



Inspection Report



Inspector: Michael G Dominianni

**Inspection Address:
10 West Road Caldwell NJ 07006**

**Inspection Prepared For:
Kimberly & Gary
Date of Inspection: 7/23/2022**

Table Of Contents

Report Summary	3-8
Invoice	9
Overview	9
Grounds	10-13
Roof	14-15
Exterior	16-19
Windows/Doors	20
Exterior A/C 1	20
Garage/Carport	21-23
Kitchen	24-25
Bathroom 1	26-27
Bathroom 2	28-30
Bathroom 3	31-32
Dining Room	33
Living Room	34
Family Room	35
Office	36
Den	37-38
Entrance Room	39
Finished Basement	39
Bedroom 1	40-41
Bedroom 2	42

Bedroom 3	43
Bedroom 4	44
Fireplace	45
Stairs, Steps, Hallways	46
Smoke/Carbon Monoxide Detectors	47
Attic/Structure/Framing/Insulation	47-50
Basement	51-54
Crawl Space	55-56
Slab on Grade	57
Laundry Room	58
Plumbing	59-60
Water Heater 1	61
Boiler Heating	62
Cooling - Interior 1	63-64
Electric - Main Panel	65-67
Glossary	68



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 10 Item: 1	Service Walks	The town walkway has an uneven surface that would be considered a trip hazard. The walkway to the front door as well as the walkway around the side of the garage and to the rear deck have settled and have cracks. Recommend Mason evaluate for repair.
Page 10 Item: 2	Driveway/Parking	<ul style="list-style-type: none"> The driveway is badly cracked near the street and cracked throughout. Recommend driveway contractor evaluate for repairs and sealing the driveway.
Page 11 Item: 6	Deck/Balcony	<ul style="list-style-type: none"> Proper nails, bolts, attachments, ledgerboard condition, and footings are unable to be verified on a standard home inspection, it is recommended for a decking contractor to evaluate the integrity of the deck and supports. Being that a deck is a complete exterior structure, rot, rust and other issues may be present but hidden during a standard home inspection. The rear wood deck appears to have settled. Railings are loose, safety concerns. There is no way to access underneath this deck because of its height above the ground. Some deck floorboards have been repaired but rotted areas still exist. Recommend deck contractor evaluate this deck for repair replacement. Could not determine whether this deck is built on footings or not.
Page 12 Item: 7	Fence/Wall	<ul style="list-style-type: none"> The chain link fence has damaged sections and gate does not operate properly. Recommend fencing contractor repair.
Page 12 Item: 8	Landscape Affecting Foundation	<ul style="list-style-type: none"> Recommend a tree expert remove the many trees that are too close to the house or overhanging the house. Recommend trimming all vegetation away from touching the home. There is a termite ridden tree stump on the right side of the garage. Recommend this tree stump be removed and treated for termite activity. Recommend removing the dead tree in the backyard.
Page 13 Item: 9	Retaining Wall	<ul style="list-style-type: none"> The railroad tie retaining walls around the front planting beds are badly rotted and damaged from carpenter ant activity. Recommend contractor examine, replace and treat for carpenter ant activity.
Page 13 Item: 10	Hose Bibs	<ul style="list-style-type: none"> The front hose bib did not operate at the time of the inspection. This may be shut off inside. Out of respect for the homeowner and protocols internal shuttle valves are not operated for safety reasons. Recommend another evaluation when the internal valve or issue has been resolved.
Roof		
Page 14 Item: 6	Condition of Roof Covering	<ul style="list-style-type: none"> There is a bracket on the peak of the upper roof that should be removed and any holes from screws or nails repaired. There is a large degree of moss build up as well as some damaged shingles throughout. There are possible leaks in the roofing material visible from the attic where stains are present in the Attic and on the ceilings in the family room and garage. Recommend roofing contractor examine and repair as needed. Check with local building authorities regarding age and permits for this roof installation. Budget for roof replacement and the not too distant future.

Exterior		
Page 16 Item: 1	Chimney	<ul style="list-style-type: none"> The furnace chimney on the south side of the home appears to be pulling away from the house. This can cause internal chimney damage and may indicate chimney foundation failure. Recommend a chimney Mason evaluate, repair or replace as needed. Both chimneys appear to have cracks around the masonry cap. Recommend a chimney Mason evaluate and repair as needed. The fireplace chimney has been evaluated during a level 2 inspection. Refer to that report.
Page 16 Item: 2	Gutters	<ul style="list-style-type: none"> The gutters leak at their seams and corners. This is causing damage to wood siding and wood trim. Rear upper gutter is dented. Recommend consulting with the gutter contractor regarding repair replacement. Underground drains for gutters and sump pumps are not evaluated and are beyond the scope of a home inspection.
Page 17 Item: 3	Siding	<ul style="list-style-type: none"> The wood siding has various areas where water has damaged them because of leaky gutters and downspouts as well as above a rear addition bump out. Siding is damaged and is splitting in several areas.. Wood siding has peeling paint in many areas. Recommend siding contractor evaluate for repair. Recommend scraping and painting the siding after all work has been performed.
Page 18 Item: 4	Trim/Soffit/Fascia	<ul style="list-style-type: none"> The wood trim has many areas of damage at soffit and fascias. Trim on the south side of the home on rake boards has evidence of Carpenter bee activity. Recommend treatment and repair. Recommend siding contractor evaluate all of the wood trim repair. Scrape and paint all of the trim after repairs have been performed.
Page 18 Item: 7	Exterior Foundation Wall	<ul style="list-style-type: none"> Foundation under the ground was not visible for evaluation. Much of the house foundation was hidden from view because of vegetation growth. Recommend another inspection when this vegetation has been removed. There is a vertical crack on the rear foundation near the air conditioning unit. Recommend a Mason evaluate and repair as needed.
Page 19 Item: 9	Exterior Receptacles	<ul style="list-style-type: none"> GFCI receptacles are not installed at outdoor locations, safety concern. Recommend a licensed electrician install GFCI receptacles.
Windows/Doors		
Page 20 Item: 1	Windows:	<ul style="list-style-type: none"> The front bay window has a degree of deterioration. All of the windows are old missing some of their putty material. The windows have old storms and screens. Recommend consulting with the window contractor regarding replacement.
Exterior A/C 1		
Page 21 Item: 1	Comments	<ul style="list-style-type: none"> The AC unit appears past its average life expectancy. Budget for replacement in the near future.
Garage/Carport		
Page 21 Item: 1	Type	<ul style="list-style-type: none"> This appears to be a two-car garage from the outside but a room has been built on the north section of this garage making it now only able to house one car. It may be difficult to even pull one car into this garage as there is a chimney extending into the other section of the garage.
Page 22 Item: 9	Floor	<ul style="list-style-type: none"> Most of the garage was cluttered and not visible for an evaluation. Recommend another evaluation when it is empty.

Page 23 Item: 14	Fire Separation Walls & Ceiling	<ul style="list-style-type: none"> • The door between the house and the garage is not fire-rated. Recommend a qualified contractor install a proper fire-rated door between the garage and house. • The garage to house door hinge, automatic closure, was not operational/installed. Recommend installing or repairing the automatic closer on the door. • There are openings in the ceiling which are a breach in the fire separation between the garage and living or attic spaces. Recommend a contractor examine and repair as needed. • There are moisture stains near the chili visible in the garage which indicate flashing or roofing issues. Refer to roofing section. • Because of the amount of clutter and covered wall surfaces recommend another inspection when the garage is empty.
Kitchen		
Page 24 Item: 1	Walls/Ceiling/Floor	<ul style="list-style-type: none"> • It appears that the rear extension was added after the initial house bill. Recommend checking for permits for this addition.
Page 25 Item: 5	Doors/Windows	<ul style="list-style-type: none"> • The pocket door between the kitchen and living room is difficult to operate. Recommend contractor repair.
Page 25 Item: 7	Electrical:	<ul style="list-style-type: none"> • There are no GFCI receptacles installed in the kitchen. Recommend a licensed electrician install GFCI receptacles.
Page 25 Item: 8	Appliances	<ul style="list-style-type: none"> • The dishwasher is loose, recommend securing. • Water and ice did not dispense from the refrigerator door. It appears they may not be connected to a water supply. Further investigations needed to determine.
Bathroom 1		
Page 27 Item: 12	Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed in the bathroom, safety concern. Recommend an electrician install GFCI protected outlets.
Bathroom 2		
Page 29 Item: 4	Showers	<ul style="list-style-type: none"> • It appears the tile at the bottom of the shower has been replaced. This may indicate damage behind walls. Further investigation would be needed to determine if damage exists. The shower appears to have a very old shower pan. These are notorious for leaking. Further investigation needed.
Page 30 Item: 12	Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed in the bathroom, safety concern. Recommend an electrician install GFCI protected outlets.
Bathroom 3		
Page 32 Item: 7	Drainage	<ul style="list-style-type: none"> • The sink drain is slow. Recommend plumber evaluated repair.
Page 32 Item: 12	Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed in the bathroom, safety concern. Recommend an electrician install GFCI protected outlets.
Living Room		
Page 35 Item: 6	Windows	<ul style="list-style-type: none"> • The front bay windows would not open. These windows appear to have a degree of deterioration and possible moisture entry. They are single pane windows. Recommend consulting with the window contractor regarding replacement.
Family Room		
Page 35 Item: 1	Walls/Ceiling/Floor	<ul style="list-style-type: none"> • There are moisture stains on the room ceiling. Recommend further investigation to determine cause and repair. • There are moisture stains on the ceiling above the fireplace which indicate an issue with possible flashing / roofing materials. Recommend a roofer further investigate. As with all stains it is possible that mold May exist. Further investigation is needed to determine. Recommend mold testing and professional remediation depending on results. • This room may have been smaller and expanded into a garage. Further investigation would be needed to determine if that is the case. Check with local building authorities regarding age and permits.

