



28 Anne Dr  
Freehold, NJ 07728

Report prepared for:

Mr. & Mrs. Joseph and Nicole Sambora  
44 Terry Ct  
Freehold, NJ 07728

Report prepared by:

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**Inspection reference: 060918JM1**

**Confidential Inspection Report**  
**28 Anne Dr**  
**Freehold NJ 07728**

**June 9, 2018**

Prepared for:  
**Anthongy Sambora**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



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**HomeSpect**

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10 Main Street, Unit 305  
Woodbridge, NJ 07095  
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June 11, 2018

Mr. & Mrs. Joseph & Nicole Sambora  
44 Terry Ct  
Freehold, NJ 07728

**Re: 28 Anne Dr, Freehold, NJ 07728**

A visual inspection of the above referenced property was conducted on 06/09/2018. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. See the pre-inspection agreement which defines the scope of the inspection. Digital photos, of various deficiencies, have been included in the report where possible.

An earnest effort was made to discover all visible defects. The following is an opinion report expressed as a result of the inspection.

**REPORT SUMMARY**

This home has received MINIMAL TO NO general maintenance over the last several years. As such, **we feel the following items should be addressed prior to closing.**

**GRADING & DRAINAGE:** Recommend adjusting the grade around the foundation to direct water away from the house. This will require removal of the tree roots that run along the rear and right side foundation walls. This may help to reduce moisture within the structure. Be sure to maintain an approximate six inch gap between the siding and the soil level to help reduce the potential for wood destroying insect activity.

**TREES AND SHRUBS:** Large old trees are located in close proximity to the home (one is located behind the house and another is located to the right of the home). Both of these trees are TOO CLOSE to the foundation with extensive root activity. Cracks and movement noted to the rear foundation wall (see the Basement/Structure section of the report for additional information). Have a qualified tree contractor remove both of these trees to reduce the potential for further structural damage. There is an extensive number of large roots that protrude above the grade of the soil. These roots present a trip hazard. Have a qualified tree contractor remove the roots - where possible to improve safety. Branches, of other trees near the house, should be trimmed back away from the house. Shrubs should be cut back from the house to help reduce the potential for insect activity and moisture accumulation.

**LAWN IRRIGATION SYSTEM:** A lawn irrigation system is installed. Sprinkler systems are NOT evaluated as part of a home inspection. Confirm operation with the owner and ensure the system was properly winterized prior to the colder months. The water supply to the system is OFF. The system appears quite old and may NO longer be operational. Have the system evaluated by qualified sprinkler contractor PRIOR to closing.

**EXTERIOR SIDING:** This home contains the original fiber cement shingles. These shingles likely contain asbestos - due to the age of the home. Chipped and cracked shingles noted in various areas around the perimeter of the home. These shingles should be very carefully replaced (care should be taken not to further crack or damage the shingles) during removal due to the strong potential for them to contain asbestos. The damaged shingles should be replaced by a qualified siding contractor. The loose shingles, at the top of the left side gable and under the window in the rear wall, should be secured by a

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qualified siding contractor. The inspector does NOT perform asbestos testing. Consult a qualified environmental contractor for further evaluation, as desired, PRIOR to closing.

**ROOFING:** Several damaged shingles noted at the left area of the upper rear roof deck. Extensive asphalt granule loss noted to the shingles (especially in the left area of the front upper roof deck). The top layer of shingles is likely 20+ years old and BEYOND THEIR USEFUL LIFE. The roofing requires replacement at this time. Have a qualified roofing contractor replace the roofing. Obtain estimates, from qualified roofing contractors, for replacement PRIOR to closing. As two layers of shingles are present, BOTH LAYERS WILL REQUIRE REMOVAL BEFORE NEW ROOFING CAN BE INSTALLED.

**CHIMNEY (EXTERIOR VISIBLE AREA):** A brick has fallen off the front left corner of the lower diagonal section of the chimney. The brick is laying on the ground near the chimney. Thin cracks noted in the concrete crown at the top of the chimney. Have a qualified chimney contractor make all necessary repairs to reduce the potential for deterioration to the masonry. Water accumulation noted inside the bottom of the chimney (visible through the cleanout in the basement portion of the chimney). Recommend that a proper rain cap be installed on each of the two flues to prevent moisture, animals, limbs or leaves from entering the chimney area. Interior of the chimney not inspected. See the Fireplace and Heating section of the report for further information.

**GUTTERS AND DOWNSPOUTS:** The gutters are warped, dented and loose in multiple locations around the perimeter of the home. The gutters should be replaced to allow roof surface runoff to drain into the gutters. Redirection of downspout outlets away from the house is advised to direct roof runoff away from the foundation.

**GARAGE DOORS:** A damaged spring was noted on the left side door. Operation of this old door opener could NOT be tested. However, the door opener lacks a safety stop as well as infrared reversing beam sensors. The door will NOT reverse travel if an obstacle is encountered on the way down. The door opener should be replaced with a modern unit that contains infrared reversing beam sensors. The infrared reversing beam sensors are mounted too high above the base of the right door. The reversing beam sensors should be lowered to within six inches of the floor for safe operation of the reversing safety mechanism. Both doors do NOT seal well to the floor (there is a gap between the base of the doors and the concrete slab). New weather-stripping should be installed to reduce the potential for moisture, insect and rodent entry.

**GARAGE ELECTRICAL:** The right side door opener operates from multiple extension cords. The use of extension cords are NOT advised due to the potential for overheating that can be conducive to an electrical fire.. Have a licensed electrician install a ceiling mounted receptacle for this door opener.

**KITCHEN:** Various cabinet doors are loose and sagging. The laminate is coming off the edges of various doors. The cabinets are NOT worth repairing due to age and condition. The cabinets should be replaced. The oven door springs are damaged (the door falls open). The oven/stove is original to the home and is NOT worth repairing due to age and condition. The stove/oven should be replaced. The GFCI receptacle, to the left of the sink, did NOT trip when tested. This increases the risk for electrical shock. Have a licensed electrician replace this receptacle to improve safety. The kitchen is very old and in need of a complete renovation at this time. Consult a qualified contractors for estimates PRIOR to closing.

**POWDER ROOM:** The stained grout between the ceramic floor tile (around the base of the toilet) tested damp with a moisture meter. There is likely a leak at the wax seal under the toilet. Have further evaluated by a licensed plumber and all necessary repairs completed to Corrosion noted on the drain piping under the sink. A chip was noted in the sink. Have a licensed plumber replace the sink and drain piping BEFORE a leak develops.

**SECOND STORY HALL BATHROOM:** Loose wall tile noted on the left wall and left side of the rear wall of the tub surround. The tile surround should be repaired or replaced to prevent water penetration behind the tile. The tub/shower diverter does NOT operate properly. Some water flows from the tub spout when the diverter is in the raised position. Have the diverter replaced by a licensed plumber. The left sink is missing a stopper. A new stopper mechanism should be installed.

**MASTER BATHROOM:** The grout, between the tile of the shower surround, is worn/deteriorated. The tiles should be re-grouted to prevent water penetration behind the tile surround. Corrosion noted on the drain piping under the sink. Have a

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licensed plumber replace the drain piping before a leak develops. The toilet tank lid is chipped. It will be difficult to replace the lid without replacing the whole toilet and tank. The sink stopper is NOT functional and should be repaired or replaced.

**FIREPLACE AND CHIMNEY:** The damper does NOT completely close. This can allow significant heat loss up the chimney when the fireplace is not in use. Have a qualified fireplace/chimney contractor repair the damper to restore proper operation. A gap was visible between the two lowest clay flue tiles. This can allow creosote and tar accumulation between the flue tiles and increases the risk for a chimney fire. Have a qualified chimney contractor install a stainless steel liner to improve safety of fireplace operation. The majority of the chimney flue is NOT visible for inspection. Potential for further deficiencies that are NOT visible for inspection. Have a qualified chimney contractor perform a "Level 2" type chimney inspection PRIOR to closing.

**WINDOWS:** The center living room window is damaged (one of the springs is NOT functional and the bottom of the lower sash is damaged). Have this window repaired or replaced by a qualified contractor to restore proper operation.

**ATTIC MOISTURE OBSERVATIONS:** Staining, on the wall and roof sheathing (behind the chimney), tested dry with a moisture meter. However, intermittent active leaks may reoccur. The roofing and all flashings should be replaced BEFORE leaks redevelop. See the Roofing section of the report for additional information.

