



12 Howell Lane
Somerset, NJ 08873

Report prepared for:

Allison Scully
10 Dutchess Lane
Madison, NJ 07940

Report prepared by:

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Inspection reference: 020724JM1

Confidential Inspection Report
12 Howell Lane
Somerset NJ 08873

February 7, 2024

Prepared for:
Allison Scully
10 Dutchess Lane
Madison NJ 07940

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HomeSpect

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10 Green Street, Unit 4-107
Woodbridge, NJ 07095
(732) 636-1188

February 7, 2024

Allison Scully
10 Dutchess Lane
Madison, NJ 07940

Re: 12 Howell Lane, Somerset, NJ 08873

A visual inspection of the above referenced property was conducted on 02/07/2024. 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 is an old home (160+ years old) that has received minimal general maintenance and renovations over the last several years. A significant number of deficiencies were located during this inspection. **We feel the following items should be addressed prior to closing.**

TREES: The tree, off the left rear corner of the home, is too close to the house. The branches are in close proximity to the flat roof. Have a qualified tree contractor remove the tree to reduce the potential for damage to the roof and foundation as well as reduce the potential for pest entry into the attic.

RETAINING WALL: Several loose masonry blocks were observed in multiple areas of the retaining wall - around the front of the lot. Have a qualified mason contractor repair or replace the retaining wall to prevent erosion of the soil.

POTENTIAL FOR LEAD PAINT: This home was constructed 160+ years ago. 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. A lead paint inspector was present during the inspection. See the report by the lead paint inspector.

EXTERIOR TRIM: The soffit, around the perimeter of the wraparound porch, is open. This can allow bird and animal entry into the cavity between the porch roof and ceiling. Have a qualified siding contractor install cladding over the open soffits.

PORCHES AND STEPS TO BUILDING: Significant settlement noted to the porch deck that extends along the right side of the home. The porch structure has also pulled away from the house. Trim has been installed over the gap between the porch decking and the walls of the home. The support posts penetrate the soil with NO visible evidence of footings (as visible from the basement windows). Some areas of the guardrail, around the perimeter of the porch, are loose. Wood plank cladding has been installed around the perimeter of the wraparound porch. The majority of the framing, under the porch, is

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NOT visible for inspection. Potential for further damage/deterioration to exist that is NOT visible for inspection. This long wraparound porch requires major repairs and reinforcement at this time. Consult qualified contractors for estimates for major repairs/reinforcement or complete replacement PRIOR to closing. The steps, that lead up to the porch, have been constructed with open risers. Have a qualified contractor enclose the open risers to improve safety.

BASEMENT WINDOWS: A glass pane is missing from the right front basement window (the pane was removed when the older dryer exhaust duct was run through the window). Have a qualified contractor replace the missing glass pane to reduce the potential for pest entry into the home.

HOSE FAUCET: Water has been supplied to the hose spigot by means of a rubber clothes washer supply hose. The supply piping has NOT been installed in a professional manner. Have a licensed plumber install proper supply piping to the hose spigot.

ROOFING: The roofing shingles are in deteriorated condition. Extensive asphalt granule loss noted to the shingle surface. Tar patching noted between various shingles. Tar should be considered a temporary repair. As the tar dries out, leaks will likely redevelop. The roofing should be replaced at this time - BEFORE leaks can redevelop. Obtain estimates, from qualified roofing contractors, for replacement PRIOR to closing. Roof pitch, on the lower roof decks (above the wraparound porch) appears insufficient for shingle installation with NO visible evidence of an impervious rubberized membrane (under the shingles as visible from the lower edge of the roofing).. Water may back up under the shingles during certain weather conditions (may occur during melting snow, ice damming and wind driven rain). Recommend installing "ice and water shield" over the roof decking prior to the installation of new shingle roofing or have a commercial type membrane type roofing installed - which is designed for flat and shallow roof deck applications. The flashings, along the upper edges of the lower roof decks, do not cover nails in the shingles (there is too much shingle exposure which can be conducive to leaks). Tar patching was noted on the original brick chimney. Light is visible around the chimney - as noted from the attic. All flashings should be replaced along with the roofing - to prevent leaks from occurring around the roof penetrations.

CHIMNEY(EXTERIOR VISIBLE AREA): Cracking and peeling of the parging material that has been applied over the brick. Tar patching noted on the chimney flashing. Light is visible around the chimney - as noted from the attic. Spalling and deterioration noted to multiple bricks as well as the mortar as visible from the attic. Consult a qualified chimney contractor for all necessary repairs PRIOR to closing. Exterior evaluation only. The interior of the chimney is NOT inspected. See the Fireplace section of the report for further information.

GUTTERS AND DOWNSPOUTS: The downspout, at the left rear corner of the home, is not secure to the house. The downspout should be secured. Gaps were observed between the fascia and the lower edge of the roofing. This can allow pest entry into the attic. Have a qualified contractor make all necessary repairs.

DETACHED GARAGE: The roofing shingles are worn and in deteriorated condition. The roofing requires replacement at this time. Obtain estimates, from qualified roofing contractors, for replacement PRIOR to closing. The garage doors were both locked. The listing agent did NOT have keys for the padlocks. The interior of the garage was NOT accessible for inspection. As the exterior walls are out of plumb (building is leaning), there is the strong potential for damage to exist to the framing within the garage. The interior of the garage should be made accessible for inspection PRIOR to closing.

STOVE/OVEN: Although the stove/oven was operational, the unit has been hardwired to the electrical cable. This does NOT comply with modern electrical standards. Have a licensed electrician install a proper 220 volt electrical receptacle to allow the oven to be easily replaced or serviced. An anti-tip bracket is NOT installed on the back of the oven. Have a qualified appliance technician install an anti-tip bracket to prevent the oven from tipping forward should the oven door be loaded while open.

KITCHEN VENTILATION: Although the range hood was designed to vent to the exterior of the home, an exhaust duct has NOT been installed. The range hood did NOT direct exhaust air to the exterior nor redirect exhaust air to the interior. Have a licensed HVAC contractor replace this range hood with a unit designed to re-circulate air to the interior.

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KITCHEN PLUMBING: The faucet is loose at the connection to the top of the sink. The faucet should be secured to the sink. Water first drains very slowly and then gets sucked down the drain. An "S" trap is located in the waste piping under the sink. After the 1950's "S" traps were eliminated because water can be easily siphoned out of the trap allowing sewer gasses to enter the house. Have a modern "P" type trap and a means of venting installed by a licensed plumber to improve drainage.

KITCHEN LIGHTS: The ceiling mounted light fixture was NOT functional. The fixture should be made functional and operation tested PRIOR to closing.

HALF BATHROOM (FIRST STORY): The pedestal sink is loose at the connection to the wall. The cold water handle, on the sink faucet was NOT functional. The faucet handle is seized and would NOT turn. Have a licensed plumber make all necessary repairs to both improve safety and restore proper operation of the sink. The sink stopper is damaged and should be replaced. Note: This half bathroom has been built into a small closet. There is minimal clearance between the fixtures and the walls. It should be determined if a permit and all necessary permit approvals were obtained for construction of this half bathroom PRIOR to closing. This small half bathroom does NOT contain a source of ventilation. Have a licensed HVAC contractor install an exhaust fan that vents to the exterior.

The sconce, to the left of the sink, is loose. The sconce should be secured to the wall to improve safety.

FULL BATHROOM (SECOND STORY): The pedestal sink is loose at the connection to the wall. The sink should be secured to improve safety. Corrosion noted on the rain piping under the sink. A plastic container (likely used to catch drips from intermittent leaks) is being stored in the pedestal under the sink. Have a licensed plumber make all necessary repairs to reduce the potential for recurring leaks and possible water damage. The tub stopper mechanism was NOT functional and the tub spout was loose. Have a licensed plumber make all necessary repairs .

INTERIOR FLOORS: Settlement noted to the floors in the dining room, living room and front second story bedroom. See the Basement and Attic sections of the report for need for further evaluation and structural reinforcement.