Office		
Page 36 Item: 1	Walls/Ceiling/Floor	• This room was once part of a garagel. Check with local building authorities regarding permits.
Page 37 Item: 4	Heating Source	• There is no heat source in this room, recommend an HVAC technician install.
Page 37 Item: 6	Windows	• This room has no windows. Recommend installing at least one window.
Den		
Page 37 Item: 1	Walls/Ceiling/Floor	• The ceiling in this room is blotchy with me indicate moisture and possible mold. Recommend mold testing and professional mediation depending on results.
Page 38 Item: 4	Heating Source	• There is no heat source in this room, recommend an HVAC technician install.
Page 38 Item: 5	Doors:	• Recommend installing weather stripping around the exterior door to this room.
Page 38 Item: 6	Windows	• Left window is missing its window lock. Security concerns. Recommend installing a proper lock.
Finished Basement		
Page 40 Item: 5	Windows	• This room has no windows.
Bedroom 1		
Page 40 Item: 1	Walls/Ceiling/Floor	• The wall behind the current bed is not sheetrock. It appears to be particle board or flakeboard. Further investigation is needed to determine why this peculiar material was used. Recommend further investigation.
Page 41 Item: 4	Heating Source	• There is an exposed heat pipe that runs the entire length of the wall behind the current bed. This may indicate that a baseboard has been removed. Possibly related to the peculiar wall board covering. Question owner and further investigate.
Bedroom 2		
Page 42 Item: 1	Walls/Ceiling/Floor	• The wall to wall carpeting on the floor is lumpy and may be a trip hazard. Recommend carpet contractor stretch the carpet to remove lumps.
Page 43 Item: 5	Doors/Windows	• One of the front windows has a cracked window pane. Recommend window contractor examine for repair. A window air conditioning unit was installed on the side window. This window could not be evaluated. It appears the weight of the air conditioning unit is pushing down on the window frame. Recommend contractor examine and repair as needed. Hidden damage may be revealed as repairs are being performed. It appears some moisture stains are present near this air conditioning unit. Possible Mall may exist in these areas. Further investigate.
Bedroom 3		
Page 44 Item: 3	Electrical	• Most of the outlets were completely hidden from view because of wall to wall furniture. These outlets could not be tested.
Fireplace		
Page 46 Item: 6	Fireplace	• Refer to the separate fireplace inspection report for specifics on the fireplace.
Stairs, Steps, Hallways		
Page 46 Item: 1	Stairs, Steps, Hallways	• All of the stairs have railing balusters that are spaced more than 4 inches apart, safety concern for children. The handrails are loose and have open hands that can grab articles of clothing and small limbs. Recommend contract or examine and correct all of these safety concerns.

Attic/Structure/Framing/Insulation

Page 48 Item: 2	Roof Structure:	<ul style="list-style-type: none"> • The evaluation of the attic over the garage is very limited because of the amount of storage in the garage made it difficult and impossible to actually gain access into the attic. Pictures were taken from the attic opening only. • Recommend another inspection when the area is clear and able to be accessed.
Page 49 Item: 5	Sheathing	<ul style="list-style-type: none"> • Some of the roof sheathing has stains but these appear to be dry. Further investigation would be needed to determine the cause of these stains. Indicate possible current leak. Refer to roofing section.
Page 49 Item: 6	Insulation	<ul style="list-style-type: none"> • Mouse droppings and burrow holes were observed in the attic, recommend extermination and cleaning droppings. • Insulation is thin in sections. Recommend consulting with insulation contractor regarding adding additional insulation to attic floor.
Page 49 Item: 7	Ventilation	<ul style="list-style-type: none"> • The attic fan operated satisfactorily at the time of the inspection.
Page 51 Item: 11	Electrical	<ul style="list-style-type: none"> • Appears to be handyman style wiring, a plug plugged into an outlet that runs into the wall possibly to the nearby bathroom. Recommend electrician further investigate and correct this safety issue as needed.

Basement

Page 52 Item: 1	Foundation	<ul style="list-style-type: none"> • There is a vertical crack on the wall between the electric panel and the boiler. Structural issue. Recommend a structural engineer evaluate this crack and repair as needed.
Page 52 Item: 2	Basement Floor	<ul style="list-style-type: none"> • The basement floor has older 9x9 tiles that likely contains asbestos. Some tiles are missing and damaged. Recommend removal of these tiles by a certified contractor. These tiles may also be present underneath the newer flooring in the finished • The majority of the floor was covered with linoleum and not able to be evaluated.
Page 53 Item: 4	Drainage	<ul style="list-style-type: none"> • Statistically 70% of basements have moisture entry. It is recommended to keep proper grading around the home, have gutters extended away from the home at least 6' (or as far as possible) and controlling water as much as possible on the exterior of the home to help keep the basement dry. No representation can be made of future flooding for any basement. • Recommend installing a dehumidifier for the basement. • Some old moisture stains are present indicating water entry in the past. Recommend maintaining proper grading/slope away from the house and make sure the gutters drain properly/away from the foundation. If a sump pump is present, recommend periodic testing. Consult with a water proofing company. Question owner about any previous flooding that may have occurred. Future flooding should be expected. • The sump pump has an internal flow and could not be operated. The pit had water in it at the time of the inspection. Further investigation is needed to determine whether this sump pump actually works.
Page 54 Item: 6	Columns	<ul style="list-style-type: none"> • The support columns for the basement were covered with wood trim in the finished section and not able to be evaluated.
Page 54 Item: 7	Joists	<ul style="list-style-type: none"> • The covered ceiling of the finished area hindered the view of the majority of the floor joists. Floor joists invisible area of the unfinished basement appear to be in satisfactory condition.
Page 54 Item: 8	Subfloor	<ul style="list-style-type: none"> • The evaluation of the subfloor was limited to The unfinished section of the basement in the laundry area.

Crawl Space

Page 55 Item: 2	Access	<ul style="list-style-type: none"> • The rear access door to the crawl space does not swing freely. Recommend repair.
Page 56 Item: 4	Floor	<ul style="list-style-type: none"> • Because of stored items and clutter the floor could not be evaluated.
Page 56 Item: 6	Ventilation	<ul style="list-style-type: none"> • There are no vents in the crawl space area. Keeping the crawlspace conditioned is essential to preventing moisture or other issues.