**ATTIC VENTILATION:** The screens, over the interior of the gable end louvers, should be secured to the louvers to prevent insect and rodent entry into the attic. The quantity of ventilation is marginal for modern construction standards. It is advised to have ridge and soffit venting installed when the roofing is replaced.

**ELECTRICAL IN ATTIC:** A cut non-metallic "Romex" type cable is located on the ridge at the left side of the attic. Have a licensed electrician cap these wires inside a junction box to improve safety.

**FOUNDATION:** Vertical and horizontal cracks noted in the visible section of the long rear masonry block foundation wall (noted in the closet at the right rear corner of the finished basement). These cracks are located in close proximity of the large tree that has grown up close to this area of the home. The tree roots run up against the foundation wall. The wall is out of plumb (NOT vertically level) - the gap between the wood framing of the finished wall and the foundation wall is uneven. The extent of movement and damage is NOT completely visible due to the finished wall. The paneling should be removed to allow this foundation wall to be further evaluated by a licensed structural engineer PRIOR to closing. This wall should be reinforced, as per the engineer's design requirements, to prevent further cracking and movement.

**FRAMING AND SUPPORT:** Termite damage noted to one of the floor joists at the left front area of the basement (visible in the unfinished closet area that contains the furnace and water heater). Have a qualified structural contractor reinforce this damaged joist to restore proper structural support in this area. See the report by the wood destroying insect inspector for need for termite treatment. Circular patch marks, in the front porch and around the perimeter of the interior of the garage, are indicative of a prior termite treatment. Obtain history of termite activity and treatment (if available) from the owner PRIOR to closing. Extensive carpenter ant activity noted around and within the home. See the report by the wood destroying insect inspector for need for carpenter ant treatment.

**BASEMENT MOISTURE OBSERVATIONS:** Staining, along the bottom of the rear foundation wall (visible in the closet at the right rear area of the finished basement), tested damp with a moisture meter. The carpeting (installed over the perimeter drainage channel) was wet. Active moisture penetration was also noted through the foundation walls at the left front corner of the basement (in the unfinished room that contains the furnace and water heater). Have a qualified tree contractor remove the tree (adjacent to the rear foundation wall) and a qualified landscape contractor adjust the grade of the soil away from the foundation walls. The downspouts should be extended away from the foundation to direct roof surface runoff away from the house. White colored staining along the bottom of the paneled walls and doors, as well as on some areas of the framing (in the unfinished areas of the basement), likely contain mold growth of some type. The inspector does NOT perform mold testing. As mold growth can present a health safety concern, it is advised to consult a qualified environmental contractor for further evaluation PRIOR to closing. Any identified mold growth should be professionally remediated as needed. However, if the water penetration is NOT addressed recurring fungal growth will likely occur. It is also advised to run a good quality

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dehumidifier to reduce moisture/humidity conditions in the basement. The old carpeting should be removed.

**BASEMENT STAIRCASE:** The staircase lacks a guardrail. This presents the potential for injury. Have a qualified contractor install a guardrail to improve safety.

**FINISHED BASEMENT:** The basement has been finished many years ago and is NOT inspected for code compliance. A home inspection is NOT a municipal building code inspection. It should be determined if a permit and all necessary permit approvals were obtained for wall work performed PRIOR to closing. Permits are typically required for most structural, electrical and plumbing work performed. Discuss with township building department. The finished basement does NOT contain a source of heating or cooling. Have a qualified HVAC contractor install a source of heating and cooling as desired.

**CIRCUITS/ELECTRICAL PANEL:** Two hot wires (red and black wires) of a multi-wire branch circuit are connected to the same breaker and buss. This can result in overheating of the shared neutral wire and increases the risk for electrical shock. Have all necessary repairs completed by a licensed electrician to improve safety. Only one side of a 220 volt 30 amp circuit breaker is in use (likely supplies power to the oil burner on the water heater). The breaker is likely oversized for the electrical demands for the burner. Have further evaluated by a licensed electrician and a proper sized breaker installed to reduce the potential for damage to the burner.

**WASTE, DRAIN AND VENT PIPING:** Active staining noted on the original cast iron stack and sewer line at the right rear closet area of the finished basement. Have a licensed plumber replace this section of the original waste line/stack with PVC to prevent further leakage. This area has been previously patched with tar but is currently leaking. The original cast iron waste line runs under the slab portion of the home. Due to the age of the piping, it is advised to have a licensed plumber conduct a camera scan of the underground/underslab piping to determine condition PRIOR to closing. Underslab/underground pipes are NOT visible for inspection. Potential for blockage/repair exists.

**WATER HEATER:** The oil-fired water heater is beyond its useful life. Normal life span of a water heater is 10 years. The current unit is approximately 21 years old. Have a licensed plumbing and heating contractor replace the water heater BEFORE a leak develops. The oil burner should be serviced annually to promote proper and safe operation.

**FURNACE:** A small amount of heating oil was noted on the base of the furnace cabinet (under the oil burner). Have further evaluated by a qualified oil heating contractor and all necessary repairs completed.

**HEATING FUEL:** Underground oil tank that is still in use. Have a qualified oil tank contractor remove this tank, with all necessary permits and permit approvals, PRIOR to closing. The soil, around the tank, should be tested by a qualified environmental contractor for possible oil contamination PRIOR to closing. Any necessary remediation should be completed by a qualified environmental contractor PRIOR to closing. A new above ground tank should be installed. Installation of a "Roth" double walled tank is advised to protect against oil leakage. As an alternative, it is advised to consult the gas utility to determine if a gas supply line can be run to the home to allow a gas fired furnace and water heater to be installed.

**COMBUSTION AIR AND VENTING:** The flue connector is poorly sealed to the chimney thimble (connection of the flue to the masonry chimney). The flue connector should be properly sealed to improve safety (to reduce the potential for flue gas leakage into the basement). A rain cap should be installed on the top of the chimney flue to prevent water and possible pest entry into the chimney flue.

**COOLING SYSTEM:** Although the temperature difference between supply and return was between 15 & 20 degrees which is considered normal, condensate is leaking from the plenum above the furnace (condensate drips onto the floor next to the furnace). The system is ORIGINAL to the house (40+ YEARS OLD) and WELL BEYOND ITS USEFUL LIFE. This system likely contains R22 refrigerant due to the age of the system. As R22 refrigerant will NO longer be manufactured, recharging the system will be VERY EXPENSIVE when the coil is replaced. Complete replacement of the system is advised.

Many of these items will require further evaluation and repair by licensed or skilled trades people. **Recommend obtaining written**





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**documentation for all repairs or evaluations as requested.** Other items are also noted in the following report and should receive eventual attention. It is recommended that they be discussed between you and your attorney. The majority are the result of normal wear and tear. **Although a summary is provided, it is the responsibility of those obtaining the report to read its entire contents. For insurance and safety concerns, it is recommended that the township be contacted to determine whether permits were obtained for any major repairs or modifications to the home. This includes, but is not limited to, structural, electrical and plumbing work.**

Thank you for selecting **HomeSpect** to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact us at the number above.

Sincerely,

Jason P. Mitchell  
New Jersey Home Inspector Lic. Nbr: #24GI00056400



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## GENERAL INFORMATION

### Inspection Information

*Inspection date:* 06/09/2018.  
*Inspection start time:* 8:49 AM.  
*Inspection end time:* 12:15 PM.  
*Utility status:* All on.  
*House occupied:* No.  
*Weather:* Clear.  
*Soil condition:* Dry. No rain for a few days prior to the inspection.  
*Outside temperature:* 80 Degrees.  
*Persons present at inspection:* Two clients. Selling agent. Relatives/friends.

### Emergency Shut off Locations

*Water:* At meter in basement.  
*Electric:* At main panel in garage. Shut off main breaker.  
*Gas:* There is NO visible gas service to this home.  
*Heating System:* At the side of the heating equipment.

### DEFINITIONS OF CONDITIONS

**SATISFACTORY:** A component or system found to be in adequate physical condition to perform its intended function at the time of inspection. No implication is made regarding expected longevity or future performance.

**FAIR:** A component or system performing only part, but not all of its function, in need of minor repair, showing declining usefulness or has lasted beyond the end of its normal life span.

