceable condition. There was one area as seen in the picture below where the plastic edging material was improperly installed and the fasteners were sticking up, which is a tripping hazard. In addition, the edging material was poorly installed along the leading edge closest to the street. This should be corrected as well. See picture below.

The rear patio and the associated steps appeared in good condition. Water below the surface can freeze in the winter

and cause heaving. Monitor the back patio for movement.

The house is on a corner and there are no sidewalks. Due to the topography, it was suggested to the buyer to keep the storm drain on the street in front of the house cleared at all times because during large downpours there will be a large volume of water.

GRADE:

The property in general is level or slopes away the foundation. The grade needs to be maintained to help prevent water intrusion into the foundation.

FENCE:

The wood fence at the back of the property needs repairs and replacement of numerous sections. There appears to be no buried footing for any of the posts and there is extensive wood to ground contact. All observed posts were loose. There is rot in many places and “home made” attempts to keep fence standing.

The fence sits on an interlocking wall that in places shows signs of movement over the years. **It is recommended to consult a fencing company for repair and replacement recommendations.**

DRIVEWAY:

The asphalt driveway is in serviceable condition. Overtime more cracks will open up creating voids that trap water and in the winter heave. Eventually all asphalt driveway surface need to be replaced. Cracks and heaving may be a potential tripping hazard in the future and should be corrected. If someone should trip or get hurt as a result of a cracked or uneven section, you may be vulnerable to a claim.

GARAGE

The detached 2 car garage visible walls and ceiling are in adequate condition. The visible area of the floor is in adequate condition and the automatic garage doors operate smoothly. The garage doors have been updated with an opener, with working door sensors at the bottom. The roof has been updated with a 30-year architectural style shingle roof with a ridge vent. There was some carpenter ant activity noted in the soffits. In addition, **there was a missing cover plate on an outlet in the garage.** The fence door to the right of the garage was rotted and needs replacement, see picture below.

ROOF / ATTIC

ROOF:

The house roof is comprised of original and some replacement slates over the years. The exact age is not determined however it is felt to original to the house (circa 1936) and accordingly 83 years old. An exact estimate of the usable years remaining for the shingles is difficult to give. **There are a few areas where slates have chipped on the east side of the roof. A licensed slate roofer should be consulted for recommendations. See picture below.**

The roof system is also comprised of vents, masts, chimneys as well as the shingles. These all require a weather seal that can be copper, metal or rubber material. Over time these will

all require attention. The metal flashings that keep the roof sealed to the chimney were not visible for evaluation. These areas need to be corrected as necessary to keep moisture out.

ATTIC:

The attic is entered from the 2nd floor dropdown entrance in the hallway. There are floorboards and numerous personal items stored in the attic.

ATTIC INSULATION:

The attic insulation appears to consist of fiberglass bats under the attic floorboards. The insulation quality or “R” value is unknown however currently 15 inches of fiber glass insulation is an approximate R30 rating.

ATTIC VENTILATION:

There was an original “whole house fan” in the attic that was operated for a short period, it operated as intentional. It is noted that drafting was minimal; it is hard to assess its effectiveness with a house inspection in March.

Attic ventilation is important but not always feasible in a tutor of this vintage with a slate roof. The rafters appeared dry with no visible signs of moisture.

FOUNDATION / STRUCTURE

FOUNDATION:

The basement is mostly finished and accordingly has finished surfaces and ceilings that conceal the joists, sill plate, main girder, slab, columns and masonry walls. **The visible area was evaluated and termite damage noted in the front sill of the house.**

The purpose of the foundation is to support the main walls and girders of the home and transmit its load to the ground. The foundation walls that are supported by footing buried in the soil cannot be seen or evaluated. The footing spreads the weight or load directly to the supporting soil and is usually resting on undisturbed soil. All soil compresses to some extent over time and the foundation is subject to settlement. All cracks should be sealed and monitored over time to determine if further action is required.

A French drain system with a two sump pumps was installed, but the sump pumps could not be evaluated since they were automatic submersibles with sensors inside the pit.

An extension cord to an outlet attached one sump pump, while the other unit was plugged into a wall outlet and drilled through the baseboard and floor. **Sump pumps usually need their own dedicated outlet circuit and in some jurisdictions require that a gfi be installed. Please check with town and correct as necessary.**

A de-humidifier should always be installed and operated during humid seasons. At the time of inspection no water penetration was observed. A prediction in regard to the amount of water penetration that may occur is impossible to determine. It is necessary to live and experience a home through a year and a wet season before assuming the area is completely dry.

FLOOR SYSTEM:

The floor structure is made from wood joists that frame into girders that are supported on columns resting on concrete footing. The joists typically rest on sill plates secured to the masonry foundation walls.

There are two notches in the unfinished basement of possible concern. The first beam has been notched at the

bottom to accommodate a water valve for the heating system and the second to push plumbing up into the house. Notches are not recommended to exceed ¼ of the total depth of the beam. See pictures below and consult a licensed contractor for solutions.