Slab on Grade		
Page 57 Item: 3	Floor	<ul style="list-style-type: none"> The slab was covered with building materials and no visible for evaluation.
Laundry Room		
Page 58 Item: 3	Laundry Sink	<ul style="list-style-type: none"> The hot water force it would not operate to the sink. Recommend plumber examining and repair.
Page 59 Item: 7	Electrical	<ul style="list-style-type: none"> There are missing GFCI receptacles in the laundry room. Recommend a licensed electrician install GFCI receptacles.
Page 59 Item: 8	Appliances	<ul style="list-style-type: none"> The washer and dryer are not evaluated in this report, they are beyond the scope for home inspection.
Plumbing		
Page 60 Item: 1	Water Supplies	<ul style="list-style-type: none"> Recommend changing the current gate valve to a ball valve shut off.
Page 60 Item: 4	Drain/Waste/Vent Pipe	<ul style="list-style-type: none"> A sewer video inspection was performed, refer to separate report on sewer line inspection.
Water Heater 1		
Page 61 Item: 1	Brand Name	<ul style="list-style-type: none"> On the fittings and a plumber evaluate and repair.
Page 61 Item: 2	Capacity	<ul style="list-style-type: none"> A larger capacity water heater may be desired.
Boiler Heating		
Page 63 Item: 7	Boiler: General Comments	<ul style="list-style-type: none"> The boiler appears to be controlled by the master bedroom thermostat, family room thermostat and basement thermostats. People that did not operate at the time of the inspection as it appeared to have been turned off for the season. Out of respect for the homeowner this boiler was not operated due to Home Inspection protocols. Recommend this boiler be evaluated by a plumber and made operational for a future inspection. There is a heating pipe directly in front of the electric panel that may get damaged from impact. Recommend relocating this heating pipe closer to a wall so that it is not in the walkway path.
Cooling - Interior 1		
Page 64 Item: 1	Cooling System: General	<ul style="list-style-type: none"> The positioning of the air handler located in the Attic will make it extremely difficult for anyone to service this unit. Console with an HVAC technician regarding making this easier to service and maintain. The unit is old and passed its life expectancy. Budget for replacement.
Page 65 Item: 7	Comments:	<ul style="list-style-type: none"> The air conditioning operated satisfactory at the time of the inspection reducing the temperature differential by 23°. There is a window air conditioning unit installed in bedroom number two. This may indicate that the air conditioning does not operate satisfaction enough to cool this room. Recommend consulting with an HVAC technician. The den and office rooms did not appear to have air conditioning.
Electric - Main Panel		
Page 66 Item: 6	Branch Wire	<ul style="list-style-type: none"> Many of the outlets have been painted over so many times that it is difficult to plug into. Some outlets are the older style two prong outlets which are antiquated.. Recommend a license electrician replace all of the many outlets that have been painted and or 2 prong outlets. There's evidence of water entry into this main panel. Some of the breakers are rusted. Recommends a license electrician examine and evaluate both keeping moisture and water out of this panel and replacing any damage breakers.

Invoice

1. Services

Services:

- Home Inspection: \$ 650
- Oil Tank Search: \$250
- Fireplace Inspection: \$325
- Sewer Inspection: \$325

Total:

- Total: \$ 1550
- Paid for with Check

Overview

1. Scope of Inspection

All components designated for inspection in the NJ Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

If this home was built prior to 1979, there may be asbestos and lead paint present. Both of these undesirable conditions are beyond the scope of the home inspection. They would require separate professional evaluations. Please note, that the pictures in this report are included to help understand the defects sited and are not representative of all of the defects written in the report.

The inspection agreement previously signed is part of this report. It is understood any limitation sited in that inspection agreement are limitations within the inspection performed.

2. Main Entrance Faces

- For the purpose of this inspection, this house faces east.

3. State of Occupancy

- Occupied
- Cluttered

4. Weather Conditions

- Partly Cloudy 75°

5. Recent Rain/Snow

- No

6. Ground Cover

- Dry

7. Items Not Inspected As Part Of An NJ Home Inspection

Materials:

- Gas grill, including its gas line

Grounds

1. Service Walks

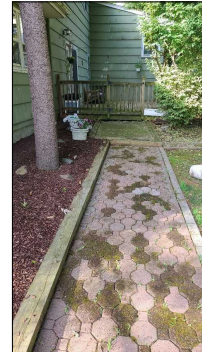
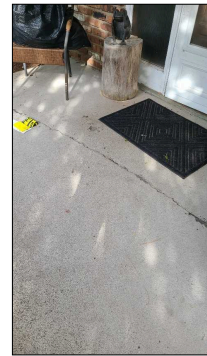
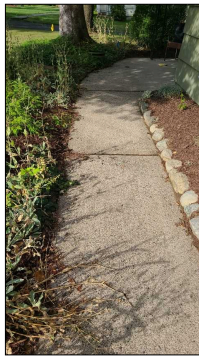


Materials

- Concrete
- Pavers
- Asphalt

Comments:

The town walkway has an uneven surface that would be considered a trip hazard. The walkway to the front door as well as the walkway around the side of the garage and to the rear deck have settled and have cracks. Recommend Mason evaluate for repair.



2. Driveway/Parking



Materials:

- Asphalt

Comments:

• The driveway is badly cracked near the street and cracked throughout. Recommend driveway contractor evaluate for repairs and sealing the driveway.



Grounds (continued)

3. Porch



4. Steps/Stoop



Materials:
• Concrete

5. Patio



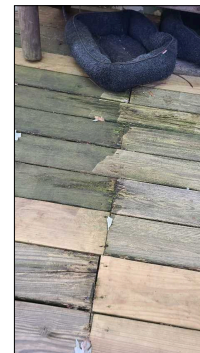
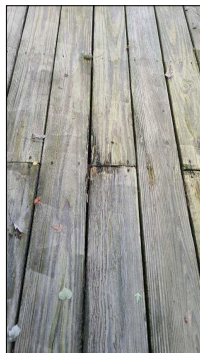
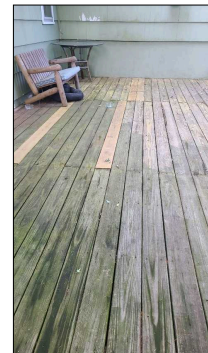
6. Deck/Balcony



Materials:
• Wood

Comments:

- Proper nails, bolts, attachments, ledgerboard condition, and footings are unable to be verified on a standard home inspection, it is recommended for a decking contractor to evaluate the integrity of the deck and supports. Being that a deck is a complete exterior structure, rot, rust and other issues may be present but hidden during a standard home inspection.
- The rear wood deck appears to have settled. Railings are loose, safety concerns. There is no way to access underneath this deck because of its height above the ground. Some deck floorboards have been repaired but rotted areas still exist. Recommend deck contractor evaluate this deck for repair replacement. Could not determine whether this deck is built on footings or not.



Grounds (continued)

7. Fence/Wall



Materials:

- Chain link

Comments:

- The chain link fence has damaged sections and gate does not operate properly. Recommend fencing contractor repair.



8. Landscape Affecting Foundation

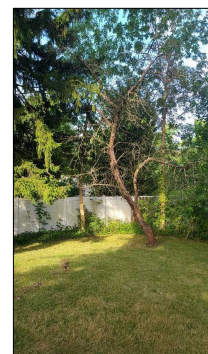
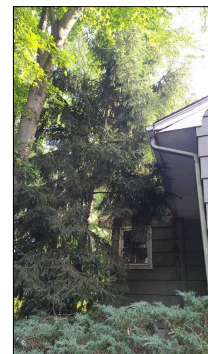


Landscaping

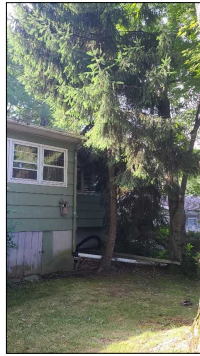
- Wood in contact with/improper clearance to soil

Comments:

- Recommend a tree expert remove the many trees that are too close to the house or overhanging the house. Recommend trimming all vegetation away from touching the home.
- There is a termite ridden tree stump on the right side of the garage. Recommend this tree stump be removed and treated for termite activity.
- Recommend removing the dead tree in the backyard.



Grounds (continued)



9. Retaining Wall



Materials:

- Railroad ties

Comments:

- The railroad tie retaining walls around the front planting beds are badly rotted and damaged from carpenter ant activity. Recommend contractor examine, replace and treat for carpenter ant activity.



10. Hose Bibs

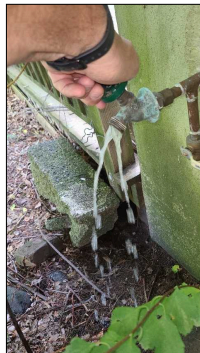


Hose Bibs:

- Not Operable

Comments:

- The front hose bib did not operate at the time of the inspection. This may be shut off inside. Out of respect for the homeowner and protocols internal shuttle valves are not operated for safety reasons. Recommend another evaluation when the internal valve or issue has been resolved.