INTERIOR WALLS: Extensive patching was noted to the rear wall of the rear bedroom. The patched areas of the wall tested dry with a moisture meter. Obtain history of possible leaks and patching to this wall from the owner PRIOR to closing. Cracks noted to the plaster walls in multiple locations of this home - especially on the second story. As the plaster ages, additional cracks will likely develop. Plan on replacement of the plaster with drywall.

INTERIOR CEILINGS: Moisture damage noted to the bead board ceiling in the kitchen (right front corner of the kitchen near the chase for the piping that runs to the second story bathroom). See the Plumbing section of the report for further information in regard to leaks from the plumbing vent stack that runs in this area. The ceiling joists, in the front second story bedroom, have sagged - toward the center of the span. The joists, at the front of this bedroom, have been cut to form a dormer. This may have contributed to the deflection of the ceiling joists. Have further evaluated by a qualified structural contractor and any necessary reinforcement performed to prevent further deflection from occurring.

FIREPLACE AND CHIMNEY: Spalling noted to the bricks within the firebox. Although a liner has been installed in the old brick chimney, cracks and deterioration were observed to the fireplace and chimney structure. The cracks would suggest that some movement has occurred to the masonry fireplace and chimney. Wood timbers are in direct contact with the masonry fireplace structure (as visible from the basement). Spalled brick also noted in the attic portion of the chimney as well as just below the dining room floor (visible from the basement). This fireplace presents a FIRE SAFETY HAZARD and should NOT be used. Consult a qualified chimney contractor to determine if the fireplace and chimney can be repaired to restore operation. Due to the small firebox, the fireplace may have originally been intended for coal and not wood.

WINDOWS: The top sash, of various bedrooms windows, falls down when the windows are unlocked. This presents the potential for injury. The sashes, in the left window in the rear bedroom, are crooked and would NOT latch and lock. Have a qualified contractor repair or replace these windows to improve safety. Condensation noted between the glass panes of the living room windows. As the seal, between the insulated glass panes, is compromised, additional condensation will likely develop over time. Have the compromised sashes replaced by a qualified window contractor.

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ATTIC MOISTURE OBSERVATIONS: Staining, around the chimney, was dry at this time. However, as light is visible between the chimney and the adjacent roof sheathing, there is the potential for recurring leaks depending on weather conditions. The chimney flashing should be replaced along with the roofing. Discoloration on various areas of the plywood sheathing likely contains 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 have the attic further evaluated by a qualified environmental contractor PRIOR to closing. Any identified mold growth should be professionally remediated as needed.

ATTIC VENTILATION: Large gaps and voids noted around the gable end vents as well as between the courses of the wood siding in the rear gable end wall of the home. This has allowed batt entry - as there are considerable droppings on the insulation within the attic. Have a qualified pest control contractor treat for the batts as permitted (as batts are endangered treatment can only be performed at certain times a year). Consult a qualified pest control contractor for further information in regard to treatment restrictions in regard to the batts. The openings, in the gable end wall, should be repaired and sealed to prevent recurring pest entry into the attic.

ELECTRICAL IN ATTIC: Remnants of old ungrounded "Knob and Tube" wiring were observed in the attic. Those wires, that were safely accessible, did NOT test live with a voltage proximity tester. However, the inspector can NOT determine if all such unsafe and antiquated wiring has been deactivated (insulation covers most of the wiring throughout the attic). Obtain history of wiring replacement from the owner PRIOR to closing. Have the home further evaluated by a licensed electrician to ensure there is NO remaining active "Knob and Tube" type wiring PRIOR to closing.

FOUNDATION: A diagonal crack was noted in the left corner of the front foundation wall (above and behind the oil tank). Deterioration noted to the mortar joints between the stones within the foundation walls (visible where the concrete parging has worn off the walls). Have the foundation further evaluated by a qualified structural mason contractor to determine best means of repair and reinforcement.

FRAMING AND SUPPORT (BASEMENT): The beam, that supports the floor joists at the front area of the basement, has sagged. The beam that supports the floor joists under the rear area of the basement is undersized for this span. There is minimal end bearing of this small beam on the masonry of the chimney. Cracks were observed in multiple floor joists. Consult a qualified structural contractor to make all necessary repairs and reinforcement to prevent further sag to the floors. Note: An adjustable screw jack column was installed under a floor joist near the newer chimney used by the boiler. This column rests on the concrete floor without a footing. Adjustable screw jack columns were NOT intended to provide permanent support. This column should be replaced with a structural steel column and a footing installed to provide proper support.

BASEMENT MOISTURE OBSERVATIONS: Staining, on the floor along the left side foundation wall and along the bottom of the basement staircase, was wet at this time. Smaller areas of staining were observed in various locations around the perimeter of the basement. The stored items are located on pallets. The washer and dryer have also been elevated up off the floor. A musty odor was noted when entering the basement. Whitish discoloration, on the framing and underside of the flooring, likely contains 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. Consult qualified waterproofing contractors to determine best means of redirecting water penetration through the foundation. This will likely require the installation of underslab perimeter drainage piping. Due to the age of this foundation and lack of footings, precaution should be taken NOT to disturb the stone foundation walls when drainage work is performed.

CRAWLSPACE: Conditions were observed from the crawlspace access opening ONLY. The inspector was unable to safely enter the crawlspace due to the small size of the crawlspace access opening and the presence of sewer water leakage from the plumbing stack. In addition, a PVC drain pipe extends across the crawlspace access opening. Only a limited inspection of the crawlspace could be performed. Potential for damage/deficiencies to exist that are NOT visible for

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inspection. Further evaluation of the crawlspace should be completed PRIOR to closing. Rot was noted to the framing and sheathing - in the vicinity of the leaking plumbing vent stack. Have a qualified structural contractor replace the damaged framing and sheathing once the plumbing leaks are addressed. This crawlspace contains an exposed soil floor. Have a qualified waterproofing contractor encapsulate the floor and walls to reduce the potential for elevated moisture conditions that can be conducive to mold growth.

BASEMENT STAIRCASE: The masonry staircase contains steps of varying height. This can present a trip hazard but can NOT be easily repaired without complete replacement of the staircase. Have a qualified contractor install a handrail to improve safety.

ELECTRICAL SERVICE PANEL: Corrosion and staining noted within the service panel. Moisture has likely gained access to the service panel through the service cable. This presents a potential FIRE and SHOCK HAZARD. Corrosion was noted on a few of the breaker terminals. Newer electrical cables penetrate the panel without clamps. The sheathing, on these cables, has NOT been cut back. A few of the circuit breakers do NOT match the manufacturer of the service panel. Have a licensed electrician replace this service panel to improve safety. It should be determined if a permit and all necessary permit approvals were obtained for installation of the newer wiring PRIOR to closing.

ELECTRICAL WIRING: An old metallic "BX" type cable is laying on the boiler flue connector. This can result in overheating and damage to the wiring. Have a licensed electrician properly secure this wiring. Missing covers noted on multiple junction boxes in the basement and attic. This increases the risk for electrical shock. Covers should be installed on all open junction boxes to improve safety. The switch box, in the second story hall wall, is very loose and can be pulled out of the wall. This presents a potential shock hazard. Have a licensed electrician make all necessary repairs to improve safety.

SUPPLY PIPING: Corrosion noted on multiple shutoff valves throughout the basement. Some of the copper supply lines are NOT adequately supported. Unprofessional piping supplies water to the clothes washer. Have a licensed plumber replace all corroded shutoff valves and replace all unprofessional supply piping BEFORE leaks can develop.

WASTE, DRAIN AND VENT PIPING: Corrosion and extensive leakage noted around the plumbing waste stack located in the crawlspace. Staining was also noted under the main sewer line penetration through the foundation wall. Multiple small sections of PVC piping have been patched into the main sewer line. This can be conducive for leaks to develop. The main plumbing vent stack terminates in the attic. This can result in sewer gas odors and the accumulation of sewer gas in the attic. Have a licensed plumber make all necessary repairs and replace the remaining cast iron piping to prevent additional leaks from developing. The main sewer line is likely 100+ years old. Underground pipes are NOT visible for inspection. Potential for blockage/repair exists. Due to the age of the piping, it is advised to have a licensed plumber conduct a camera scan of the underground sewer line to determine condition PRIOR to closing. Any damaged sections of piping should be replaced by a licensed plumber as needed.