CHIMNEY / FIREPLACE

CHIMNEY:

The purpose of the chimney is to facilitate removal of bi-products of combustion that occur when a fuel is consumed, such as natural gas, oil and wood. The chimney may require additional repairs to the concrete capping and mortar joints, which are exposed to the weather as routine maintenance. Water seepage into the masonry will eventually cause deterioration to the flue lining and bricks.

The metal flashings that help keep the chimney to the roofing free of moisture intrusion are not visible for evaluation. This system of guards is comprised of step and counter flashing components in a customary installation. These areas however

need to be inspected during rain and corrected as necessary as required to help keep moisture out.

The interiors of the flues are not evaluated as part of a standard building inspection, but it was noted from looking up the chimney that it appeared to be lined. Evaluation of these areas requires a specialized contractor.

Rain hood with screens were installed to keep rain and animals out of the chimney. The chimney should be inspected annually to help ensure no change has occurred due to weather, lack of maintenance and wind damage.

FIREPLACE:

The fireplace was inspected and it had been converted to gas. The hearth and hearth extension was in good condition. There were no cracks noted in the firebox. **The damper door was in poor condition and is difficult to close. A handyman should be consulted for repairs and adjustments.**

INTERIOR

WALLS & CEILING:

The finished surfaces in the home are plaster and in the family room sheetrock, that is in adequate condition. Some nail pops and cracks will need to be repaired prior to the next paint job.

FLOORS:

The visible hardwood floors are adequate. Sanding and sealing over time will be needed to preserve the finish. The stairs and upper landing are carpet covered.

DOORS:

The evaluated doors operated smoothly.

TRIM:

The trim that conceals the rough edges of finished surfaces and framing is felt to be in adequate condition. Minor chips, scratches and blemishes can be filled, primed and painted.

KITCHEN

FIXTURES:

The sink appears to be in general leak free condition. The garbage disposal is adequate and was operated briefly. **The hot water tap needs to be repaired as it runs in the off position. The water temperature at the tap was 164 F, which is dangerously hot. The water heater needs to be adjusted to a lower temperature.**

APPLIANCES:

The gas cooker and oven are functional. The exhaust fan was operational. The dishwasher was operated for a short cycle and is adequate and leaks free.

WALLS, CEILING & FLOOR:

The walls and ceiling are in adequate condition. The counters and cabinets are functional.

ELECTRICAL

SERVICE:

The main electrical service enters the house from a pole in the front of the house. In most communities, this inlet service wire (from the house attachment to the electrical meter) is the responsibility of the homeowner, not the utility company. The power line passes through a tree. This tree needs to be trimmed.

MAIN PANEL:

The main service disconnect located in the main panel located in the basement has an approximate capacity of 150 and a 100 amperes subpanel each at 240/120 volts. The cover was removed. There are spares in both. **The main panel had evidence of past/current water damage in it**. There was efflorescence on one of the main disconnects. There were double taps and scorch/burn marks on the breakers. In addition the duct seal around the exterior meter should be replaced as it is becoming dried and brittle. **These concerns need to be addressed by a licensed electrician.**

Ground Fault Circuit Interrupter (GFCI) electrical outlets and breakers are a significant safety improvement. GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawl spaces and unfinished basements (since 1990).

(GFCI) electrical outlets and breakers are required in new homes for bathrooms, kitchen counter top outlets, garages, crawlspaces, unfinished basements, outside outlets, swimming pools, etc. They should be installed in older homes as well to reduce potential electrical hazards in wet areas.

PLUMBING

SERVICE:

The public main water service comes into the home from under the street has an original shut-off control valve. ***Remember to shut water off when away for extended time periods. Bypasses need to be installed if lawn/garden irrigation systems are utilized.***

DISTRIBUTION:

There is evidence of brass plumbing in the house. There are some original brass water pipes possibly still active in various locations in the walls. While no leaks have been discovered, these pipe have reached their life expectancy and will require updating at any time. This will require opening wall and ceilings. Valves and connections between two dissimilar pipes are most prone to leaks evident by efflorescence. Fittings, valves, Tee's and elbows may corrode and leak over time due to many circumstances that will need repairs. **See pictures below**

SEWER:

The iron sewer lines that at intended to carry waste away from the home to the main sewer pipeline under the street are buried under the basement slab. The visible sections in the basement look adequately sloped as it was originally intended to provide proper drainage, which is aided by vents stacks through the roof, which could not be observed. **Obtain pipe insurance from the utility company in regards to this old sewer main.**

The sewer main line from the house to the street needs to have a camera inspection by a specialist. The original sewer

pipe may need to be replaced.