Roof

1. Roof General: Visibility

Inspected From:

- Ladder at eaves
- Ground w/ binoculars
- With drone

2. Roof Style: Type/Style

Type/Style:

- Roof Material(s): Asphalt Shingles
- Roof Style: Hip

Layers/Age:

- Unknown
- Age: Unknown
- Age: Older

3. Ventilation System



Type:

- Soffit
- Gable
- Roof
- Powered

4. Flashing



Materials:

- Not visible

5. Valleys



6. Condition of Roof Covering



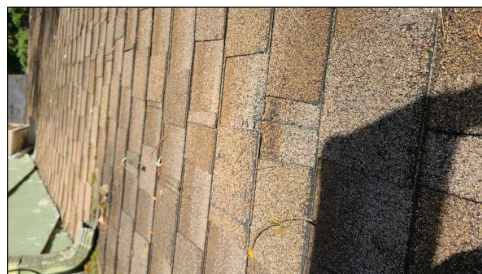
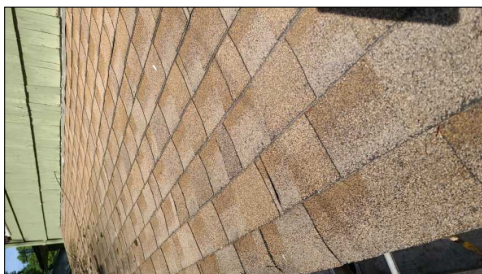
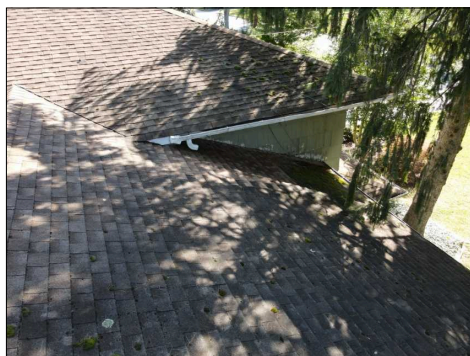
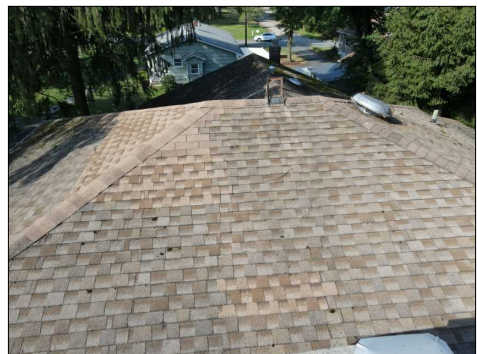
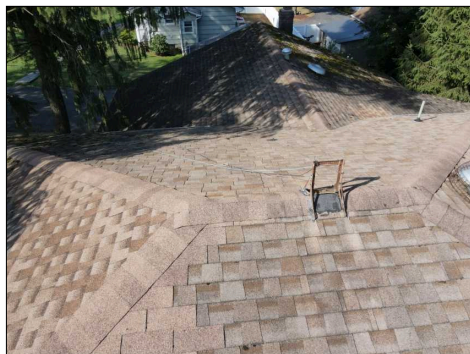
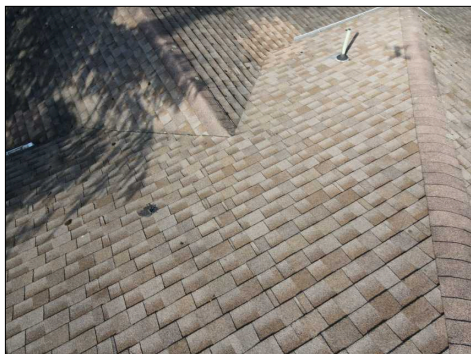
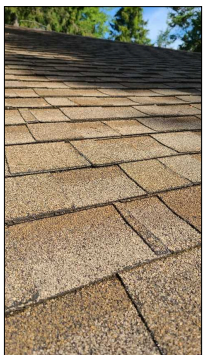
Condition:

- Granules missing
- Moss buildup
- Recommend roofer evaluate

Comments:

• There is a bracket on the peak of the upper roof that should be removed and any holes from screws or nails repaired. There is a large degree of moss build up as well as some damaged shingles throughout. There are possible leaks in the roofing material visible from the attic where stains are present in the Attic and on the ceilings in the family room and garage. Recommend roofing contractor examine and repair as needed. Check with local building authorities regarding age and permits for this roof installation. Budget for roof replacement and the not too distant future.

Roof (continued)



7. Skylights

N/A

Roof (continued)

8. Vents



Exterior

1. Chimney



Comments:

• The furnace chimney on the south side of the home appears to be pulling away from the house. This can cause internal chimney damage and may indicate chimney foundation failure. Recommend a chimney Mason evaluate, repair or replace as needed. Both chimneys appear to have cracks around the masonry cap. Recommend a chimney Mason evaluate and repair as needed. The fireplace chimney has been evaluated during a level 2 inspection. Refer to that report.



2. Gutters



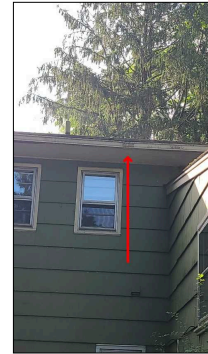
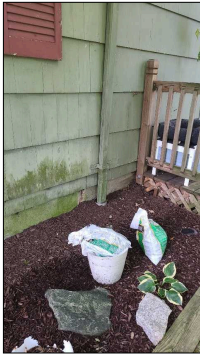
Materials:

- Galvanized/Aluminum

Comments:

• The gutters leak at their seams and corners. This is causing damage to wood siding and wood trim. Rear upper gutter is dented. Recommend consulting with the gutter contractor regarding repair replacement. Underground drains for gutters and sump pumps are not evaluated and are beyond the scope of a home inspection.

Exterior (continued)



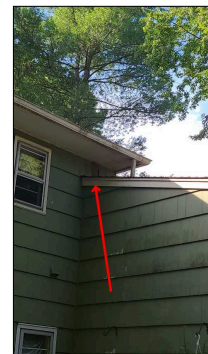
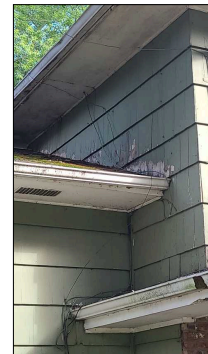
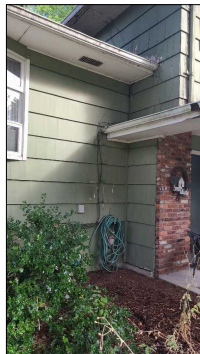
3. Siding

Materials:

- Wood
- Block/Brick

Comments:

• The wood siding has various areas where water has damaged them because of leaky gutters and downspouts as well as above a rear addition bump out. Siding is damaged and is splitting in several areas.. Wood siding has peeling paint in many areas. Recommend siding contractor evaluate for repair. Recommend scraping and painting the siding after all work has been performed.



Exterior (continued)

4. Trim/Soffit/Fascia

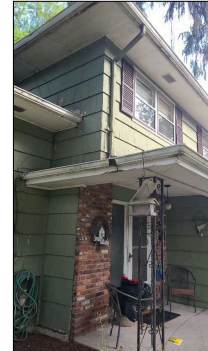


Materials:

- Wood

Comments:

- The wood trim has many areas of damage at soffit and fascias. Trim on the south side of the home on rake boards has evidence of Carpenter bee activity. Recommend treatment and repair. Recommend siding contractor evaluate all of the wood trim repair. Scrape and paint all of the trim after repairs have been performed.



5. Flashing



Materials:

- Not Visible

6. Caulking



7. Exterior Foundation Wall



Materials/Condition:

- Concrete block

Comments:

- Foundation under the ground was not visible for evaluation.
- Much of the house foundation was hidden from view because of vegetation growth. Recommend another inspection when this vegetation has been removed. There is a vertical crack on the rear foundation near the air conditioning unit. Recommend a Mason evaluate and repair as needed.

Exterior (continued)



8. Service Entry

- Location:
- Overhead



9. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: No (Recommend GFCI protection)

Comments:

- GFCI receptacles are not installed at outdoor locations, safety concern. Recommend a licensed electrician install GFCI receptacles.