**POOR:** A component or system not performing its function, exhibiting an unsafe condition, in need of major repairs now or in the near future. It is advised to address all **POOR** items prior to closing.

## GROUNDS

Roof and surface water must be controlled to help reduce moisture conditions in the basement and/or crawlspace. This means keeping gutters, if installed, clean and properly aligned; extending downspouts away from the foundation; and building up the grade so that roof and surface water are diverted away from the building. These simple procedures can help reduce basement and/or crawlspace water intrusion, which can possibly eliminate the need for costly drains and pumps to remove water that could have been diverted away from the foundation.

### GRADING

*General grade:*

SATISFACTORY. Drainage appears adequate. Monitor to ensure surface runoff is being directed away from the house. Consult a qualified landscape contractor to install underground drainage piping as needed to help direct runoff around the home.



**Tree roots along rear foundation wall.**

*Grading at the foundation wall:*

POOR. Recommend adjusting the grade around the foundation to direct water away from the house. This will require removal of the tree roots that run along the rear and right side foundation walls. This may help to reduce moisture within the structure. Be sure to maintain an approximate six inch gap between the siding and the soil level to help reduce the potential for wood destroying insect activity.



**Tree roots above grade of soil.**

### TREES AND SHRUBS

*Condition:*

POOR. Large old trees are located in close proximity to the home (one is located behind the house and another is located to the right of the home). Both of these trees are TOO CLOSE to the foundation with extensive root activity. Cracks and movement noted to the rear foundation wall (see the Basement/Structure section of the report for additional information). Have a qualified tree contractor remove both of these trees to reduce the

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potential for further structural damage. There is an extensive number of large roots that protrude above the grade of the soil. These roots present a trip hazard. Have a qualified tree contractor remove the roots - where possible to improve safety. Branches, of other trees near the house, should be trimmed back away from the house. Shrubs should be cut back from the house to help reduce the potential for insect activity and moisture accumulation. Keep trees and shrubs trimmed away from the house. Monitor condition of trees and prune as needed.



Tree too close to house.

## SIDEWALK AND WALKWAYS

Material:

Concrete. Pavers.



Minor settlement to sidewalk slab.

Condition:

FAIR. Older sidewalk with some minor heaving/settlement and deterioration consistent with age. Heaved and/or settled slabs can result in a trip hazard. Monitor for trip hazards and have heaved and/or settled slabs replaced, by a qualified mason contractor,

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as needed to reduce the potential for injury.

## DRIVEWAY

Material:

Asphalt.



**Settlement to asphalt driveway.**

Condition:

FAIR. Settlement noted to the asphalt along front of the garage doors. This can present a trip hazard and also result in vehicle damage. The settled area should be filled and the driveway sealed to reduce the rate of wear/deterioration. Vehicles in driveway at time of inspection. Some areas are NOT visible for inspection. Be sure to check all areas for deficiencies prior to closing.

## FENCING

Condition:

POOR. Rot and deterioration noted to the old wood fencing in various areas around the perimeter of the lot. The gate is also loose and damaged. Have a qualified fencing contractor replace the damaged sections of fencing as well as the gate.



**Fencing is propped up.**

## PATIO AND TERRACES

Material:

Pavers.

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*Condition:*

**Heaving to pavers.**

FAIR. Heaving noted to various areas of the paver patio (likely the result of tree roots). The pavers can NOT be leveled unless the tree roots are removed. Unlevel pavers can present a trip hazard. Have all necessary repairs completed by a qualified mason contractor.

## OTHER

*Condition and Type:*

A lawn irrigation system is installed. Sprinkler systems are NOT evaluated as part of a home inspection. Confirm operation with the owner and ensure the system was properly winterized prior to the colder months. The water supply to the system is OFF. The system appears quite old and may NO longer be operational. Have the system evaluated by qualified sprinkler contractor PRIOR to closing.



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## EXTERIOR

The following statements are based on an inspection of the **VISIBLE** portion of the exterior of the home at the time of the inspection. Exterior wood surfaces require some type of finish to help reduce the potential for rot and deterioration. This inspection does NOT attempt to determine the quality of such finishes. All untreated wood surfaces need regular applications of oil based paint or other special coatings to resist rot. In many instances, the original exterior wall cladding is covered with some type of siding and the original material is **NOT** visible for inspection.

### TYPE OF BUILDING

Type of structure One Family.

Primary roof design: Gable.

### STRUCTURE

Approximate age: 42 years. Houses built prior to 1978 have the potential of containing lead paint. The actual content of the paint on this structure can NOT be evaluated without special lead paint testing. This should be done by a licensed lead paint specialist PRIOR to closing. Concerns regarding lead paint should be addressed with the local health department or the Consumer Product Safety Commission.

Construction method: Wood Frame.

Condition: (As noted from the exterior) FAIR. Multiple cracks are visible in the rear foundation wall. See the Basement/Structure section of the report for additional information.



**Vertical crack in rear foundation wall.**

### EXTERIOR WALL SURFACES

Primary material used: Fiber cement type shingles. See EXTERIOR: below.

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**Cracked/chipped shingle.**

Condition:

POOR. This home contains the original fiber cement shingles. These shingles likely contain asbestos - due to the age of the home. Chipped and cracked shingles noted in various areas around the perimeter of the home. These shingles should be very carefully replaced (care should be taken not to further crack or damage the shingles) during removal due to the strong potential for them to contain asbestos. The damaged shingles should be replaced by a qualified siding contractor. The loose shingles, at the top of the left side gable and under the window in the rear wall, should be secured by a qualified siding contractor. The inspector does NOT perform asbestos testing. Consult a qualified environmental contractor for further evaluation, as desired, PRIOR to closing.



**Loose shingle below rear window.**

## EXTERIOR TRIM

Primary type:

Condition:

Wood. Vinyl. Aluminum.

SATISFACTORY.

## EXTERIOR DOORS

Condition:

FAIR. The doors are old - possibly original to the home. Plan on replacement as desired. Note: The right side entrance door (to the laundry room) is locked with an interior keyed deadbolt. Operation of this door could NOT be tested during the home inspection. Obtain the key, if available, from the owner and be sure to test operation of the door PRIOR to closing. Recommend replacing locks and hardware as needed after closing.



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## WINDOWS

Type: Thermal pane windows.  
Condition: See INTERIOR: section of report.

## STORMS/SCREENS

Type: Single screens.  
Condition: SATISFACTORY.

## PORCHES AND STEPS TO BUILDING

Material: Masonry.  
Condition: SATISFACTORY.

## BASEMENT WINDOW AREA

Condition: FAIR. Debris should be removed from the window wells and landscape stone installed to help reduce the potential for standing water accumulation in the wells.

## EXTERIOR ELECTRICAL RECEPTACLES & LIGHTS

Type: Three prong receptacle(s) & light fixtures.  
Condition: FAIR. Though functional, it is advised to have a licensed electrician replace the old outlets with ground fault protected receptacles and in-use waterproof covers to reduce the potential for electrical shock and improve safety of operation.

## HOSE FAUCET

Condition: FAIR. The handle, on the faucet located on the rear wall of the home, is damage. Have a licensed plumber replace the handle to improve safety. The installation of frost-proof faucets is advised. It is advised to turn faucets off, inside, during the winter season to help reduce the potential for freezing and damage to the faucets and piping. Recommend installing an anti-siphon device prior to each hose connection if not presently installed to help reduce the potential for potable water contamination. (Inexpensive)



Damaged handle on hose faucet.

**EXTERIOR WALLS- ASBESTOS SHINGLES:** Repairs to asbestos shingle siding should be approached with care, as any breakage of the shingles releases asbestos fibers, which are designated by the EPA as causing cancer. Shingles should not be scraped, sanded or drilled for fear of releasing fibers. Any shingles removed should be disposed in a proper manner, consistent with current EPA regulations.

## ROOFING

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with binoculars and/or from window(s) above the roofing surfaces. Accordingly, unless noted otherwise, the inspector has based the observations of the roof on visible evidence that could be observed **WITHOUT** walking on the roof. The interior, of chimneys (for heating, fireplaces and/or wood stoves), is very difficult to evaluate without special equipment and are NOT inspected. Chimneys should be inspected by a qualified chimney contractor/inspector PRIOR to closing. The best method of inspection is to perform a camera scan of the entire length of the interior of the flue which is known as a "Level 2" chimney inspection. It is advised to have a qualified chimney contractor/inspector conduct a "Level 2" type inspection on each chimney PRIOR to closing.