BATHROOMS:

The bathrooms fixtures are leak free at this time. Shut off water supply valves are present. The floor and walls outside the shower/tub are adequate. The tiles in the shower enclosure are adequate condition. Over time the tiles may loose grout and damage the subfloor. All surfaces subjected to wet conditions should be well caulked, grouted and sealed as necessary to maintain them in a waterproof condition. This is important maintenance and will help to prevent leaks and deterioration of the materials behind these surfaces. Severe damage to the underlying surfaces may occur in a relatively short period of time.

HEAT, COOLING AND HOT WATER

HEAT: GAS FED WATER BOILER

The heating system was operated only for a short period of time during the inspection. During a single inspection it is impossible to determine how adequately this heating system will heat this home. The burner ignited and operated smoothly. All the registers appeared to heat up. It is advisable to check this unit when temperature conditions permit the unit to be run for a longer period of time. Units of this type have a life expectancy of approximately 15 to 20 years; this unit was 25 years old. Some units will last longer while others will not depending largely on maintenance.

The return pipes to the boiler was leaking in one observable places in the basement. These pipes are 80+ years old and are at the end of their life expectancy. These pipes deteriorate from the inside out and could fail at any time. In addition, the return connections close to the boiler are showing signs of efflorescence. It is recommended to consult a HVAC contractor for repairs and recommendations.

The house registers were not allowed to get hot enough to fully evaluate each one, but most of them heated up, with the exception of the one in the kitchen that the seller says was turned off by choice.

Automatic furnace safety controls were not operated or evaluated, no components were disassembled, and only unsecured access panels were opened. There is no substitute for professional annual service to help prolong the life of a unit. If a more rigorous inspection is desired you should contact your fuel supplier or a specialized heating/cooling contractor

promptly. It is recommended that the system be inspected, cleaned and maintained by service personnel annually to insure reliable and efficient operation.

It is advisable to check this unit when temperature conditions permit the unit to be run for a longer period of time. Units of this type have a life expectancy of approximately 15 to 20 years. Some units will last longer while others will not depending largely on maintenance. Water should be drained from the unit regularly during the heating season as explained during the inspection.

COOLING: Central Air (Forced Air)

The cooling system was not evaluated during the inspection since it is March and the outside temperature is in the 50's. It is recommended to check the operation when outside temperatures rise to 60-65 degrees.

The evaporator in the attic was dated 2007 and accordingly this unit is 12 years old. Air conditioning major components have a life expectancy, according to industry standard of 15 to 20 years. Location, environment and maintenance all contribute to longevity. The insulation on the refrigerant lines, where visible, is adequately installed. The evaporator unit is located in the attic and there is an over flow tray with primary and second discharges lines installed.

In the basement, the condenser panels were bolted closed and could not be evaluated. The air filter is located in the bottom of the unit in the basement. The return filter on the second floor was missing, there should be one installed. These filters need to be checked monthly during the cooling season and replaced as necessary. They will need to be replaced more often after any construction, floor sanding or painting activities. The air conditioning system should also be inspected, cleaned and

maintained annually by service personnel to ensure reliable and efficient operations.

THERMOSTAT:

A thermostat in the family room controlled the hot water system and the air conditioning thermostat was in the hallway on the second floor. **The family room thermostat was broken and missing a plastic cover. This should be replaced.**

HOT WATER:

The 2006, 75 gallon natural gas fired water heater provides hot water from its basement location. A pressure-temperature relief valve was installed.

The unit is unsatisfactorily installed and back drafting could occur. Back drafting causes carbon monoxide to be released and excessive levels of moisture into the home. A licensed plumber should correct this.

The water temperature was 164, this is dangerously hot and a scalding hazard. The easiest way to prevent burns from hot water is to turn down the setting on your water heater to 120° F. Do this only if you can easily see the thermostat dial on the outside of the tank as was explained during the inspection. Hot water temperatures should be maintained at a reasonable level. Excessive temperature is hazardous and inefficient and tends to reduce the useful life of the water heater.

The water pressure is thought to be basically adequate and functional flow was noted where evaluated.

WASHER/DRYER 2nd FLOOR.

The foil dryer vent is a fire hazard and should be replaced with a rigid type.

THE CLOSING WALK THROUGH

Time has passed since your Home Inspection. Some conditions may have changed in and around your new home. The owner and perhaps the moving company have moved the furniture and we want to help you see things the way they are.

Review the following list during your final walk through **BEFORE** the closing.

- If contractual agreements have been made in regard to certain appliances, fixtures, etc.… ensure they are present and in WORKING condition.
- Look for damage from water, walls and floors, etc.
- Run the dishwasher, stove and other appliances.
- Check heating and cooling if conditions allow.
- Turn the lights on and off.
- Obtain all remotes/controls from seller and operate the garage door opener.
- Ensure you have keys for ALL doors, ie; front, back and garage side door.
- Ensure that all items negotiated from the inspection that were to be replaced, repaired or removed, etc., has taken place. Obtain receipts for all work performed as stated.

If something is not right, contact your attorney and realtor immediately. Congratulations and good luck!