Exterior (continued)

10. Building Exterior Wall Construction

Materials:
• Not Visible



Windows/Doors

1. Windows:

Comments:



• The front bay window has a degree of deterioration. All of the windows are old missing some of their putty material. The windows have old storms and screens. Recommend consulting with the window contractor regarding replacement.



2. Doors:



Exterior A/C 1

1. Comments



Unit:

- Condensing Unit Brand: Goodman

- Condensing Unit Approximate Age: 13 Years . The average life expectancy of 15 years. Budget accordingly

Condition:

- Energy source: Electric

- Unit Type: :Air Cooled

- Outside disconnect: Yes

- Level: Yes

- Insulation: Yes

Comments:

- The AC unit appears past its average life expectancy. Budget for replacement in the near future.



Garage/Carport

1. Type



Type:

- Attached

- 2-Car

Observations:

- This appears to be a two-car garage from the outside but a room has been built on the north section of this garage making it now only able to house one car. It may be difficult to even pull one car into this garage as there is a chimney extending into the other section of the garage.



2. Automatic Opener



Operation:

- Operable

Garage/Carport (continued)

3. Safety Reverse



Operation:
• Operable

4. Roofing

Materials:
• Same as house

5. Gutters

Gutters:
• Same as house

6. Siding

Materials:
• Same as house

7. Trim

Materials:
• Same as house

8. Window



9. Floor



Materials:
• Concrete

Comments:

• Most of the garage was cluttered and not visible for an evaluation. Recommend another evaluation when it is empty.



10. Sill Plates



Type:
• Not visible

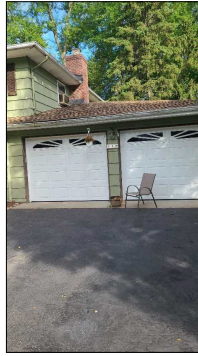
Garage/Carport (continued)

11. Overhead Door(s)



Materials:

- Metal



12. Exterior Service Door



13. Electrical Receptacles



Electrical:

- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: No
- Recommend GFCI receptacles



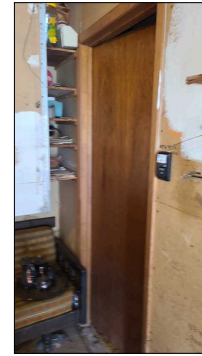
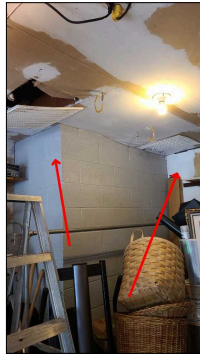
14. Fire Separation Walls & Ceiling



Comments:

- The door between the house and the garage is not fire-rated. Recommend a qualified contractor install a proper fire-rated door between the garage and house.
- The garage to house door hinge, automatic closure, was not operational/Installed. Recommend installing or repairing the automatic closer on the door.
- There are openings in the ceiling which are a breach in the fire separation between the garage and living or attic spaces. Recommend a contractor examine and repair as needed.
- There are moisture stains near the chili visible in the garage which indicate flashing or roofing issues. Refer to roofing section.
- Because of the amount of clutter and covered wall surfaces recommend another inspection when the garage is empty.

Garage/Carport (continued)



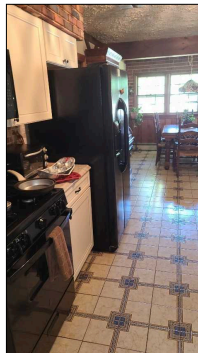
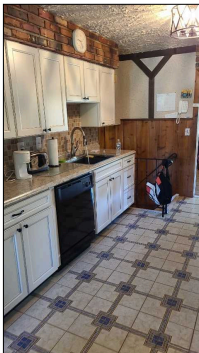
Kitchen

1. Walls/Ceiling/Floor

Comments:



- It appears that the rear extension was added after the initial house bill. Recommend checking for permits for this addition.



2. Countertops



3. Cabinets



4. Plumbing / Faucet(s)



Fixtures:

- Sink(s)/Faucet(s) Leaks: No
- Sink(s)/Faucet(s) Loose: No
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

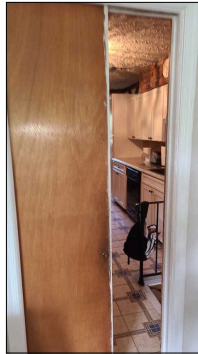
Kitchen (continued)

5. Doors/Windows

Comments:



- The pocket door between the kitchen and living room is difficult to operate. Recommend contractor repair.



6. Heating/Cooling Source

Heat:



- Heating source: Yes

7. Electrical:

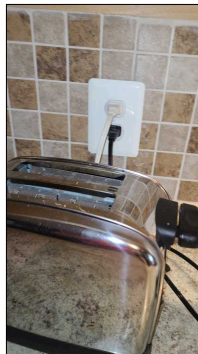
Electrical:



- GFCI Installed: No
- GFCI: Potential Safety Hazard

Comments:

- There are no GFCI receptacles installed in the kitchen. Recommend a licensed electrician install GFCI receptacles.



8. Appliances

Appliances:

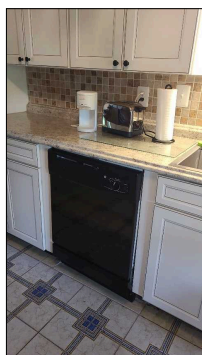


- Oven(s), operable: Yes
- Range(s), operable: Yes
- Dishwasher(s), operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator(s), operable: Yes
- Microwave, operable: Yes

Comments:

- The dishwasher is loose, recommend securing.
- Water and ice did not dispense from the refrigerator door. It appears they may not be connected to a water supply. Further investigations needed to determine.

Kitchen (continued)



Bathroom 1

1. Location

- Location:
- Second floor bath



2. Sinks

- Sink(s):
- Faucet leaks: No
 - Pipes leak: No



3. Toilet

- Toilet(s):
- Bowl loose: No
 - Operable: Yes



4. Showers

- Shower(s):
- Faucet leaks: No
 - Pipes leak: No



Bathroom 1 (continued)

5. Bathtubs



Tub:

- Faucet leak: No
- Pipes leak: No

6. Whirlpool



7. Drainage



8. Water Flow



9. Ceiling/Walls/Floor



Ceiling/Walls/Floor:

- Moisture Stains: No

10. Doors



11. Window



12. Receptacles



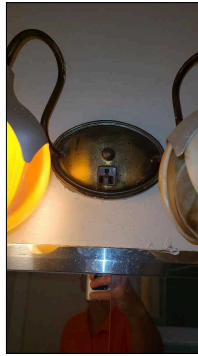
Electrical:

- Present: Yes
- Operable: Yes
- GFCI present: No (Recommend GFCI protection)

Observations:

- GFCI receptacles are not installed in the bathroom, safety concern. Recommend an electrician install GFCI protected outlets.

Bathroom 1 (continued)



13. Heat Source Present

Heat Source:

- Yes



14. Exhaust Fan

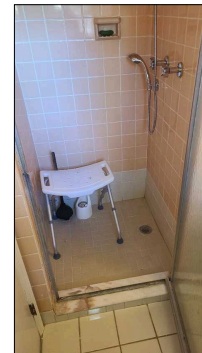
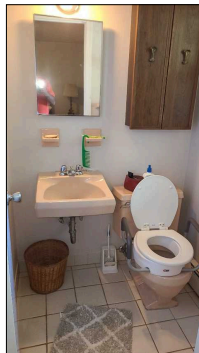


Bathroom 2

1. Location

Location:

- Master bath



2. Sinks

Sink(s):

- Faucet leaks: No
- Pipes leak: No



Bathroom 2 (continued)

3. Toilet



Toilet(s):

- Bowl loose: No
- Operable: Yes

4. Showers

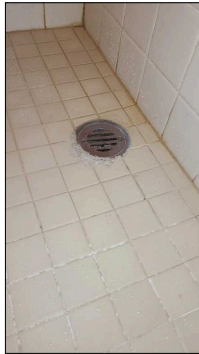


Shower(s):

- Faucet leaks: No
- Pipes leak: No

Observations:

• It appears the tile at the bottom of the shower has been replaced. This may indicate damage behind walls. Further investigation would be needed to determine if damage exists. The shower appears to have a very old shower pan. These are notorious for leaking. Further investigation needed.