WATER HEATER (BUILT INTO THE BOILER): Excessive corrosion and evidence of leaks noted on/around the old tankless coil. Older tankless system (the domestic hot water is provided by a coil installed in the boiler used for heating purposes). This type of domestic water heating system can produce VERY HOT BUT LIMITED quantities of water. It is advised to have a licensed plumber install a separate water heater or hot water storage tank to improve safety and provide an adequate quantity of hot water.

CLOTHES DRYER: The dryer vents into the basement. Allowing a dryer to vent into the home can result in excessive moisture and heat accumulation than can be conducive to mold growth. Have a qualified contractor install a rigid metal vent duct to the exterior of the home.

BOILER: Although the boiler responded to the thermostat, it HAS EXCESSIVE CORROSION. Active leakage was noted at the piping and domestic hot water coil. Extensive staining noted on the basement floor around the oil burner. A strong odor of fuel oil was noted in the basement. A pan was also noted under the oil filter. This boiler is 25+ years old and in deteriorated condition. Have a licensed plumbing and heating contractor replace the boiler to provide safe operation.



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HEATING FUEL: Oil tank is located in the basement. Oil tank insurance should be obtained and maintained. Extensive corrosion noted on the bottom of the steel tank (the sides of the tank have been more recently painted). Two of the tank legs are badly corroded. Have a licensed plumbing and heating contractor should be replaced **BEFORE** oil leakage occurs. It is advised to replace the current tank with a "Roth" type double walled tank to reduce the potential for oil leaks. A second oil line (which has been cut) terminates near the left side foundation wall. The inspector makes **NO** deliberate attempt to locate potential underground fuel storage tanks. Due to the environmental concerns associated with underground fuel storage tanks, **HIGHLY** recommend having a qualified environmental contractor conduct an underground tank search **PRIOR** to closing. Any tank(s), that may be located, should be professionally removed with all necessary permits and permit approvals **PRIOR** to closing.

DISTRIBUTION FOR HEATING: POSSIBLE ASBESTOS INSULATION: It appears that the insulation material that likely contained asbestos has been removed from visible areas of the heat distribution piping. Small pieces of remaining fibrous insulation (at various joints and fittings within the piping) as well as longer pieces of such insulation are likely indicative of unprofessional removal. This presents a potential **HEALTH SAFETY CONCERN**. **CONSULT A QUALIFIED ASBESTOS ABATEMENT CONTRACTOR TO FURTHER EVALUATE THE INSULATION AND COMPLETE THE REMOVAL PROCESS. IN ADDITION, THE AIR SHOULD BE TESTED FOR POSSIBLE ASBESTOS CONTAMINATION AND ALL NECESSARY REMEDIATION COMPLETED AS NEEDED.** Much of this old piping is corroded and will require eventual replacement.

Many of these items will require further evaluation and repair by licensed or skilled trades people. **Recommend obtaining written 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: 02/07/2024.
Inspection start time: 1:15 PM.
Inspection end time: 3:45 PM.
Utility status: All on.
House occupied: Yes.
Weather: Clear.
Soil condition: Damp. No rain for a few days prior to the inspection.
Outside temperature: 45 Degrees.
Persons present at inspection: One client. Selling agent. Listing agent. Tenants.

Emergency Shut off Locations

Water: At meter at the right front corner of the basement.
Electric: At main panel at the left front area of the basement. Shut off main breaker.
Gas: There is NO visible gas service to this home.
Heating System: Switch at side of boiler.

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 building. Consult a qualified landscape contractor to install drains and underground drainage piping, as needed, to help direct runoff around the home.

Grading at the foundation wall:

FAIR. The grounds area NOT consistently pitched away from the foundation. Recommend adjusting the grade around the foundation walls to direct water away from the building. 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

Condition:

POOR. The tree, off the left rear corner of the home, is too close to the house. The branches are in close proximity to the flat roof. Have a qualified tree contractor remove the tree to reduce the potential for damage to the roof and foundation as well as reduce the potential for pest entry into the attic. Due to the season, the condition of most of the trees could NOT be determined. Monitor the property for dead trees and branches and have removed by a qualified tree contractor as needed. Note: Keep trees and shrubs trimmed away from the building. Monitor condition of trees and prune as needed.



Tree too close to left rear corner of home

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SIDEWALK AND WALKWAYS

Material:

Concrete.



Walkway has settled toward porch.

Condition:

FAIR. The old concrete walkway has settled toward the right front corner of the wrap-around porch. There is the strong potential for standing water to accumulate on the walkway in this area. This can also result in ice accumulation which can present a slip hazard. Have a qualified mason contractor replace these slabs to direct ground surface runoff away from the porch and house.

DRIVEWAY

Material:

Stone and soil.



Minimal amount of stone in driveway.

Condition:

FAIR. There is a minimal amount of stone in the driveway. In addition, the driveway does NOT extend to the front of the garage. Have a qualified mason contractor pave the



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driveway as desired.



RETAINING WALLS

Material:

Masonry block.



Condition:

POOR. Several loose masonry blocks were observed in multiple areas of the retaining wall - around the front of the lot. Have a qualified mason contractor repair or replace the retaining wall to prevent erosion of the soil.

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: 160+ years old. 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. An old two story addition has been constructed on the rear of the home. This addition was likely constructed 60+ years ago and is NOT inspected for code compliance. A home inspection is NOT a municipal building code inspection. It should be determined if all necessary permits and permit approvals were obtained for all work performed PRIOR to closing.

Construction method: Wood Frame.

Condition: (As noted from the exterior) SATISFACTORY. Shows no visible signs of exterior structural problems. All walls appear straight and plumb.

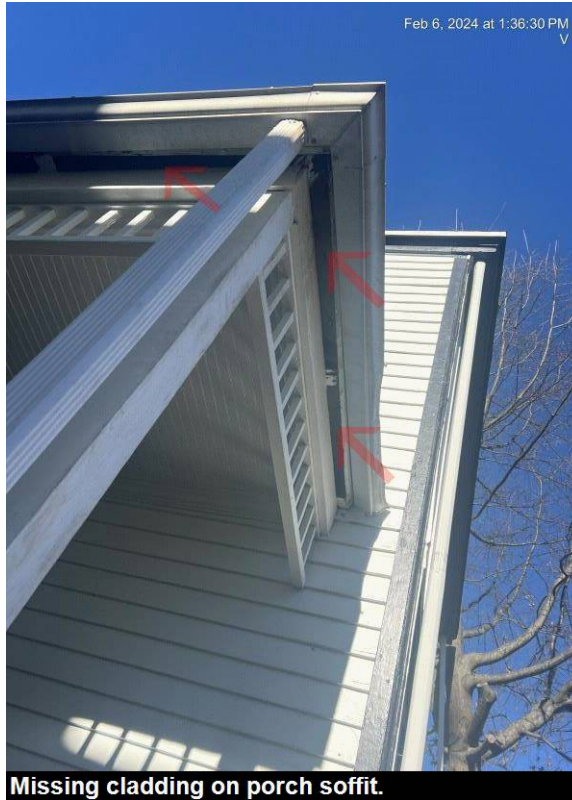
EXTERIOR WALL SURFACES

Primary material used: Wood clapboard.
Condition: SATISFACTORY.

EXTERIOR TRIM

Primary type: Wood. Vinyl. Aluminum.

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Missing cladding on porch soffit.

Condition:

POOR. The soffit, around the perimeter of the wraparound porch, is open. This can allow birds and animal entry into the cavity between the porch roof and ceiling. Have a qualified siding contractor install cladding over the open soffits.

EXTERIOR DOORS

Condition:

SATISFACTORY. Recommend replacing locks and hardware as needed after closing.

WINDOWS

Type:

Double pane windows.

Condition:

See INTERIOR: section of report.

STORMS/SCREENS

Type:

Single screens.



Settlement to porch deck and guardrail.