### MAIN HOUSE ROOF

*How inspected:*

Walked on roof.



**Damaged shingles at upper left rear roof.**

*Primary type:*

Asphalt or fiberglass (or combination of both) three tab shingles. Appears to be two layers - See ROOF: below.



**Asphalt granule loss to shingle surface.**

*Overall condition:*

**POOR.** Several damaged shingles noted at the left area of the upper rear roof deck. Extensive asphalt granule loss noted to the shingles (especially in the left area of the front upper roof deck). The top layer of shingles is likely 20+ years old and **BEYOND THEIR USEFUL LIFE**. The roofing requires replacement at this time. Have a qualified roofing contractor replace the roofing. Obtain estimates, from qualified roofing contractors, for replacement PRIOR to closing. As two layers of shingles are present, **BOTH LAYERS WILL REQUIRE REMOVAL BEFORE NEW ROOFING CAN BE INSTALLED.**

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**Asphalt granule loss to shingles.**

## EXPOSED FLASHING

Type:

Metal and shingle. Note: Most plumbing vent pipes have a "rubber" gasket around the pipe. These gaskets typically dry out and crack over time.



**Tar patching to vent stack gasket.**

Condition:

FAIR. Marked FAIR due to age and condition. Use of tar (on the plumbing vent stack flashings) typically indicates prior and possible future leaks. Tar should be considered a temporary repair ONLY. Leaks will likely return once the tar dries out over time. All flashings should be replaced along with the roofing.

## CHIMNEY(S) (EXTERIOR VISIBLE AREA)

Type of material:

Brick.

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**Missing brick on chimney.**

*Condition:*

POOR. A brick has fallen off the front left corner of the lower diagonal section of the chimney. The brick is laying on the ground near the chimney. Thin cracks noted in the concrete crown at the top of the chimney. Have a qualified chimney contractor make all necessary repairs to reduce the potential for deterioration to the masonry. Water accumulation noted inside the bottom of the chimney (visible through the cleanout in the basement portion of the chimney). Recommend that a proper rain cap be installed on each of the two flues to prevent moisture, animals, limbs or leaves from entering the chimney area. Interior of the chimney not inspected. See the Fireplace and Heating section of the report for further information.



**Lack of raing caps and thin cracks.**

## GUTTERS AND DOWNSPOUTS

*Material:*

Gutters and downspouts are aluminum.



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**Warped and clogged gutter.**

Condition:

POOR. The gutters are warped, dented and loose in multiple locations around the perimeter of the home. The gutters should be replaced to allow roof surface runoff to drain into the gutters. Redirection of downspout outlets away from the house is advised to direct roof runoff away from the foundation. Keep gutters clean and keep water leading away from the foundation. Gutters require periodic renailling.



**Downspout terminates near foundation.**

**SECOND LAYER OF SHINGLES PRESENT:** Shingles installed as a second layer over other shingles generally have a shortened service life, a result of deterioration which occurs as a function of heat retention of the shingle mass. Second layer shingles usually wear out 2-3 years sooner than shingles installed as a first layer.

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## GARAGE

### TYPE

Garage: Attached/built in.

### EXTERIOR WALLS OF GARAGE

Primary material used:

Fiber cement type composition shingles. These shingles likely contain asbestos due to the age of the home. See EXTERIOR: below.

Condition:

See the Exterior section of the report.

### EXTERIOR TRIM OF GARAGE

Primary type:

Wood. Vinyl. Aluminum.

Condition:

FAIR. The trim should be scraped and repainted to slow the rate of deterioration and prolong lifespan.

### INTERIOR WALLS AND CEILING OF GARAGE

Type:

Partial firewall.



**Damage to rear wall of garage.**

Condition:

POOR. Damage noted to the drywall at the bottom of the rear wall of the garage. The damaged drywall should be replaced to improve fire safety (to slow the rate of smoke and/or flame spread into the wall cavity in the event of a fire in the garage).

### GARAGE FLOOR

Type:

Concrete.

Condition:

SATISFACTORY.

### GARAGE DOORS

Type:

Electric. Recommend checking safety monthly per manufacturer's recommendations.

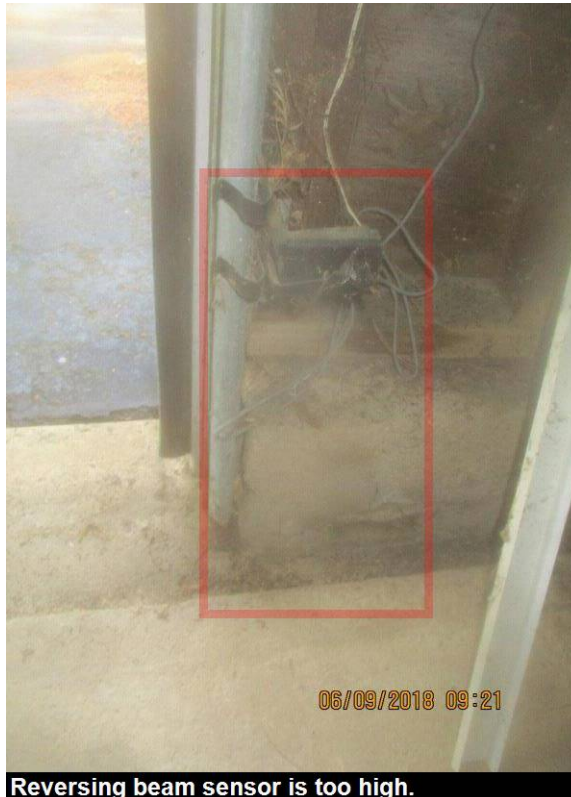
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**Broken door spring.**

*Condition:*

POOR. A damaged spring was noted on the left side door. Operation of this old door opener could NOT be tested. However, the door opener lacks a safety stop as well as infrared reversing beam sensors. The door will NOT reverse travel if an obstacle is encountered on the way down. The door opener should be replaced with a modern unit that contains infrared reversing beam sensors. The infrared reversing beam sensors are mounted too high above the base of the right door. The reversing beam sensors should be lowered to within six inches of the floor for safe operation of the reversing safety mechanism. Both doors do NOT seal well to the floor (there is a gap between the base of the doors and the concrete slab). New weather-stripping should be installed to reduce the potential for moisture, insect and rodent entry.



**Reversing beam sensor is too high.**



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## GARAGE ELECTRICAL

*Type:*

Three prong receptacle(s). It is advised to have a licensed electrician provide ground fault protection to all garage receptacles to reduce the potential for electrical shock and improve safety of operation. Light fixtures.

*Condition:*

POOR. The right side door opener operates from multiple extension cords. The use of extension cords are NOT advised due to the potential for overheating that can be conducive to an electrical fire.. Have a licensed electrician install a ceiling mounted receptacle for this door opener.

## KITCHEN AND APPLIANCES

The continued operation of all major appliances is dependent on many internal factors that can NOT be measured by a visual inspection. All appliances should be operated during the final walk through of the home and your agent and attorney informed of any inoperative appliances PRIOR to final closing. The Consumer Product Safety Commission periodically announces appliance recalls. Recommend checking all appliances in the home for a possible recall notice at <http://www.cpsc.gov>. This is BEYOND the scope of a home inspection. It is highly recommended that kitchen stoves/ovens be secured to prevent the stove/oven from tipping over in the event that a child climbs up or sits on an open oven door. This can result in SERIOUS BURNS/INJURY.

### CABINETS

*Condition:*

POOR. Various cabinet doors are loose and sagging. The laminate is coming off the edges of various doors. The cabinets are NOT worth repairing due to age and condition. The cabinets should be replaced.

### COUNTER TOPS

*Condition:*

SATISFACTORY.

### KITCHEN FLOOR COVERING

*Type:*

Ceramic tile. Recommend siliconing the grout periodically to help reduce the potential for staining and deterioration (silicone applications can darken the grout).

*Condition:*

FAIR. The tile has NOT been installed level. The subfloor should be leveled PRIOR to installing new flooring. The ceramic tile may be very slippery when wet. Take precaution.