5. Bathtubs



6. Whirlpool



7. Drainage



8. Water Flow



Bathroom 2 (continued)

9. Ceiling/Walls/Floor



Ceiling/Walls/Floor:
• Moisture Stains: No

10. Doors



11. Window



12. Receptacles



Electrical:
• Present: Yes
• Operable: Yes
• GFCI present: No (Recommend GFCI protection)

Observations:

• GFCI receptacles are not installed in the bathroom, safety concern. Recommend an electrician install GFCI protected outlets.



13. Heat Source Present



Heat Source:
• Yes

14. Exhaust Fan

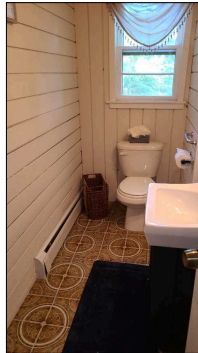


Bathroom 3

1. Location



- Location:
- First floor half bath



2. Sinks



- Sink(s):
- Faucet leaks: No
 - Pipes leak: No

3. Toilet



- Toilet(s):
- Bowl loose: No
 - Operable: Yes

4. Showers



5. Bathtubs



6. Whirlpool



Bathroom 3 (continued)

7. Drainage



Observations:

- The sink drain is slow. Recommend plumber evaluated repair.



8. Water Flow



9. Ceiling/Walls/Floor



Ceiling/Walls/Floor:

- Moisture Stains: No

10. Doors



11. Window



12. Receptacles



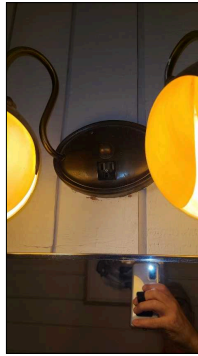
Electrical:

- Present: Yes
- Operable: Yes
- GFCI present: No (Recommend GFCI protection)

Observations:

- GFCI receptacles are not installed in the bathroom, safety concern. Recommend an electrician install GFCI protected outlets.

Bathroom 3 (continued)



13. Heat Source Present



Heat Source:
• Yes

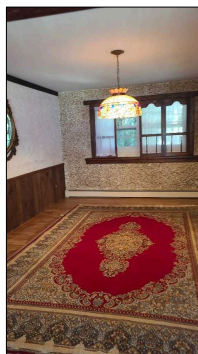
14. Exhaust Fan



Exhaust Fan:
• Yes
• Operable: Yes

Dining Room

1. Walls/Ceiling/Floor



2. Ceiling Fan



Dining Room (continued)

3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source



Heat:

- Heating source present: Yes

5. Doors:

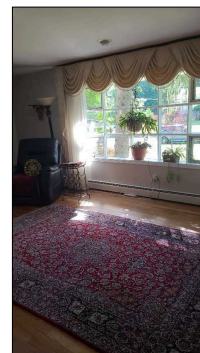


6. Windows



Living Room

1. Walls/Ceiling/Floor



2. Ceiling Fan



Living Room (continued)

3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source



Heat:

- Heating source present: Yes

5. Doors:

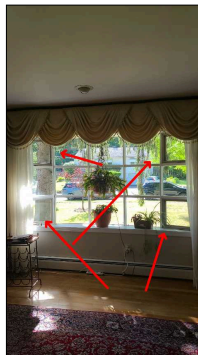


6. Windows



Comments:

- The front bay windows would not open. These windows appear to have a degree of deterioration and possible moisture entry. They are single pane windows. Recommend consulting with the window contractor regarding replacement.



Family Room

1. Walls/Ceiling/Floor



Comments:

- There are moisture stains on the room ceiling. Recommend further investigation to determine cause and repair.
- There are moisture stains on the ceiling above the fireplace which indicate an issue with possible flashing / roofing materials. Recommend a roofer further investigate. As with all stains it is possible that mold May exist. Further investigation is needed to determine. Recommend mold testing and professional remediation depending on results.
- This room may have been smaller and expanded into a garage. Further investigation would be needed to determine if that is the case. Check with local building authorities regarding age and permits.

Family Room (continued)



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source



Heat:

- Heating source present: Yes

5. Doors:



6. Windows



Office

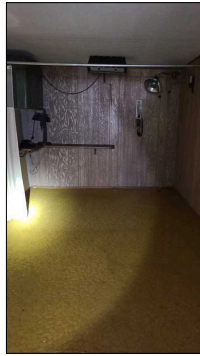
1. Walls/Ceiling/Floor



Comments:

- This room was once part of a garage. Check with local building authorities regarding permits.

Office (continued)



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source

Comments:

- There is no heat source in this room, recommend an HVAC technician install.



5. Doors:



6. Windows

Comments:

- This room has no windows. Recommend installing at least one window.



Den

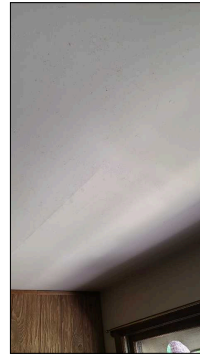
1. Walls/Ceiling/Floor



Comments:

- The ceiling in this room is blotchy with me indicate moisture and possible mold. Recommend mold testing and professional mediation depending on results.

Den (continued)



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source

Comments:

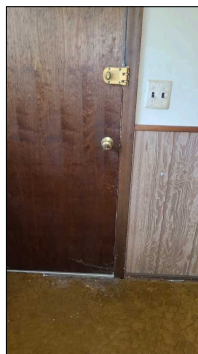
- There is no heat source in this room, recommend an HVAC technician install.



5. Doors:

Observations:

- Recommend installing weather stripping around the exterior door to this room.



6. Windows

Comments:

- Left window is missing its window lock. Security concerns. Recommend installing a proper lock.



Entrance Room

1. Walls/Ceiling/Floor



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source



Heat:

- Heating source present: Yes

5. Doors:

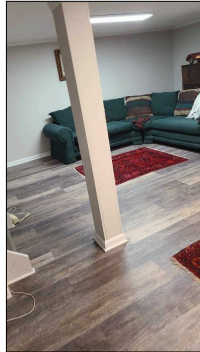


6. Windows



Finished Basement

1. Walls/Ceiling/Floor



2. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

3. Heating Source



Heat:

- Heating source present: Yes

4. Doors:



5. Windows

Comments:

- This room has no windows.



Bedroom 1

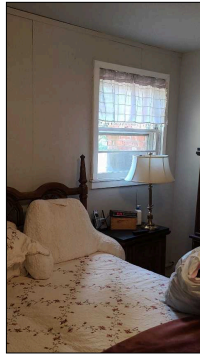
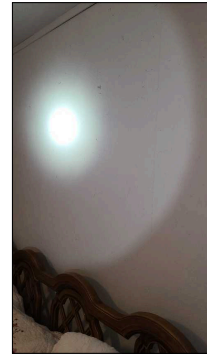
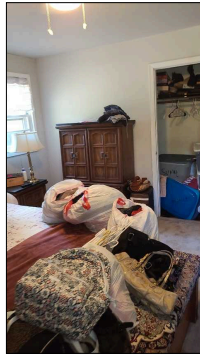
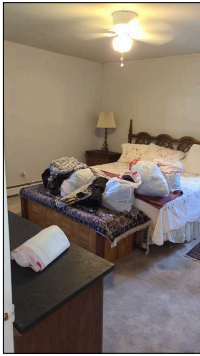
1. Walls/Ceiling/Floor



Comments:

- The wall behind the current bed is not sheetrock. It appears to be particle board or flakeboard. Further investigation is needed to determine why this peculiar material was used. Recommend further investigation.

Bedroom 1 (continued)



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source



Heat:

- Heating source present: Yes

Comments:

- There is an exposed heat pipe that runs the entire length of the wall behind the current bed. This may indicate that a baseboard has been removed. Possibly related to the peculiar wall board covering. Question owner and further investigate.



Bedroom 1 (continued)

5. Doors/Windows



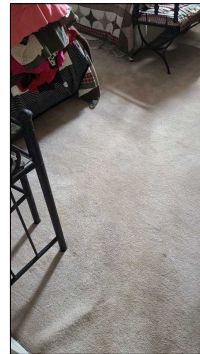
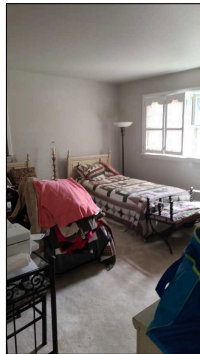
Bedroom 2

1. Walls/Ceiling/Floor

Comments:



- The wall to wall carpeting on the floor is lumpy and may be a trip hazard. Recommend carpet contractor stretch the carpet to remove lumps.