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Condition:

POOR. Screens are missing from the majority of the windows. The missing screens should be replaced.



PORCHES AND STEPS TO BUILDING

Material:

Wood framed wraparound porch with wood decking.



Condition:

POOR. Significant settlement noted to the porch deck that extends along the right side of the home. The porch structure has also pulled away from the house. Trim has been installed over the gap between the porch decking and the walls of the home. The support posts penetrate the soil with NO visible evidence of footings (as visible from the basement windows). Some areas of the guardrail, around the perimeter of the porch, are loose. Wood plank cladding has been installed around the perimeter of the wraparound porch. The majority of the framing, under the porch, is NOT visible for inspection. Potential for further damage/deterioration to exist that is NOT visible for inspection. This long wraparound porch requires major repairs and reinforcement at this time. Consult qualified contractors for estimates for major repairs/reinforcement or complete replacement PRIOR to closing. The steps, that lead up to the porch, have been constructed with open risers. Have a qualified contractor enclose the open risers to improve safety.

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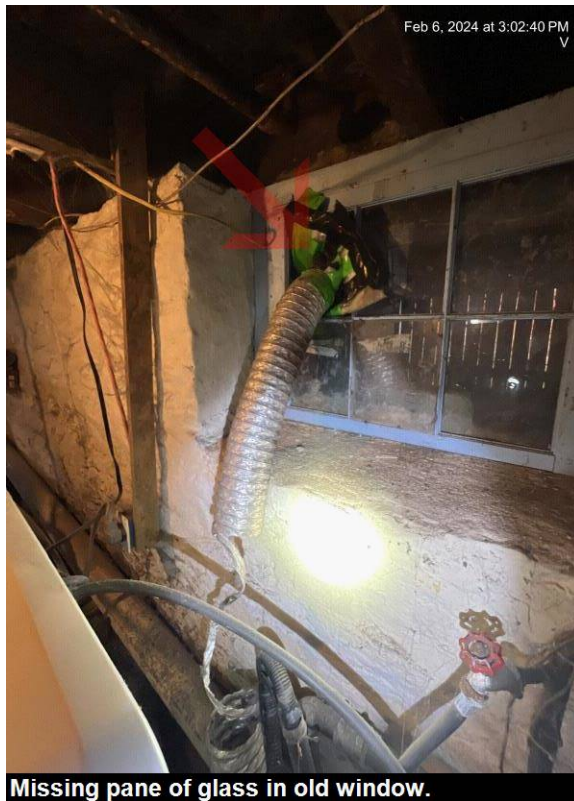


Missing guardrail baluster.

BASEMENT WINDOW AREA

Condition:

POOR. A glass pane is missing from the right front basement window (the pane was removed when the older dryer exhaust duct was run through the window). Have a qualified contractor replace the missing glass pane to reduce the potential for pest entry into the home.



Missing pane of glass in old window.

EXTERIOR ELECTRICAL RECEPTACLES & LIGHTS

Type

Three prong receptacle(s) & light fixtures.

Condition:

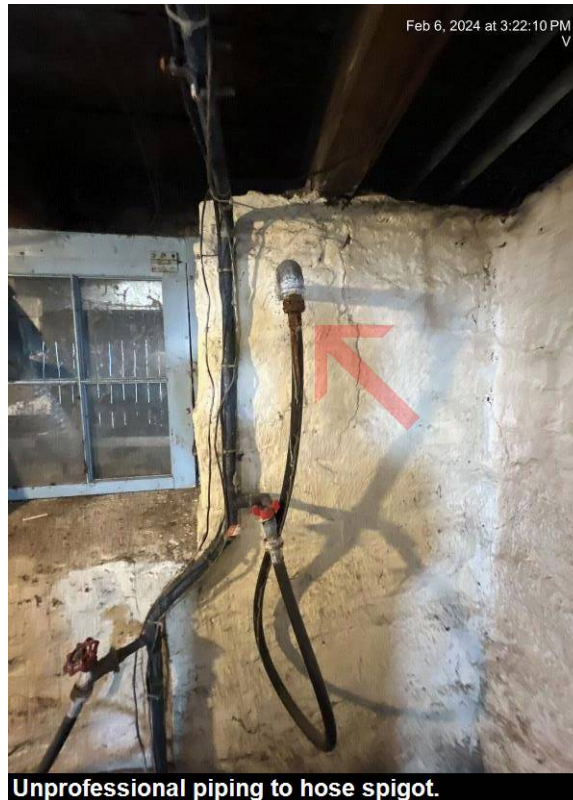
FAIR. Though functional, the receptacle lacks ground fault protection. It is advised to have a licensed electrician install a ground fault protected receptacle and in-use waterproof cover to reduce the potential for electrical shock and improve safety of operation.

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HOSE FAUCET

Condition:

POOR. Water has been supplied to the hose spigot by means of a rubber clothes washer supply hose. The supply piping has NOT been installed in a professional manner. The interior shutoff valve was OFF at this time. Operation of the hose spigot could NOT be tested. Have a licensed plumber install proper supply piping to the hose spigot. It is advised to turn the interior shutoff valve off, prior to freezing weather conditions, to help reduce the potential for freezing and damage to the faucet and piping.



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/gas 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:

From ground with camera with zoom lens (upper roof decks). From windows on second floor (porch roof decks). From gable end louvers in attic (rear flat roof on addition).



Missing shingle on front porch.

Primary type:

Asphalt or fiberglass (or combination of both) three tab shingles. Appears to be one layer.



Tar patching on roofing shingles.

Overall condition:

POOR. The roofing shingles are in deteriorated condition. Extensive asphalt granule loss noted to the shingle surface. Tar patching noted between various shingles. Tar should be considered a temporary repair. As the tar dries out, leaks will likely redevelop. The roofing should be replaced at this time - BEFORE leaks can redevelop. Obtain estimates, from qualified roofing contractors, for replacement PRIOR to closing. Roof pitch, on the lower roof decks (above the wraparound porch) appears insufficient for shingle installation with NO visible evidence of an impervious rubberized membrane

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(under the shingles as visible from the lower edge of the roofing).. Water may back up under the shingles during certain weather conditions (may occur during melting snow, ice damming and wind driven rain). Recommend installing "ice and water shield" over the roof decking prior to the installation of new shingle roofing or have a commercial type membrane type roofing installed - which is designed for flat and shallow roof deck applications.



Asphalt granule loss to shingles.

ADDITIONAL ROOFING

Location:

Primary type:

Flat roof on rear two story addition.

Rolled composition material (rolled asphalt roofing).



Patch on rolled roofing above addition.

Overall condition:

FAIR. A small patch was noted on the left side of the rear flat roof deck. Patching should be considered a temporary repair only. Leaks will likely develop once the tar dries out over time. Rolled asphalt roofing is considered a low quality roofing material commonly used on shallow pitched outbuildings and garages. Plan on replacement of this roofing with a better quality roofing product to reduce the potential for leaks to develop.

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.

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Flashing does NOT cover roofing nails.

Condition:

POOR. The flashings, along the upper edges of the lower roof decks, do not cover nails in the shingles (there is too much shingle exposure which can be conducive to leaks). Tar patching was noted on the original brick chimney. Light is visible around the chimney - as noted from the attic. All flashings should be replaced along with the roofing - to prevent leaks from occurring around the roof penetrations.



Tar patching to chimney flashing.

CHIMNEY(S) (EXTERIOR VISIBLE AREA)

Type of material:

Brick (serves the fireplace). Metal "B" vent (serves the boiler).