### RANGE

*Condition:*

POOR. The oven door springs are damaged (the door falls open). The oven/stove is original to the home and is NOT worth repairing due to age and condition. The stove/oven should be replaced.

### KITCHEN VENTILATION

*Type:*

Fan built into the combined oven/range. Not vented to the exterior.

*Condition:*

A range hood should be installed when the combined oven/stove is replaced.

### KITCHEN PLUMBING

*Condition:*

SATISFACTORY. No leaks in visible areas.

### DISHWASHER

*Condition:*

FAIR. Although still operational (dishwasher operated in the regular wash cycle ONLY), the unit is VERY old. The dishwasher should be replaced BEFORE a leak develops.

### COUNTER ELECTRICAL RECEPTACLES

*Type:*

A combination of receptacles that have ground fault protection and non ground fault protected receptacles.

*Condition:*

POOR. The GFCI receptacle, to the left of the sink, did NOT trip when tested. This increases the risk for electrical shock. Have a licensed electrician replace this receptacle to improve safety.

### KITCHEN LIGHT(S)

*Condition:*

SATISFACTORY.

### OTHER

*Condition and Type:*

Refrigerator. Though functional, check operation again at closing. Ice maker and water dispenser (if installed) are NOT tested during a home inspection. Obtain information from owner on operation if available. The refrigerator is very old. Replacement is advised.

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## BATHROOMS

Inadequate or improperly used ventilation is a common deficiency experienced in many bathrooms. It is strongly advised that exhaust fans be used and/or windows be opened. This should be done when high humidity conditions (such as showering or prolonged bathing) exist. Extra care should be given in inspecting the bathrooms during the final walk through of the home. All plumbing fixtures should be operated for an extended period of time and wall/floor tile carefully checked for damage not present during the original home inspection. If problem areas are noted, be sure to inform your agent and attorney prior to closing

### POWDER ROOM

Location: 1st floor.  
 Type of fixtures: Toilet and sink.



**High moisture content in grout.**

Condition: Fixtures & Surround: POOR. The stained grout between the ceramic floor tile (around the base of the toilet) tested damp with a moisture meter. There is likely a leak at the wax seal under the toilet. Have further evaluated by a licensed plumber and all necessary repairs completed to Corrosion noted on the drain piping under the sink. A chip was noted in the sink. Have a licensed plumber replace the sink and drain piping BEFORE a leak develops.



**Corrosion on drain piping under sink.**

Plumbing leaks: (RECOMMEND See comments above.  
 LEAKS BE REPAIRED)

Ventilation: Condition and type: SATISFACTORY. Exhaust fan, recommend periodic cleaning for proper operation and safety.

Floor covering: Condition and type: SATISFACTORY. Ceramic tile. Note: The tile may be very slippery when wet. Take precaution.

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*Electric: Condition and type:* SATISFACTORY. Receptacle that has ground fault protection & light fixture. Note: The ground fault reset is located in the main service panel.

## MAIN BATHROOM

*Location:* 2nd floor.

*Type of fixtures:* Built-in tub with a shower surround, sink(s) and toilet.

*Condition: Fixtures & Surround:* POOR. Loose wall tile noted on the left wall and left side of the rear wall of the tub surround. The tile surround should be repaired or replaced to prevent water penetration behind the tile. The tub/shower diverter does NOT operate properly. Some water flows from the tub spout when the diverter is in the raised position. Have the diverter replaced by a licensed plumber. The left sink is missing a stopper. A new stopper mechanism should be installed.

*Plumbing leaks:* (RECOMMEND No leaks noted at the time of the inspection.  
LEAKS BE REPAIRED)

*Ventilation: Condition and type:* FAIR. Window ONLY. Cracked and peeling paint noted on the ceiling in this bathroom. It is advised to have a qualified HVAC contractor install an exhaust fan to reduce moisture/humidity accumulation in this bathroom.

*Floor covering: Condition and type:* SATISFACTORY. Ceramic tile. Note: The tile may be very slippery when wet. Take precaution.

*Electric: Condition and type:* SATISFACTORY. Receptacle that has ground fault protection & light fixture. Note: The ground fault reset is located in the electric service panel.

## MASTER BATHROOM

*Location:* 2nd floor.

*Type of fixtures:* Stall shower, sink(s) and toilet.

*Condition: Fixtures & Surround:* POOR. The grout, between the tile of the shower surround, is worn/deteriorated. The tiles should be re-grouted to prevent water penetration behind the tile surround. Corrosion noted on the drain piping under the sink. Have a licensed plumber replace the drain piping before a leak develops. The toilet tank lid is chipped. It will be difficult to replace the lid without replacing the whole toilet and tank. The sink stopper is NOT functional and should be repaired or replaced.



**Wear to grout between shower tile.**

*Plumbing leaks:* (RECOMMEND No leaks noted at the time of the inspection.  
LEAKS BE REPAIRED)

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**Corrosion on drain piping under sink.**

- Ventilation: Condition and type:* FAIR. Window ONLY. It is advised to have a qualified HVAC contractor install an exhaust fan to reduce moisture/humidity accumulation in this bathroom.
- Floor covering: Condition and type:* FAIR. Ceramic tile. Cracked, chipped and unlevel tile noted in the bathroom. The ceramic tile should be replaced as desired. The plywood subfloor should be leveled PRIOR to the installation of new flooring.
- Electric: Condition and type:* FAIR. Receptacle that has ground fault protection & light fixture. The recessed light fixture, above the shower stall, is NOT functional. The fixture should be made functional and operation tested PRIOR to closing. Note: The ground fault reset is located in the main electrical service panel.

## INTERIOR

Most small cracks in interior walls and ceilings are minor and should be considered as cosmetic flaws. Nail pops are due to normal expansion and contraction of the wood beneath the drywall or plaster material. These pops or imperfections are of no structural significance. Repair includes patching and caulking, then painting. No effort was made to move furniture or other obstructions which are sometimes present and restrict viewing of interior areas. If major problems are noticed during the final walk through of the home, be sure to note them and inform your agent and attorney prior to closing. The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. Consult a qualified specialist should evaluation of the type and quality of the drywall be desired PRIOR to closing.

### FLOORS (Majority)

Type:

Wood. Wall to wall carpeting. No inspection is made under the carpet.

Condition:

POOR. The carpeting is stained and worn in various areas throughout the home. The carpeting should be replaced as desired.

### WALLS

Material:

Drywall (wall board).

Condition:

FAIR. Holes in the drywall noted in various areas of the home. Cracks, above various door frames, are of the type commonly associated with minor settlement. Holes and cracks should be repaired PRIOR to repainting. Wall paper installed in various rooms. Take precaution not to damage the walls during removal of the wallpaper.

### CEILINGS

Material:

Drywall (wall board).



Staining on closet ceiling.

Condition:

POOR. The dining room ceiling is unlevel (along the header between the dining and living rooms). The ceiling should be repaired PRIOR to repainting. Stains noted in the closet of the front left bedroom. Although the stains tested dry with a moisture meter, there is the potential for recurring leaks to occur. See the Attic and Roof sections of the report for additional information.

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## STAIRS

*Condition:*

FAIR. Spacing between the rail balusters does not conform to current construction standards. The guardrail is also too low for modern construction standards. This can present the potential for injury for small children. Install safety screening or have a qualified contractor install a modern guard rail to improve safety.

## FIREPLACES

*Components and/or type:*

*Condition:*

Masonry (brick or stone). Wood burning.

POOR. The damper does NOT completely close. This can allow significant heat loss up the chimney when the fireplace is not in use. Have a qualified fireplace/chimney contractor repair the damper to restore proper operation. A gap was visible between the two lowest clay flue tiles. This can allow creosote and tar accumulation between the flue tiles and increases the risk for a chimney fire. Have a qualified chimney contractor install a stainless steel liner to improve safety of fireplace operation. The majority of the chimney flue is NOT visible for inspection. Potential for further deficiencies that are NOT visible for inspection. Have a qualified chimney contractor perform a "Level 2" type chimney inspection PRIOR to closing.

## DOORS

*General condition:*

POOR. Various doors do NOT completely close and latch. The doors should be trimmed or replaced to restore proper operation.

## WINDOWS

*Types:*

Vinyl double hung. Vinyl casement.