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

4. Heating Source



Heat:

- Heating source present: Yes

Bedroom 2 (continued)

5. Doors/Windows

Comments:



• One of the front windows has a cracked window pane. Recommend window contractor examine for repair. A window air conditioning unit was installed on the side window. This window could not be evaluated. It appears the weight of the air conditioning unit is pushing down on the window frame. Recommend contractor examine and repair as needed. Hidden damage may be revealed as repairs are being performed. It appears some moisture stains are present near this air conditioning unit. Possible Mold may exist in these areas. Further investigate.



Bedroom 3

1. Walls/Ceiling/Floor



2. Ceiling Fan



Bedroom 3 (continued)

3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes

Comments:

- Most of the outlets were completely hidden from view because of wall to wall furniture. These outlets could not be tested.

4. Heating Source

Heat:

- Heating source present: Yes



5. Doors/Windows



Bedroom 4

1. Walls/Ceiling/Floor



2. Ceiling Fan



3. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

Bedroom 4 (continued)

4. Heating Source

Heat:

- Heating source present: Yes



5. Doors/Windows



Fireplace

1. Location

Location:

- Family room



2. Material

Material:

- Masonry



Fireplace (continued)

3. Type:



Type:
• Wood

4. Firebox:



5. Mantel



6. Fireplace

Observations:

- Refer to the separate fireplace inspection report for specifics on the fireplace.

Stairs, Steps, Hallways

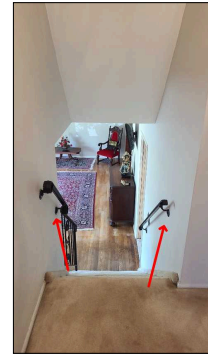
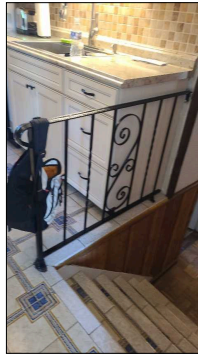
1. Stairs, Steps, Hallways

Observations:



- All of the stairs have railing balusters that are spaced more than 4 inches apart, safety concern for children. The handrails are loose and have open hands that can grab articles of clothing and small limbs. Recommend contract or examine and correct all of these safety concerns.

Stairs, Steps, Hallways (continued)



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Smoke Detectors:

- Smoke detectors and CO detectors are not tested and inspected as part of an NJ home inspection. These systems are regulated by town /municipal inspections, not evaluated.]Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low. Smoke detectors and CO detectors are not inspected as part of an NJ home inspection. These systems are regulated by town /municipal inspections, not evaluated.

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch



Attic/Structure/Framing/Insulation (continued)



2. Roof Structure:

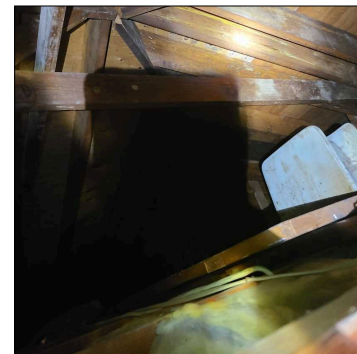
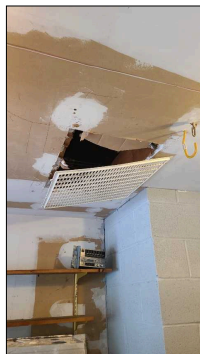
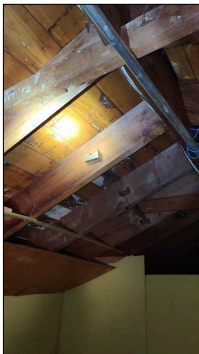


Roof Structure:

- Rafters
- Collar Ties
- Material: Wood

Observations:

- The evaluation of the attic over the garage is very limited because of the amount of storage in the garage made it difficult and impossible to actually gain access into the attic. Pictures were taken from the attic opening only.
- Recommend another inspection when the area is clear and able to be accessed.



3. Ceiling joists

Ceiling Joists:

- Wood

4. Flooring

Flooring:

- Partial
- Mouse droppings for present on the floor. Recommend consulting with a treating company regarding eradicating home of any rodent activity.

Attic/Structure/Framing/Insulation (continued)

5. Sheathing

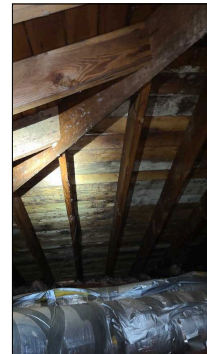


Sheathing:

- Planking
- Stained

Observations:

- Some of the roof sheathing has stains but these appear to be dry. Further investigation would be needed to determine the cause of these stains. Indicate possible current leak. Refer to roofing section.



6. Insulation



Insulation:

- Type: Fiberglass
- Insulation Depth:
- Installed in: :Floor

Observations:

- Mouse droppings and burrow holes were observed in the attic, recommend extermination and cleaning droppings.
- Insulation is thin in sections. Recommend consulting with insulation contractor regarding adding additional insulation to attic floor.



7. Ventilation



Observations:

- The attic fan operated satisfactorily at the time of the inspection.

Attic/Structure/Framing/Insulation (continued)



8. HVAC Duct



9. Fans exhaust to



Attic/Structure/Framing/Insulation (continued)

10. Chimney Chase



11. Electrical

Observations:



- Appears to be handyman style wiring, a plug plugged into an outlet that runs into the wall possibly to the nearby bathroom. Recommend electrician further investigate and correct this safety issue as needed.



12. Firewall between units



Basement

1. Foundation



Materials:

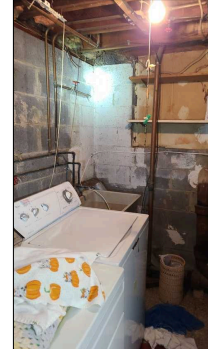
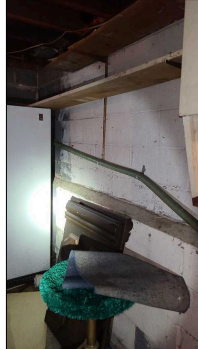
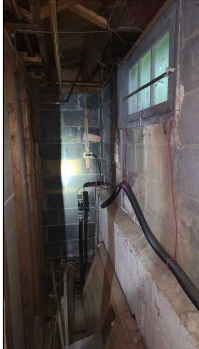
- Concrete block

Condition:

- Vertical cracks: South
- Covered walls: North
- Indication of moisture: Yes

Observations:

- There is a vertical crack on the wall between the electric panel and the boiler. Structural issue. Recommend a structural engineer evaluate this crack and repair as needed.



2. Basement Floor

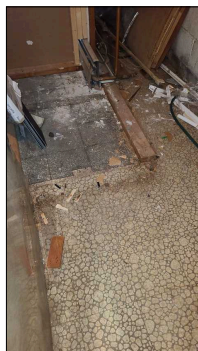


Materials:

- Concrete

Observations:

- The basement floor has older 9x9 tiles that likely contains asbestos. Some tiles are missing and damaged. Recommend removal of these tiles by a certified contractor. These tiles may also be present underneath the newer flooring in the finished
- The majority of the floor was covered with linoleum and not able to be evaluated.



Basement (continued)

3. Window(s)



4. Drainage



Drainage System:

- Sump Pump: Yes

Observations:

- Statistically 70% of basements have moisture entry. It is recommended to keep proper grading around the home, have gutters extended away from the home at least 6' (or as far as possible) and controlling water as much as possible on the exterior of the home to help keep the basement dry. No representation can be made of future flooding for any basement.
- Recommend installing a dehumidifier for the basement.
- Some old moisture stains are present indicating water entry in the past. Recommend maintaining proper grading/slope away from the house and make sure the gutters drain properly/away from the foundation. If a sump pump is present, recommend periodic testing. Consult with a water proofing company. Question owner about any previous flooding that may have occurred. Future flooding should be expected.
- The sump pump has an internal flow and could not be operated. The pit had water in it at the time of the inspection. Further investigation is needed to determine whether this sump pump actually works.



5. Girders/Beams



Materials:

- Wood



Basement (continued)

6. Columns



Materials:

- Not visible

Observations:

- The support columns for the basement were covered with wood trim in the finished section and not able to be evaluated.