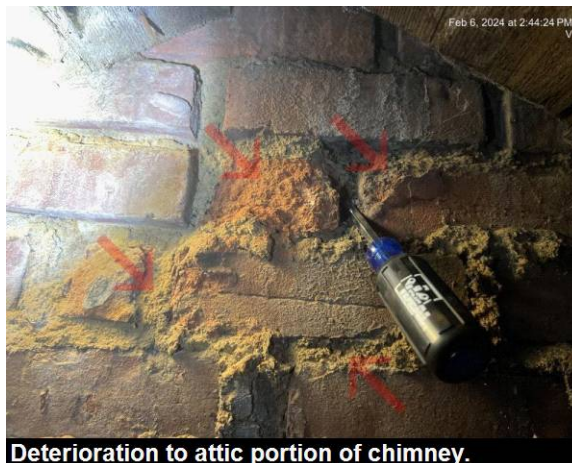
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Cracking and peeling of parging over brick

Condition:

POOR. Cracking and peeling of the parging material that has been applied over the brick. Tar patching noted on the chimney flashing. Light is visible around the chimney - as noted from the attic. Spalling and deterioration noted to multiple bricks as well as the mortar as visible from the attic. Consult a qualified chimney contractor for all necessary repairs PRIOR to closing. Exterior evaluation only. The interior of the chimney is NOT inspected. See the Fireplace section of the report for further information.



Deterioration to attic portion of chimney.

GUTTERS AND DOWNSPOUTS

Material:

Gutters and downspouts are aluminum.

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Unsecured downspout.

Condition:

POOR. The downspout, at the left rear corner of the home, is not secure to the house. The downspout should be secured. Gaps were observed between the fascia and the lower edge of the roofing. This can allow pest entry into the attic. Have a qualified contractor make all necessary repairs. Note: Keep gutters clean and keep water leading away from the foundation. Gutters require periodic re-nailing.

GARAGE

TYPE

BUILDING TYPE Detached garage.

EXTERIOR WALL SURFACES

Primary material used: Wood clapboard.

Condition: POOR. The building is out of plumb. The exterior walls are leaning. See comments below.

EXTERIOR TRIM

Primary type: Wood clapboard.

Condition: SATISFACTORY.

ROOFING

How inspected: From ground at eaves.

Primary type: Asphalt or fiberglass (or combination of both) three tab shingles.



Deterioration to roofing.

Overall condition: POOR. The roofing shingles are worn and in deteriorated condition. The roofing requires replacement at this time. Obtain estimates, from qualified roofing contractors, for replacement PRIOR to closing.

GUTTERS AND DOWNSPOUTS

Material: None installed. The installation of gutters and downspouts is advised to direct roof runoff away from the foundation.

INTERIOR WALLS AND CEILING

Type: The garage doors were both locked. The listing agent did NOT have keys for the padlocks. The interior of the garage was NOT accessible for inspection. As the exterior walls are out of plumb (building is leaning), there is the strong potential for damage to exist to the framing within the garage. The interior of the garage should be made accessible for inspection PRIOR to closing.

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GARAGE FLOOR

Type:

Unknown. The garage doors were locked and the interior inaccessible for inspection at this time. The interior of the garage should be made accessible for inspection PRIOR to closing.

GARAGE DOORS

Type:

As the hinged garage doors were padlocked, operation of the doors could NOT be tested.

GARAGE ELECTRICAL

Type:

The inspector can NOT determine if there is an electrical service to the garage as the doors were locked. Have a licensed electrician install an underground electrical service to the garage as needed.

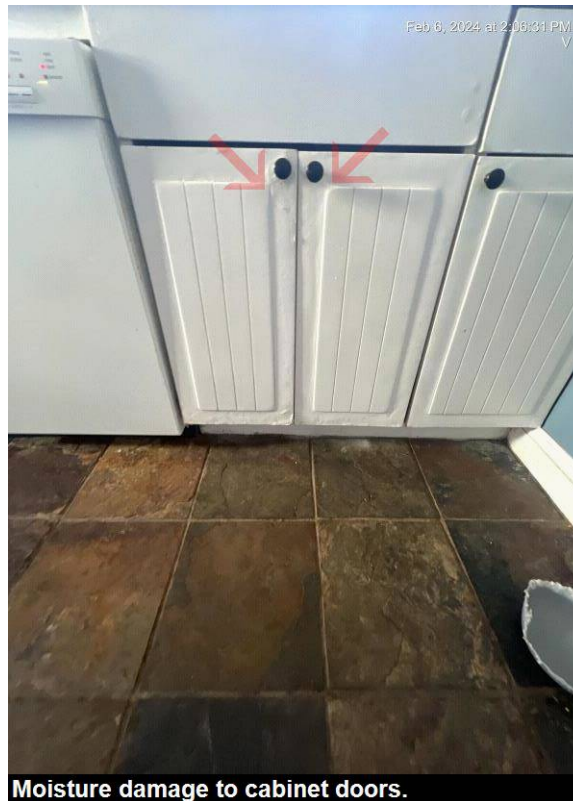
KITCHEN AND APPLIANCES

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:

FAIR. Moisture damage noted to the doors under the kitchen sink. Loose hinges and hardware noted on multiple cabinet doors and drawers. Have a qualified contractor make all necessary repairs to restore proper operation of the doors and drawers.



COUNTER TOPS

Condition:

FAIR. Ceramic tile counter top. The grout can be difficult to maintain. Recommend sealing the grout periodically to help reduce the potential for staining.

KITCHEN FLOORING

Type:

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

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Condition:

FAIR. The ceramic tiles have been installed unlevel. Some tiles protrude higher than others which can present a trip hazard. Worn and deteriorated grout noted between various tiles. The ceramic tiles have likely NOT been installed over a proper underlayment. Have a qualified flooring contractor replace the ceramic tile flooring as desired.

STOVE/OVEN

Condition:

POOR. Although the stove/oven was operational, the unit has been hardwired to the electrical cable. This does NOT comply with modern electrical standards. Have a licensed electrician install a proper 220 volt electrical receptacle to allow the oven to be easily replaced or serviced. An anti-tip bracket is NOT installed on the back of the oven. Have a qualified appliance technician install an anti-tip bracket to prevent the oven from tipping forward should the oven door be loaded while open.

KITCHEN VENTILATION

Type:

Range hood designed to vent to the exterior.

Condition:

POOR. Although the range hood was designed to vent to the exterior of the home, an exhaust duct has NOT been installed. The range hood did NOT direct exhaust air to the exterior nor redirect exhaust air to the interior. Have a licensed HVAC contractor replace this range hood with a unit designed to re-circulate air to the interior.

KITCHEN PLUMBING

Condition:

POOR. The faucet is loose at the connection to the top of the sink. The faucet should be secured to the sink. Water first drains very slowly and then gets sucked down the drain. An "S" trap is located in the waste piping under the sink. After the 1950's "S" traps were eliminated because water can be easily siphoned out of the trap allowing sewer gasses to enter the house. Have a modern "P" type trap and a means of venting installed by a licensed plumber to improve drainage.

DISHWASHER

Condition:

FAIR. Although operational, the dishwasher door contacts the adjacent cabinets when opened. The cabinet should be trimmed to allow the door to properly open/close. Unit operated normally in the regular wash cycle ONLY. The unit was NOT tested in the various different cycles. Be sure to operate the dishwasher again prior to closing.

COUNTER ELECTRICAL RECEPTACLES

Type:

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

Condition:

FAIR. Though functional, some of the receptacles lack ground fault protection. It is advised to have a licensed electrician provide ground fault protection to ALL countertop receptacles to reduce the potential for electrical shock and improve safety of operation.



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KITCHEN LIGHT(S)

Condition:

POOR. The ceiling mounted light fixture was NOT functional. The fixture should be made functional and operation tested PRIOR to closing.

OTHER

Condition and Type:

Refrigerator. Though functional, check operation again at closing. There is NO water supply line for installation of a ice maker or water dispenser.

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 observed, be sure to inform your agent and attorney prior to closing

BATHROOM 1

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



Condition: Fixtures & Surround: POOR. The pedestal sink is loose at the connection to the wall. The cold water handle, on the sink faucet was NOT functional. The faucet handle is seized and would NOT turn. Have a licensed plumber make all necessary repairs to both improve safety and restore proper operation of the sink. The sink stopper is damaged and should be replaced. Note: This half bathroom has been built into a small closet. There is minimal clearance between the fixtures and the walls. It should be determined if a permit and all necessary permit approvals were obtained for construction of this half bathroom PRIOR to closing.

Plumbing leaks: (ALL ACTIVE LEAKS SHOULD BE REPAIRED PRIOR TO CLOSING) No leaks noted at the time of the inspection.