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*Condition:*

**Spring disconnected from window sash.**  
POOR. The center living room window is damaged (one of the springs is NOT functional and the bottom of the lower sash is damaged). Have this window repaired or replaced by a qualified contractor to restore proper operation. Note: It is advised to keep the vinyl windows locked, when closed, to reduce the potential for warping over time. The windows have been replaced approximately 12-13 years ago.

## ATTIC

Stains from condensation can be observed in most attics. Such stains may contain mold growth of some type. The home inspector does NOT perform mold testing. A qualified environmental contractor should be contacted for evaluation of the attic for mold growth PRIOR to closing. If it has not rained recently prior to the inspection, it can be quite difficult to determine if moisture stains are active. Although stained areas may be dry during the home inspection, there is the potential for intermittent leaks to be active depending on weather conditions. Active leaks can occur at any time regardless of the age and condition of the roofing. It is advised to monitor the attic during and after rain and snow events to determine if active leaks may be present.

### ACCESS

*Method: NOTE: Be very careful if Scuttle access opening. Recommend insulating the underside of the access cover to entering the attic area. Only step help reduce heat loss into the attic. The inspector entered the attic area for evaluation on rafters or trusses. Do NOT There is NO visible access to the lower attic (above the right side of the family room). step on the insulation. Personal Potential for deficiencies that are NOT visible for inspection. If an access opening can injury and/or property damage can be created, this area should be evaluated PRIOR to closing. easily occur.*

### MOISTURE STAINS (ATTIC)

*Observations:*

Staining, on the wall and roof sheathing (behind the chimney), tested dry with a moisture meter. However, intermittent active leaks may reoccur. The roofing and all flashings should be replaced BEFORE leaks redevelop. See the Roofing section of the report for additional information. Staining noted around the roofing nail penetrations. This is likely the result of condensation development on the roofing nails. See comments below in regard to improving insulation to help reduce heat loss into the attic.

### STORAGE

*Available storage:*

Not advised as the attic is NOT floored. Flooring should be installed as desired. If flooring is to be installed, it is advised to elevate the floored platform above the insulation to reduce the loss of insulating ability. The attic should NOT be entered as personal injury and property damage can easily occur.

### ROOF FRAMING

*Condition & type:*

SATISFACTORY. Rafters.

### SHEATHING (ATTIC)

*Condition and type:*

SATISFACTORY. Plywood.

### ATTIC INSULATION

*Type:*

Fiberglass batts.

*Average (approx) thickness and* 6 inches - R19.

*R-value:*

*Location:*

Within the floor system.

*Condition:*

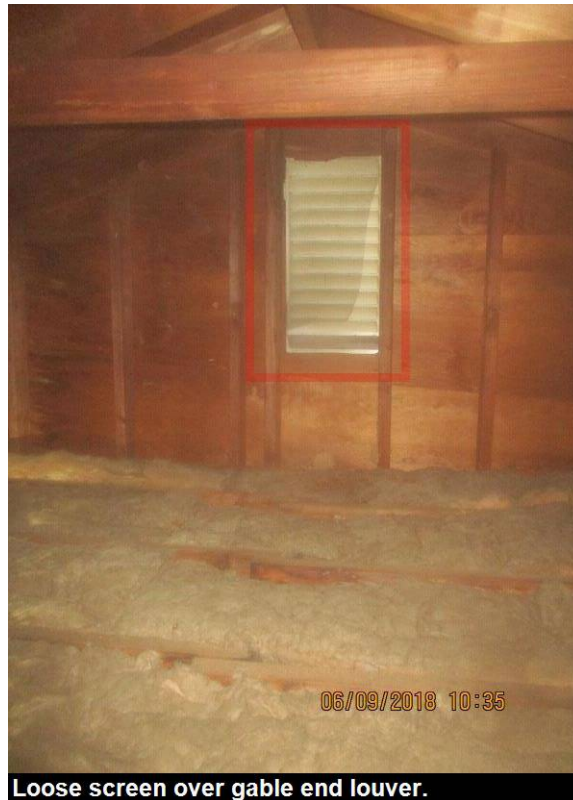
FAIR. The quantity of insulation is minimal for modern construction standards. Additional insulation is recommended to help reduce heat loss and condensation formation in the attic. Have a qualified contractor install a second layer of insulation.

### ATTIC VENTILATION

*Type:*

Gable end louvers. Roof vents.

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Condition:

POOR. The screens, over the interior of the gable end louvers, should be secured to the louvers to prevent insect and rodent entry into the attic. The quantity of ventilation is marginal for modern construction standards. It is advised to have ridge and soffit venting installed when the roofing is replaced.

## ELECTRICAL IN ATTIC

Condition:

POOR. A cut non-metallic "Romex" type cable is located on the ridge at the left side of the attic. Have a licensed electrician cap these wires inside a junction box to improve safety.



Cut electrical cable at ridge.

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## BASEMENT/STRUCTURE

Basement dampness is frequently noted in homes and the conditions that cause it can NOT always be determined by your inspector. Evidence of moisture penetration is often concealed by recent painting and/or extensive storage around the perimeter of the foundation. The detection of mold is BEYOND THE SCOPE of a home inspection. It is advised that a qualified mold inspector be contacted for further evaluation of the home PRIOR to closing. Any identified mold growth should be professionally remediated by a qualified mold remediation contractor.

A pest control inspection is NOT performed as part of a home inspection. No deliberate attempt is made by the inspector to detect past or present insect and/or rodent activity. We recommend contacting a qualified pest control contractor if you desire more information on this subject or if a pest control inspection of the home is desired.

### BASEMENT

*Type and visibility:*

Full foundation system - with limited visibility due to ceilings and walls being finished.  
See below:



**Cracks in rear foundation wall.**

### FOUNDATION

*Foundation system:* Condition & POOR. Concrete block. Vertical and horizontal cracks noted in the visible section of the long rear foundation wall (noted in the closet at the right rear corner of the finished basement). These cracks are located in close proximity of the large tree that has grown up close to this area of the home. The tree roots run up against the foundation wall. The wall is out of plumb (NOT vertically level) - the gap between the wood framing of the finished wall and the foundation wall is uneven. The extent of movement and damage is NOT completely visible due to the finished wall. The paneling should be removed to allow this foundation wall to be further evaluated by a licensed structural engineer PRIOR to closing. This wall should be reinforced, as per the engineer's design requirements, to prevent further cracking and movement.

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**Unequal gap between stud and foundation.**

## FRAMING AND SUPPORT

Type:

Wood joists, girder, header with lally columns.



**Foundation wall is out of plumb.**

Condition:

POOR. Termite damage noted to one of the floor joists at the left front area of the basement (visible in the unfinished closet area that contains the furnace and water heater). Have a qualified structural contractor reinforce this damaged joist to restore proper structural support in this area. See the report by the wood destroying insect inspector for need for termite treatment. Circular patch marks, in the front porch and around the perimeter of the interior of the garage, are indicative of a prior termite treatment. Obtain history of termite activity and treatment (if available) from the owner PRIOR to closing. Extensive carpenter ant activity noted around and within the home. See the report by the wood destroying insect inspector for need for carpenter ant treatment.



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**Termite damage to floor joist.**

## FLOOR SHEATHING

*Condition and type:*

SATISFACTORY. Where visible. Plywood. Majority of the sheathing is NOT visible for inspection due to the finished basement.



**Moisture penetration through wall.**

## BASEMENT FLOOR

*Type:*

Concrete covered with carpeting. The concrete slab, under the carpet, is NOT evaluated due to lack of visibility.



**Moisture penetration through rear wall.**

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Condition:

SATISFACTORY. Where visible.



## FLOOR DRAIN

Type:

Perimeter drainage (floating slab) to a sump pit. (keep the perimeter drainage channel clean).



Condition:

FAIR. The carpeting should be cut back away from the perimeter drainage channel (to allow water penetration through the walls to drain into the channel).





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## SUMP PUMP

*Condition:*

There was no water in the sump pit at the time of the inspection. A pump is NOT installed in the sump pit. The sump pit should be monitored for water accumulation and a licensed plumber should install a sump pump as needed.