7. Joists

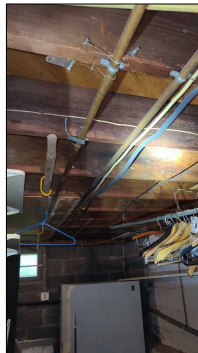


Materials:

- Wood
- 2x10

Observations:

- The covered ceiling of the finished area hindered the view of the majority of the floor joists. Floor joists in the invisible area of the unfinished basement appear to be in satisfactory condition.



8. Subfloor



Observations:

- The evaluation of the subfloor was limited to The unfinished section of the basement in the laundry area.



Basement (continued)

9. Electrical



Crawl Space

1. The Crawl Space



2. Access

Observations:

- The rear access door to the crawl space does not swing freely. Recommend repair.



3. Foundation Walls

Materials:

- Concrete block



Crawl Space (continued)

4. Floor

Materials:

- Not Visible

Observations:

- Because of stored items and clutter the floor could not be evaluated.



5. Drainage



6. Ventilation

Observations:

- There are no vents in the crawl space area. Keeping the crawlspace conditioned is essential to preventing moisture or other issues.



7. Girders/Beams/Columns

Materials:

- Not Visible



Crawl Space (continued)

8. Joists

Materials:
• Not Visible



9. Subfloor

Condition:
• Not visible



10. Electrical



11. Insulation

Materials:
• Not visible



Slab on Grade

1. The Slab



2. Foundation Walls

Materials:
• Not visible



3. Floor

Materials:
• Not visible

Observations:

- The slab was covered with building materials and no visible for evaluation.



Slab on Grade (continued)

4. Drainage

Drainage:
• Not Visible



Laundry Room

1. Doors/Walls/Ceiling/Floor



2. Window



3. Laundry Sink

Laundry Sink:
• Faucet leaks: No
• Pipes leak: No



Observations:

• The hot water force it would not operate to the sink. Recommend plumber examining and repair.

4. Heat Source Present



5. Room Vented

Room Vented:
• Yes



Laundry Room (continued)

6. Dryer Vented



Dryer Vented:

- Wall

7. Electrical

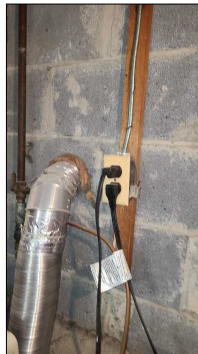


Electrical:

- GFCI present: No
- Recommend GFCI receptacles
- Safety Hazard

Observations:

- There are missing GFCI receptacles in the laundry room. Recommend a licensed electrician install GFCI receptacles.



8. Appliances



Appliances:

- Washing machine
- Dryer

Observations:

- The washer and dryer are not evaluated in this report, they are beyond the scope for home inspection.

9. Washer Hook-up Lines



Washer Hook-up Lines:

- Satisfactory

10. Gas Shut-off Valve



Gas Shut-off:

- Yes

Plumbing

1. Water Supplies



Water Shutoff Location:

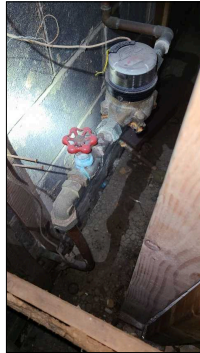
- In the basement

Water Supplies:

- Copper

Observations:

- Recommend changing the current gate valve to a ball valve shut off.



2. Supply Flow and Condition:



Overall Flow:

- Flow: Satisfactory

3. Well Pump



4. Drain/Waste/Vent Pipe

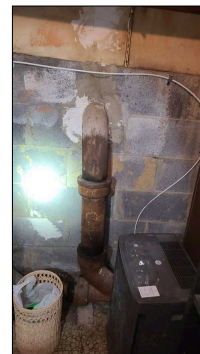


Materials:

- Cast Iron

Observations:

- A sewer video inspection was performed, refer to separate report on sewer line inspection.



5. Sanitary/Grinder Pump



Plumbing (continued)

6. Fuel Line



Shutoff Location:

- In the basement

Condition:

- Fuel line: Black iron



Water Heater 1

1. Brand Name



Brand Name::

- Brand: Rheem

- Approximate Age: 7 Years . These have an average life expectancy of 8-12 years. Recommend budgeting for replacement.

Observations:

- On the fittings and a plumber evaluate and repair.



2. Capacity



Capacity

- 40 gallons

Observations:

- A larger capacity water heater may be desired.

3. Fuel



Fuel:

- Gas

Water Heater 1 (continued)

4. Vent Pipe



5. Combustion Air Venting Present



Combustion Venting:

- Yes

6. Relief Valve



Relief Vave:

- Relief valve installed
- Extension proper: Yes

7. Comments



Boiler Heating

1. Brand

Brand:

- Brand: Weil McLain



- Approximate Age: old. These have an average life expectancy of 20-35 years. Recommend budgeting for replacement as needed.



2. Energy Source



Energy Source:

- Gas

Boiler Heating (continued)

3. Distribution



Distribution:

- Hot water
- Baseboard

4. Circulator



Materials:

- Pump
- Multiple zones

5. Safety Controls



Controls:

- Temperature/pressure gauge exists: Yes
- Temperature/pressure relief valve: Yes

6. Combustion Air Venting Present

Combustion Air Venting Present:

- Yes

7. Boiler: General Comments



Operation:

- The boiler operated when turned on by the thermostat

Boiler: General Comments:

• The boiler appears to be controlled by the master bedroom thermostat, family room thermostat and basement thermostats. People that did not operate at the time of the inspection as it appeared to have been turned off for the season. Out of respect for the homeowner this boiler was not operated due to Home Inspection protocols. Recommend this boiler be evaluated by a plumber and made operational for a future inspection. There is a heating pipe directly in front of the electric panel that may get damaged from impact. Recommend relocating this heating pipe closer to a wall so that it is not in the walkway path.



Cooling - Interior 1

1. Cooling System: General



General:

- Central System

Observations:

- The positioning of the air handler located in the Attic will make it extremely difficult for anyone to service this unit. Consult with an HVAC technician regarding making this easier to service and maintain. The unit is old and passed its life expectancy. Budget for replacement.



2. Evaporator Coil



Evaporator Coil:

- Not visible

3. Condensate Line



Materials:

- To exterior

4. Distribution



Distribution:

- Metal duct
- Duct board

5. Secondary Condensate Line



Secondary Condensate Line:

- Present: Yes
- Needed: No

6. Differential



Differential:

- Differential: 23 degrees

Cooling - Interior 1 (continued)



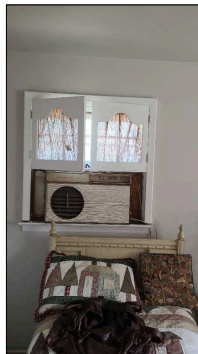
7. Comments:

Observations:



- The air conditioning operated satisfactory at the time of the inspection reducing the temperature differential by 23°. There is a window air conditioning unit installed in bedroom number two. This may indicate that the air conditioning does not operate satisfaction enough to cool this room. Recommend consulting with an HVAC technician.

The den and office rooms did not appear to have air conditioning.



Electric - Main Panel

1. Main Panel General



Location:

- Basement

Panel Clearance:

- Adequate Clearance to Panel: Yes



Electric - Main Panel (continued)

2. Main Wire



Main Wire:

- Aluminum

Amperage/Voltage:

- 150A
- 120/240V



3. Breakers/Fuses



Breakers/Fuses:

- Breakers/Fuses: Breakers

4. GFCI/AFCI Breaker



5. Appears Grounded



Grounded:

- Appears Grounded: Yes

6. Branch Wire



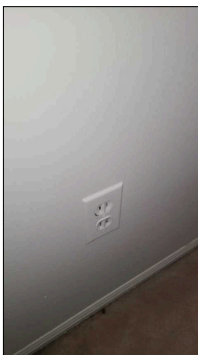
Type:

- Copper
- Romex

Observations:

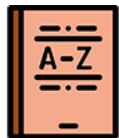
- Many of the outlets have been painted over so many times that it is difficult to plug into. Some outlets are the older style two prong outlets which are antiquated.. Recommend a license electrician replace all of the many outlets that have been painted and or 2 prong outlets.
- There's evidence of water entry into this main panel. Some of the breakers are rusted. Recommends a license electrician examine and evaluate both keeping moisture and water out of this panel and replacing any damage breakers.

Electric - Main Panel (continued)



7. Main Panel: General Comments





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.