Ventilation: Condition and type: POOR. This small half bathroom does NOT contain a source of ventilation. Have a licensed HVAC contractor install an exhaust fan that vents to the exterior.

Floor covering: Condition and type: FAIR. Ceramic tile. The ceramic tile has likely NOT been installed over a proper underlayment. As such, there is the potential for the tiles and grout to crack and loosen over time.

Electric: Condition and type: POOR. Receptacle that has ground fault protection & light fixture. The sconce, to the left of the sink, is loose. The sconce should be secured to the wall to improve safety.

BATHROOM 2

Location: 2nd floor.
Type of fixtures: Built-in tub with a shower surround, sink(s) and toilet.

Condition: Fixtures & Surround: POOR. The pedestal sink is loose at the connection to the wall. The sink should be secured to improve safety. Corrosion noted on the rain piping under the sink. A plastic container (likely used to catch drips from intermittent leaks) is being stored in the pedestal under the sink. Have a licensed plumber make all necessary repairs to reduce the potential for recurring leaks and possible water damage. The tub stopper mechanism was NOT functional and the tub spout was loose. Have a licensed plumber make all necessary repairs .

Plumbing leaks: (ALL ACTIVE LEAKS SHOULD BE REPAIRED PRIOR TO CLOSING) See comments above.

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.



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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.

INTERIOR

Most thin diameter cracks in interior walls and ceilings are minor and are considered cosmetic flaws. Wider cracks in old plaster walls can be indicative of delamination of the plaster from the lath. Patching to such cracks should be considered temporary. If further delamination is experienced, the plaster will need to be removed and replaced with drywall. Nail pops are due to normal expansion and contraction of the wood framing behind the drywall. These pops or imperfections are of no structural significance. Repairs generally involve replacing the drywall nails with screws, patching, , and repainting. No effort was made to move furniture or other obstructions which are sometimes present and restrict viewing of interior areas. If damage/deficiencies are noticed during the final walk through of the home, be sure to document them and inform your agent and attorney prior to the 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. Laminated vinyl. The flooring should be kept as dry as possible to reduce the potential for warping and other damage.



Dining room floor has settled.

Condition:

POOR. Settlement noted to the floors in the dining room, living room and front second story bedroom. See the Basement and Attic sections of the report for need for further evaluation and structural reinforcement.



Settlement to floor in front bedroom.

WALLS

Material:

Plaster on wood lath. Old plaster can contain asbestos. The plaster should NOT be disturbed or removed without first having it tested for possible asbestos content. The inspector does NOT perform asbestos testing. Consult a qualified environmental

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contractor for further evaluation PRIOR to closing. Fiberboard. Some types of old fiberboard may contain asbestos. This material should NOT be removed or disturbed without having it tested for possible asbestos content. The inspector does NOT perform asbestos testing. Consult a qualified environmental contractor for further evaluation PRIOR to closing.



Patching to rear wall in rear bedroom.

Condition:

FAIR. Extensive patching was noted to the rear wall of the rear bedroom. The patched areas of the wall tested dry with a moisture meter. Obtain history of possible leaks and patching to this wall from the owner PRIOR to closing. Cracks noted to the plaster walls in multiple locations of this home - especially on the second story. As the plaster ages, additional cracks will likely develop. Plan on replacement of the plaster with drywall.



Crack in plaster wall.

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CEILINGS

Material:

Plaster on wood lath. Old plaster can contain asbestos. The plaster should NOT be disturbed without first having it tested for possible asbestos content. The inspector does NOT perform asbestos testing. Consult a qualified environmental contractor for further evaluation PRIOR to closing. Fiberboard. Some types of old fiberboard may contain asbestos. This material should NOT be removed or disturbed without having it tested for possible asbestos content. The inspector does NOT perform asbestos testing. Consult a qualified environmental contractor for further evaluation PRIOR to closing. Bead board.



Moisture damage to kitchen ceiling.

Condition:

POOR. Moisture damage noted to the bead board ceiling in the kitchen (right front corner of the kitchen near the chase for the piping that runs to the second story bathroom). See the Plumbing section of the report for further information in regard to leaks from the plumbing vent stack that runs in this area. The ceiling joists, in the front second story bedroom, have sagged - toward the center of the span. The joists, at the front of this bedroom, have been cut to form a dormer. This may have contributed to the deflection of the ceiling joists. Have further evaluated by a qualified structural contractor and any necessary reinforcement performed to prevent further deflection from occurring.



Deflection to ceiling joist in bedroom.

STAIRS

Condition:

FAIR. The staircase is narrow and winding. This is consistent with the age of the home. Take precaution when climbing/descending the staircase to avoid injury. The underside of the wood framed staircase is exposed (as visible in the closet under the staircase). This presents a potential fire hazard. It is advised to have a qualified contractor install fire-rated drywall, on the underside of the staircase, to slow the rate of flame spread in

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the event of a fire in the basement.



FIREPLACES

Components and/or type:

Masonry (brick or stone). This fireplace was likely intended for use with coal.



Condition:

POOR. Spalling noted to the bricks within the firebox. Although a liner has been installed in the old brick chimney, cracks and deterioration were observed to the fireplace and chimney structure. The cracks would suggest that some movement has occurred to the masonry fireplace and chimney. Wood timbers are in direct contact with the masonry fireplace structure (as visible from the basement). Spalled brick also noted in the attic portion of the chimney as well as just below the dining room floor (visible from the basement). This fireplace presents a FIRE SAFETY HAZARD and should NOT be used. Consult a qualified chimney contractor to determine if the fireplace and chimney can be repaired to restore operation. Due to the small firebox, the fireplace may have originally been intended for coal and not wood.

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DOORS

General condition:

POOR. The doors are missing from the closets in the second story bedrooms. The missing doors should be replaced.

WINDOWS

Types:

Vinyl double hung.



Condition:

POOR. The top sash, of various bedrooms windows, falls down when the windows are unlocked. This presents the potential for injury. The sashes, in the left window in the rear bedroom, are crooked and would NOT latch and lock. Have a qualified contractor repair or replace these windows to improve safety. Condensation noted between the glass panes of the living room windows. As the seal, between the insulated glass panes, is compromised, additional condensation will likely develop over time. Have the



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compromised sashes replaced by a qualified window contractor. Note: It is advised to keep the vinyl windows locked, when closed, to reduce the potential for warping over time.

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. Although the inspector entered the attic for on rafters or trusses. Do NOT evaluation, some areas could NOT be walked or crawled through due to lack of flooring step on the insulation. Personal and insulation that extends above the top edge of the ceiling joists. Minimal visual injury and/or property damage can inspection of various areas. Potential for damage/deficiencies to exist that are NOT easily occur. visible for inspection. The rear two story addition contains a flat roof with NO access to the space between the finished ceiling and the underside of the roof deck. Potential for damage/deficiencies to exist that are NOT visible for inspection.

MOISTURE STAINS (ATTIC)

Observations:

Staining, around the chimney, was dry at this time. However, as light is visible between the chimney and the adjacent roof sheathing, there is the potential for recurring leaks depending on weather conditions. The chimney flashing should be replaced along with the roofing. Discoloration on various areas of the plywood sheathing likely contains 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 have the attic further evaluated by a qualified environmental contractor PRIOR to closing. Any identified mold growth should be professionally remediated as needed.



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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:

FAIR. Although consistent with the age of the home, the rafters are undersized and too widely spaced for current construction standards. There are also NO collar ties installed between the rafters. The ceiling joists, at the front of the attic, have been modified to create a small cathedral ceiling around the original attic window. The modified joists and framing connections are below the insulation and NOT visible for inspection. Have a qualified structural contractor make all necessary repairs and reinforcement to prevent further deflection of the ceiling joists in the front bedroom.

SHEATHING (ATTIC)

Condition and type:

FAIR. There is a gap between the bottom edge of the sheathing and the fascia. The fascia boards should be replaced to reduce the potential for pest entry into the attic.



ATTIC INSULATION

Type:

Fiberglass batts.