**No water accumulation in sump pit.**

## BASEMENT DAMPNESS

*Water penetration:*

Staining, along the bottom of the rear foundation wall (visible in the closet at the right rear area of the finished basement), tested damp with a moisture meter. The carpeting (installed over the perimeter drainage channel) was wet. Active moisture penetration was also noted through the foundation walls at the left front corner of the basement (in the unfinished room that contains the furnace and water heater). Have a qualified tree contractor remove the tree (adjacent to the rear foundation wall) and a qualified landscape contractor adjust the grade of the soil away from the foundation walls. The downspouts should be extended away from the foundation to direct roof surface runoff away from the house. White colored staining along the bottom of the paneled walls and doors, as well as on some areas of the framing (in the unfinished areas of the basement), likely contain mold growth of some type. The inspector does NOT perform mold testing. As mold growth can present a health safety concern, it is advised to consult a qualified environmental contractor for further evaluation PRIOR to closing. Any identified mold growth should be professionally remediated as needed. However, if the water penetration is NOT addressed recurring fungal growth will likely occur. It is also advised to run a good quality dehumidifier to reduce moisture/humidity conditions in the basement.

## BASEMENT STAIRS

*Condition:*

FAIR. The staircase lacks a guardrail. This presents the potential for injury. Have a qualified contractor install a guardrail to improve safety.

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## OTHER

Condition & type:

The basement has been finished many years ago and is NOT inspected for code compliance. A home inspection is NOT a municipal building code inspection. It should be determined if a permit and all necessary permit approvals were obtained for wall work performed PRIOR to closing. Permits are typically required for most structural, electrical and plumbing work performed. Discuss with township building department. The finished basement does NOT contain a source of heating or cooling. Have a qualified HVAC contractor install a source of heating and cooling as desired.

**FINISHED BASEMENT:** As the basement has been finished, there is VERY MINIMAL visibility of the foundation walls and framing. There is the potential for significant damage/deficiencies to exist behind the finished wall, ceiling and floor surfaces.

## ELECTRICAL

Electrical repairs attempted by the homeowner should be approached with caution. The power to the entire house should be turned off prior to making any repair efforts, no matter how trivial the repair may seem. It is highly recommended that a licensed electrician be hired for electrical work as a precaution against electrical shock and other safety hazards. It is recommended that GROUND FAULT and ARC FAULT RECEPTACLES AND/OR CIRCUIT BEAKERS be installed as required by current electrical standards and that they be checked monthly as per the manufacturer's recommendations. Older ground fault receptacles should be replaced to improve safety. The electrical system is NOT inspected for code compliance. A home inspection is NOT a municipal building code inspection. It should be determined if permits and all necessary permit approvals were obtained for modifications and/or additions to the electrical system PRIOR to closing.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are NOT changed during the inspection. It is recommended that the owner replace defective bulbs prior to closing and all light fixtures be checked during the final walk through. Testing of **smoke & carbon monoxide detectors is BEYOND THE SCOPE of a home inspection. The detectors should be tested by the municipal fire inspector as part of certificate of occupancy requirements PRIOR to closing. The detectors should continue to be tested regularly after the closing.**

In older houses or when additional electrical fixtures are connected to an existing circuit, often times the circuit becomes overloaded and a fuse blows or a breaker trips. As occupancy varies, overload conditions can vary as well. Unfortunately the home inspection can not determine when or where overload conditions may occur. The addition of new circuits may be required. This should only be done by a licensed electrician and may require electric panel replacement if there is no room in the panel for expansion.

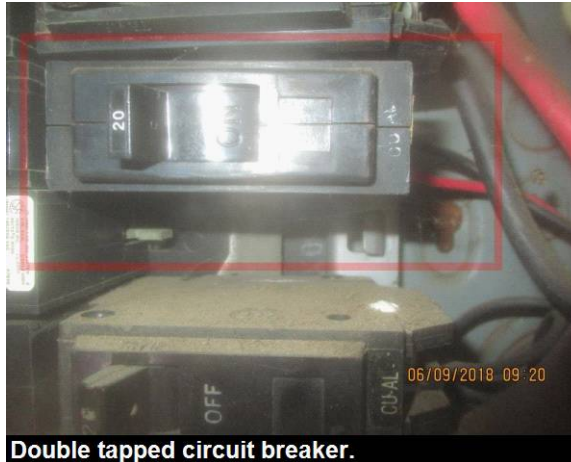
### ELECTRIC SERVICE & GROUNDING

<i>Service line entrance:</i>	Under ground service entry.
<i>Material of service lines:</i>	Aluminum.
<i>Service amperage and voltage:</i>	200 amps. - 120 / 240 volts.
<i>Mechanical bond or grounding:</i>	Water pipe.
<i>Condition:</i>	FAIR. If the home was constructed today, the ground wire would extend to both sides of the water meter as well as being bridged between the hot and cold pipes above the water heater. A grounding rod would also be installed. Have a licensed electrician upgrade the grounding system to improve safety and reduce the potential for electrical shock.

### CIRCUITS/ELECTRICAL PANEL

*Condition and overload protection:* POOR. Circuit Breakers. Two hot wires (red and black wires) of a multi-wire branch circuit are connected to the same breaker and buss. This can result in overheating of the shared neutral wire and increases the risk for electrical shock. Have all necessary repairs completed by a licensed electrician to improve safety. Only one side of a 220 volt 30 amp circuit breaker is in use (likely supplies power to the oil burner on the water heater). The breaker is likely oversized for the electrical demands for the burner. Have further evaluated by a licensed electrician and a proper sized breaker installed to reduce the potential for damage to the burner.

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**Double tapped circuit breaker.**

*Quantity of circuits:*

SATISFACTORY. Appears ample for normal household use. There is space for one additional circuit within the service panel.

## CONDUCTORS/WIRING

*Branch wiring:*

Copper in all wiring. No aluminum wiring noted.

*Condition:*

SATISFACTORY. Where visible.

## RECEPTACLES, FIXTURES, & RELATED WIRING (GENERAL)

*Condition and type:*

SATISFACTORY. Random testing (approximately one receptacle per room) throughout the dwelling.

## OTHER

*Condition & type:*

Communication, entertainment and other low voltage wiring is NOT evaluated as part of a home inspection. Review operation of all such wiring with the owner PRIOR to closing.

## PLUMBING

The statements in this report are based on the observations at the time of the inspection. There is always a possibility of drain blockages and leaks that did not exist or were not evident at the time of the inspection.

From time to time, one has to replace such items as toilet flappers, faucet washers and/or cartridges, as these items wear out every few years. Shower and tub areas must be recaulked periodically to prevent major leakage and water penetration problems from occurring. **Special care should be taken during the pre-closing walk through to check for leaks, slow drainage and/or other plumbing problems.**

Shut off valves are NOT operated during the inspection due to the potential for creating leaks. It is recommended that all valves be cleaned and properly maintained to function properly. It is highly recommended that the main shut off valve always be shut off when repairing such items as toilets, faucets, outside hose spigots, etc.. The small shutoff valves for these fixtures often leak and can break easily. It is advised to replace older gate valves with ball valves to reduce the potential for leaks when these old valves are operated.

### WATER SERVICE

*Origin:* Public - City or Town.  
*Material of main:* Copper.  
*Condition:* FAIR. The copper water main penetrates the foundation wall without a sleeve. Direct copper to masonry contact can result in corrosion that increases the potential for leakage. It is advised to obtain a warranty service with the water utility to help cover the cost of repair should a leak develop. Shutoff valves are NOT operated as part of a home inspection. Recommend having the owner demonstrate the use of the valves prior to closing.

### INTERIOR PIPES

*Material:* Copper.  
*Condition:* FAIR. Corrosion/oxidation noted on a few of the shutoff valves in the basement. Monitor for additional deterioration and plan on replacement of these valves as needed.  
*Water flow quantity:* SATISFACTORY. Tested by using three fixtures at one time at the highest location within the dwelling. Flow was normal.

### WASTE LINES

*Piping material as noted where visible. Underground and/or under/slab lines are NOT visible for inspection..* Cast iron, copper and plastic (PVC and/or ABS).



**Active moisture on cast iron waste line.**

*Condition:* POOR. Active staining noted on the original cast iron stack and sewer line at the right

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rear closet area of the finished basement. Have a licensed plumber replace this section of the original waste line/stack with PVC to prevent further leakage. This area has been previously patched with tar but is currently leaking. The original cast iron waste line runs under the slab portion of the home. Due to the age of the piping, it is advised to have a licensed plumber conduct a camera scan of the underground/underslab piping to determine condition PRIOR to closing. Underslab/underground pipes are NOT visible for inspection. Potential for blockage/repair exists.

## WASTE DISPOSAL

*Distribution:*

Public system according to the owner or real estate listing. Not confirmed by this company.

## WATER HEATER (1)

*Fuel:*

Oil.

*Temperature and Pressure Relief* SATISFACTORY.

*Valve and Extension:*

*Capacity:*

32 gallon tank.

*Approximate age:*

21 years.

*Condition:*

FAIR. The oil-fired water heater is beyond its useful life. Normal life span of a water heater is 10 years. The current unit is approximately 21 years old. Have a licensed plumbing and heating contractor replace the water heater BEFORE a leak develops. Note: Do not set temperature too high. Keep low for safety & energy conservation.

## CLOTHES DRYER (Check again at closing)

*Heat source:*

Electric.

*Venting method:* Note: External via duct work. Recommend cleaning vent and internal parts of dryer yearly. *Recommend replacing any "plastic" venting with metal to reduce the potential for overheating and lint fires.* The loose sections of the dryer vent should be secured and the vent cleaned to reduce the potential for overheating.

*Condition:*

The dryer was NOT tested as part of this home inspection. Operation of the dryer should be tested PRIOR to closing. The dryer is very old. Replacement should be planned.

## CLOTHES WASHER (Check again at closing) Also monitor washer hoses for deterioration. Stainless braided hoses are recommended.

*Condition:*

The washer was NOT tested as part of this home inspection. Operation of the washer should be tested PRIOR to closing. The washer is very old. Replacement should be planned. Corrosion noted on the ends of the washer supply hoses. The supply hoses should be replaced with braided steel lines to reduce the potential for leaks.



Corrosion on washer supply hose.



## HEATING AND COOLING

Equipment access panels not intended for routine homeowner maintenance are NOT removed during a home inspection.

The best preventative maintenance for heating and cooling systems is regular yearly cleaning and service by a professional HVAC company or licensed plumbing and heating contractor. Service agreements can be put into place to warrant the equipment for a year at a time. If this type of contract has not been established by the present owner, it is advised to obtain such a contract after closing. It is important to determine exactly what is covered under the service contract PRIOR to purchase (coverage can vary widely between the various plans).

The capacity of the HVAC system to heat and/or cool the home and the cost of operation are NOT evaluated as part of the inspection process due to the engineering requirements necessary to complete such an analysis. It is recommended that heating/cooling adequacy be discussed with the homeowner and/or heating/cooling specialist and/or licensed plumbing and heating contractor if so desired PRIOR to closing.

Heat exchangers are very difficult to evaluate since most areas are NOT visible for inspection. The inspector will attempt to determine the condition of the visible areas of the heat exchanger but can NOT warrant its complete condition as the MAJORITY OF THE HEAT EXCHANGER IS NOT VISIBLE FOR INSPECTION. IT IS ADVISED TO HAVE A QUALIFIED HVAC CONTRACTOR FURTHER EVALUATE OLDER FURNACES PRIOR TO THE CLOSING.

In certain instances, such as a conversion in heating fuel type or replacement of a heating appliance, a "Level 2" chimney inspection is advised. Such an inspection consists of running a camera scope through the entire length of the chimney to evaluate the interior condition of the flue for possible damage which is not visible to the inspector and to determine if the flue is sized properly for the heating system installed. Such an inspection is advised for all masonry chimneys PRIOR to closing.

This company can NOT determine the presence of underground fuel storage tanks. The inspector will attempt to identify evidence of an underground tank, but in many cases visible evidence is concealed or unavailable. An underground tank search, performed by a professional tank search company, serves as the best method to locate the presence of underground storage tanks. An underground fuel storage tank search, performed by a qualified environmental contractor, should be completed PRIOR TO CLOSING.

### HEATING SYSTEM (1)

Energy source & location:

Oil. Basement.



**Fill pipe for underground oil tank.**

Equipment type:

Forced warm air furnace. Lifespan of mid efficiency forced warm air furnaces is approximately 15-20 years (if the system is properly and regularly maintained). Lifespan of high efficiency forced warm air furnaces is approximately 12-15 years (if the system is properly and regularly maintained).

Inspection: 060918JM1 Address: 28 Anne Dr

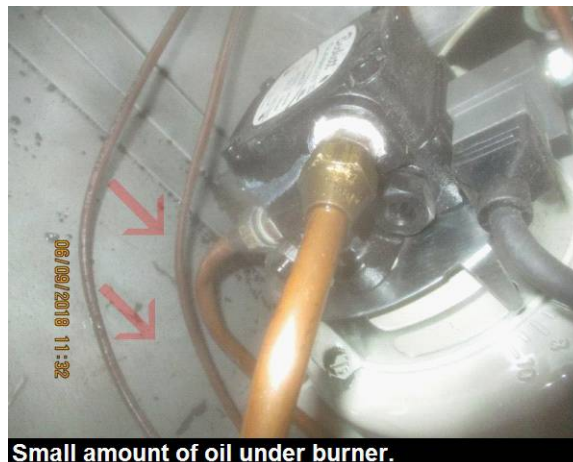
Approximate age: 12 years.



**Vent pipe for underground oil tank.**

Condition:

POOR. A small amount of heating oil was noted on the base of the furnace cabinet (under the oil burner). Have further evaluated by a qualified oil heating contractor and all necessary repairs completed. Fired normally when called by the thermostat. Safety controls, on the heating system, are NOT tested as part of a home inspection. The interior of the combustion chamber is NOT visible for inspection. Potential for deficiencies that are NOT visible for inspection. Annual servicing by a qualified oil heating contractor is advised to promote efficient and safe operation of the heating system.



**Small amount of oil under burner.**

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## FUEL SUPPLY

*Delivery System/Fuel:*

Underground oil tank that is still in use. Have a qualified oil tank contractor remove this tank, with all necessary permits and permit approvals, PRIOR to closing. The soil, around the tank, should be tested by a qualified environmental contractor for possible oil contamination PRIOR to closing. Any necessary remediation should be completed by a qualified environmental contractor PRIOR to closing. A new above ground tank should be installed. Installation of a "Roth" double walled tank is advised to protect against oil leakage. As an alternative, it is advised to consult the gas utility to determine if a gas supply line can be run to the home to allow a gas fired furnace and water heater to be installed.

## NORMAL CONTROLS FOR HEATING & COOLING

*Condition & Type:*

SATISFACTORY. Electronic thermostat. Obtain operating instructions from the owner.

## COMBUSTION AIR AND VENTING

*Condition & Type:*

FAIR. Metal flue connector with masonry chimney. The flue connector is poorly sealed to the chimney thimble (connection of the flue to the masonry chimney). The flue connector should be properly sealed to improve safety (to reduce the potential for flue gas leakage into the basement). A rain cap should be installed on the top of the chimney flue to prevent water and possible pest entry into the chimney flue. There is NO visibility of the interior components of the chimney. It is highly recommended that chimneys used for oil fired appliances have a stainless steel liner installed by a qualified chimney contractor to reduce the potential for moisture damage and deterioration to the interior of the chimney flue. The potential exists that there could be damage inside the chimney that is not visible to the inspector.



Chimney thimble not well sealed.

## DISTRIBUTION FOR HEATING & COOLING

*Condition and type:*

SATISFACTORY. Sheet metal ducting with filter. Recommend the filter be replaced monthly during the active heating/cooling seasons. Recommend installing pleated filters and making sure that the filter fits in tight.

## COOLING SYSTEM (1)

*Equipment type:*

Central air conditioning in conjunction with the heating system. Lifespan of most central air conditioning systems is approximately 10-12 years.

Inspection: 060918JM1 Address: 28 Anne Dr



*Condition:*

**Condensate accumulation on floor.**  
POOR. Although the temperature difference between supply and return was between 15 & 20 degrees which is considered normal, condensate is leaking from the plenum above the furnace (condensate drips onto the floor next to the furnace). The system is ORIGINAL to the house and WELL BEYOND ITS USEFUL LIFE. This system likely contains R22 refrigerant due to the age of the system. As R22 refrigerant will NO longer be manufactured, recharging the system will be VERY EXPENSIVE when the coil is replaced. Complete replacement of the system is advised. It is advised to maintain a service contract on the system with a qualified HVAC contractor.