Average (approx) thickness and R-value:

6 inches - R19.

R-value:

Location:

Within the floor system.

Condition:

FAIR. The quantity of insulation is marginal for modern construction standards. In addition, insulation has NOT been installed around the cathedral ceiling enclosure above the front bedroom. Additional insulation is recommended to help reduce heat loss and condensation formation in the attic. Have a qualified contractor install additional insulation as and where needed.

ATTIC VENTILATION

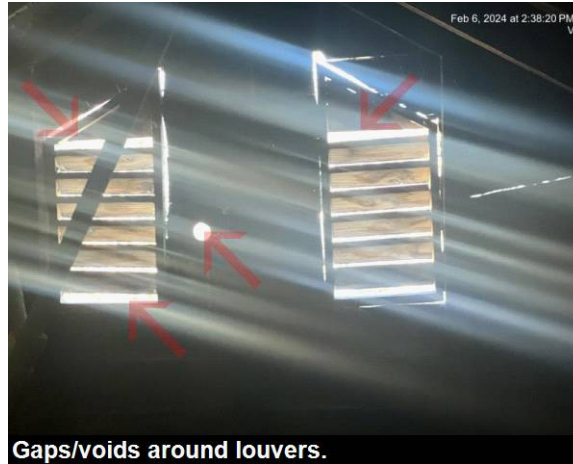
Type:

Ridge vent. Gable end louvers (rear gable wall only).

Condition:

POOR. Large gaps and voids noted around the gable end vents as well as between the courses of the wood siding in the rear gable end wall of the home. This has allowed batt entry - as there are considerable droppings on the insulation within the attic. Have a qualified pest control contractor treat for the batts as permitted (as batts are endangered treatment can only be performed at certain times a year). Consult a qualified pest control contractor for further information in regard to treatment restrictions in regard to the batts. The openings, in the gable end wall, should be repaired and sealed to prevent recurring pest entry into the attic.

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ELECTRICAL IN ATTIC

Condition:

FAIR. Remnants of old ungrounded "Knob and Tube" wiring were observed in the attic. Those wires, that were safely accessible, did NOT test live with a voltage proximity tester. However, the inspector can NOT determine if all such unsafe and antiquated wiring has been deactivated (insulation covers most of the wiring throughout the attic). Obtain history of wiring replacement from the owner PRIOR to closing. Have the home further evaluated by a licensed electrician to ensure there is NO remaining active "Knob and Tube" type wiring PRIOR to closing.



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 open walls and ceilings in most areas. Stored items limits visibility of various areas of the basement. Potential for damage/deficiencies to exist that are NOT visible for inspection. Further inspection is advised, once the stored items are removed, PRIOR to closing.



Diagonal crack in front foundation wall.

FOUNDATION

Foundation system: Condition & POOR. A diagonal crack was noted in the left corner of the front foundation wall (above and behind the oil tank). Deterioration noted to the mortar joints between the stones within the foundation walls (visible where the concrete parging has worn off the walls). Have the foundation further evaluated by a qualified structural mason contractor to determine best means of repair and reinforcement.



Deterioration to masonry wall.

FRAMING AND SUPPORT

Type:

Wood joists, header, girder & brick piers.



Minimal support to end of beam.

Condition:

POOR. The beam, that supports the floor joists at the front area of the basement, has sagged. The beam that supports the floor joists under the rear area of the basement is undersized for this span. There is minimal end bearing of this small beam on the masonry of the chimney. Cracks were observed in multiple floor joists. Consult a qualified structural contractor to make all necessary repairs and reinforcement to prevent further sag to the floors. Note: An adjustable screw jack column was installed under a floor joist near the newer chimney used by the boiler. This column rests on the concrete floor without a footing. Adjustable screw jack columns were NOT intended to provide permanent support. This column should be replaced with a structural steel column and a footing installed to provide proper support.

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FLOOR SHEATHING

Condition and type:

Floor sheathing is NOT installed. The original wood flooring is nailed directly on the joists. This is consistent with the age of the home.



BASEMENT FLOOR

Type:

Concrete poured directly over the soil with NO provision for drainage or steel reinforcement. Consistent with the age of the home.



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Condition:

SATISFACTORY. Where visible. Those areas covered with stored items are NOT visible for inspection. Further evaluation is advised, once the stored items are removed, PRIOR to closing.



Staining around base of staircase.

FLOOR DRAIN

Type:

Sump pit but NO visible under floor drainage.



Suspected mold growth on framing.

Condition:

FAIR. Although a sump pit is present, it will NOT be effective in preventing or redirecting water penetration through the foundation. The sump pit lacks a cover. A cover should be installed on the sump pit to improve safety and reduce the potential for radon gas entry into the home.

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SUMP PUMP

Condition:

Sump pump was of the type that could NOT be readily tested (the pump does NOT contain a float that can be manually raised). The pump should be monitored for proper operation. PROPER OPERATION OF THE SUMP PUMP IS LIKELY NECESSARY TO HELP CONTROL BASEMENT WATER CONDITIONS. IT IS HIGHLY RECOMMENDED TO HAVE A LICENSED PLUMBER INSTALL A WATER PRESSURE BACKUP PUMP TO PROVIDE OPERATION IN THE EVENT OF MECHANICAL FAILURE OR LOSS OF ELECTRICITY.

BASEMENT DAMPNESS

Water penetration:

Staining, on the floor along the left side foundation wall and along the bottom of the basement staircase, was wet at this time. Smaller areas of staining were observed in various locations around the perimeter of the basement. The stored items are located on pallets. The washer and dryer have also been elevated up off the floor. A musty odor was noted when entering the basement. Whitish discoloration, on the framing and underside of the flooring, likely contains 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. Consult qualified waterproofing contractors to determine best means of redirecting water penetration through the foundation. This will likely require the installation of underslab perimeter drainage piping. Due to the age of this foundation and lack of footings, precaution should be taken NOT to disturb the stone foundation walls when drainage work is performed.

CRAWL SPACE

Accessibility:

Conditions were observed from the crawlspace access opening ONLY. The inspector was unable to safely enter the crawlspace due to the small size of the crawlspace access opening and the presence of sewer water leakage from the plumbing stack. In addition, a PVC drain pipe extends across the crawlspace access opening. Only a limited inspection of the crawlspace could be performed. Potential for damage/deficiencies to exist that are NOT visible for inspection. Further evaluation of the crawlspace should be completed PRIOR to closing.

Floor:

Exposed soil and rubble.

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Clearance below joists:

Ample.



Condition:

POOR. Rot was noted to the framing and sheathing - in the vicinity of the leaking plumbing vent stack. Have a qualified structural contractor replace the damaged framing and sheathing once the plumbing leaks are addressed. This crawlspace contains an exposed soil floor. Have a qualified waterproofing contractor encapsulate the floor and walls to reduce the potential for elevated moisture conditions that can be conducive to mold growth.

BASEMENT STAIRS

Condition:

POOR. The masonry staircase contains steps of varying height. This can present a trip hazard but can NOT be easily repaired without complete replacement of the staircase. Have a qualified contractor install a handrail to improve safety.

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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.

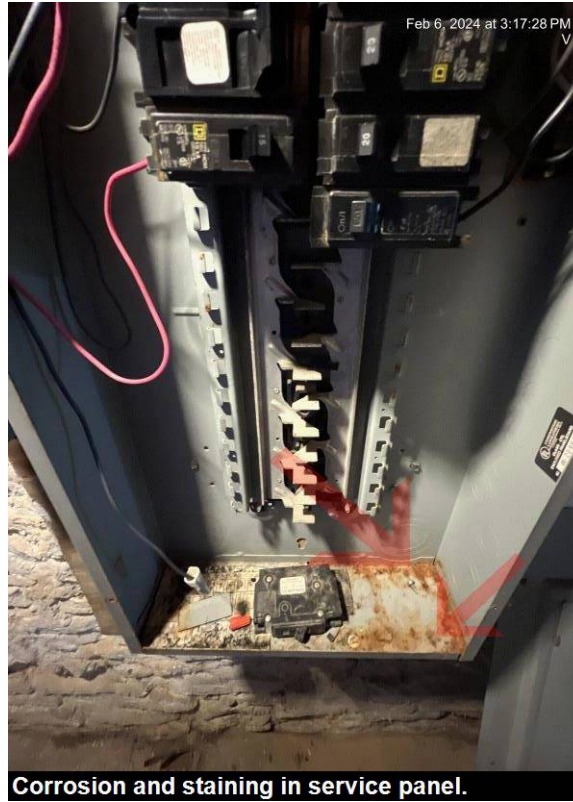
ELECTRIC SERVICE & GROUNDING

| | |
|--------------------------------------|---|
| <i>Service line entrance:</i> | Overhead 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, 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. Corrosion and staining noted within the service panel. Moisture has likely gained access to the service panel through the service cable. This presents a potential FIRE and SHOCK HAZARD. Corrosion was noted on a few of the breaker terminals. Newer electrical cables penetrate the panel without clamps. The sheathing, on these cables, has NOT been cut back. A few of the circuit breakers do NOT match the manufacturer of the service panel. Have a licensed electrician replace this service panel to improve safety.

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Quantity of circuits:

FAIR. Marginal for modern electrical needs and standards. Have a licensed electrician install additional circuits to reduce the potential for circuit overload - once the service panel is replaced.

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CONDUCTORS/WIRING

Branch wiring:

Copper in all wiring. No aluminum wiring noted. A mixture of older and newer wiring. Recommend identifying location and use of older wiring & using or installing dedicated lines for specific items. Plans should be made for upgrading on an as needed basis.

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Condition:

Cable laying on flue connector.
POOR. An old metallic "BX" type cable is laying on the boiler flue connector. This can result in overheating and damage to the wiring. Have a licensed electrician properly secure this wiring. Missing covers noted on multiple junction boxes in the basement and attic. This increases the risk for electrical shock. Covers should be installed on all open junction boxes to improve safety.

RECEPTACLES, FIXTURES, & RELATED WIRING (GENERAL)

Condition and type:

SATISFACTORY. Random testing (approximately one receptacle per room) throughout the dwelling. Note: Many of the receptacles were in use and could NOT be tested.

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. Note: An old abandoned galvanized steel line penetrates the foundation. Note: 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: POOR. Corrosion noted on multiple shutoff valves throughout the basement. Some of the copper supply lines are NOT adequately supported. Unprofessional piping supplies water to the clothes washer. Have a licensed plumber replace all corroded shutoff valves and replace all unprofessional supply piping BEFORE leaks can develop.



Corrosion on shutoff valve.

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 Cast iron, copper and plastic (PVC and/or ABS).

inspection..



Staining under corroded sewer main.

Condition:

POOR. Corrosion and extensive leakage noted around the plumbing waste stack located in the crawlspace. Staining was also noted under the main sewer line penetration through the foundation wall. Multiple small sections of PVC piping have been patched into the main sewer line. This can be conducive for leaks to develop. The main plumbing vent stack terminates in the attic. This can result in sewer gas odors and the accumulation of sewer gas in the attic. Have a licensed plumber make all necessary repairs and replace the remaining cast iron piping to prevent additional leaks from developing. The main sewer line is likely 100+ years old. Underground pipes are NOT visible for inspection. Potential for blockage/repair exists. Due to the age of the piping, it is advised to have a licensed plumber conduct a camera scan of the underground sewer line to determine condition PRIOR to closing. Any damaged sections of piping should be replaced by a licensed plumber as needed.



Poorly installed PVC sewer line.

WASTE DISPOSAL

Distribution:

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

WATER HEATER (1)

Fuel:

TANKLESS: Boiler used for heating provides energy for domestic hot water.

Capacity:

Tankless. Integral with heating system. Tankless systems can produce extremely hot water. Highly recommend installing temperature regulating valves for all bathing fixtures.

Approximate age:

The tankless coil, within the boiler, is very old. See the Heating section of the report below.

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Leakage/corrosion around coil.

Condition:

POOR. Excessive corrosion and evidence of leaks noted on/around the old tankless coil. Older tankless system (the domestic hot water is provided by a coil installed in the boiler used for heating purposes). This type of domestic water heating system can produce VERY HOT BUT LIMITED quantities of water. It is advised to have a licensed plumber install a separate water heater or hot water storage tank to improve safety and provide an adequate quantity of hot water.

CLOTHES DRYER (Check again at closing)

Heat source: Electric.

Venting method: Note: Internal within the home. Allowing a dryer to vent into the home can result in excessive moisture and heat accumulation than can be conducive to mold growth. Have a qualified contractor install a rigid metal vent duct to the exterior of the home.
 Recommend replacing any "plastic" venting with metal to reduce the potential for overheating and lint fires.

Condition: The dryer was NOT tested as part of this home inspection. Articles of clothing were located in the dryer. Operation of the dryer should be tested PRIOR to closing.

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. Articles of clothing were located in the washer. Operation of the washer should be tested PRIOR to closing.

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.

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Equipment type:

Forced hot water boiler. Lifespan of hot water circulating boilers is approximately 15-20 years (if the system is properly and regularly maintained).

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Oil staining under burner.

Approximate age:

25+ years.



Pan under oil filter.

Condition:

POOR. Although the boiler responded to the thermostat, it HAS EXCESSIVE CORROSION. Active leakage was noted at the piping and domestic hot water coil. Extensive staining noted on the basement floor around the oil burner. A strong odor of fuel oil was noted in the basement. A pan was also noted under the oil filter. This boiler is 25+ years old and in deteriorated condition. Have a licensed plumbing and heating contractor replace the boiler to provide safe operation. Annual servicing by a qualified oil heating contractor is advised to promote efficient and safe operation of the heating system.

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FUEL SUPPLY

Delivery System/Fuel:

Oil tank is located in the basement. Oil tank insurance should be obtained and maintained. Extensive corrosion noted on the bottom of the steel tank (the sides of the tank have been more recently painted). Two of the tank legs are badly corroded. Have a licensed plumbing and heating contractor should be replaced BEFORE oil leakage occurs. It is advised to replace the current tank with a "Roth" type double walled tank to reduce the potential for oil leaks. A second oil line (which has been cut) terminates near the left side foundation wall. The inspector makes NO deliberate attempt to locate potential underground fuel storage tanks. Due to the environmental concerns associated with underground fuel storage tanks, HIGHLY recommend having a qualified environmental contractor conduct an underground tank search PRIOR to closing. Any tank(s), that may be located, should be professionally removed with all necessary permits and permit approvals PRIOR to closing.



Corrosion on bottom of oil tank.

NORMAL CONTROLS FOR HEATING

Condition & Type:

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



Remnants of fibrous insulation on piping.

COMBUSTION AIR AND VENTING

Condition & Type:

FAIR. Some corrosion and staining noted on the flue connector. The corroded sections of flue connector should be replaced along with the boiler. Combustion air make up and venting appear adequate. Metal flue connector with metal ("B" vent) type chimney.

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DISTRIBUTION FOR HEATING

Condition and type:

POOR. A combination of radiators and baseboard units with iron and copper distribution piping. POSSIBLE ASBESTOS INSULATION: It appears that the insulation material that likely contained asbestos has been removed from visible areas of the heat distribution piping. Small pieces of remaining fibrous insulation (at various joints and fittings within the piping) as well as longer pieces of such insulation are likely indicative of unprofessional removal. This presents a potential HEALTH SAFETY CONCERN. CONSULT A QUALIFIED ASBESTOS ABATEMENT CONTRACTOR TO FURTHER EVALUATE THE INSULATION AND COMPLETE THE REMOVAL PROCESS. IN ADDITION, THE AIR SHOULD BE TESTED FOR POSSIBLE ASBESTOS CONTAMINATION AND ALL NECESSARY REMEDIATION COMPLETED AS NEEDED. Much of this old piping is corroded and will require eventual replacement.



COOLING SYSTEM (1)

Equipment type:

There is NO source of air conditioning in this home. Consult a qualified HVAC contractor to obtain an estimate for central air conditioning installation as desired PRIOR to closing.