



Inspection Report

Susan Homebuyer

**Property Address:
204 Movingup Ave
Hometown NJ 08835**



H&J Freile Home Inspection, Inc.

Steve Zimko Home Inspector Lic# GI016500

**439 Union Avenue
Middlesex, NJ 08846
800-581-1887**

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| | | |
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| Date: 8/3/2018 | Time: 09:30:00 AM | Report ID: Sample1 |
| Property: 204 Movingup Ave Hometown NJ 08835 | Customer: Susan Homebuyer | Real Estate Professional: Bob Wenke Re/Max Classic Group |

We are pleased to provide your home inspection report for the property referenced above. The report is divided into ten major sections, structure, exterior, roofing, plumbing, electric, heating, cooling, interior, insulation / ventilation / water penetration and fireplaces / solid fuel appliances. We believe that organizing the report by major systems will help you to better understand the home and more easily coordinate any necessary repairs with the appropriate trade person or specialist. The report includes general information regarding the systems or component, indicates items that require attention and helps identify material defects which can affect value, safety or habitability of the inspected home.

WHAT IS A HOME INSPECTION?

A home inspection is a limited visual, functional, non-invasive inspection, performed without moving personal property, furniture, equipment, plants, soil, snow, ice or debris, using the mandatory equipment and including the preparation of a home inspection report of the accessible elements of the following systems and components of a residential building and its garage or carport (with exceptions): structural; exterior; roofing; plumbing; electrical; heating; cooling; interior; insulation; and ventilation, fireplaces and solid fuel burning appliances, but excluding recreational facilities and outbuildings other than garages or carports, as described more fully in the Standards of Practice included at the end of this report.

The purpose of the home inspection is to identify and describe material defects found in those systems and components. Typically, the inspection and report will also provide you with useful information regarding the overall condition of the home.

The inspection was conducted in accordance with the rules in the New Jersey Administrative Code contained at N.J.A.C. §13:40-15 and the agreed upon Pre-inspection agreement. The standards and pre-inspection agreement contain more detailed information about a home inspection including very important limitations and exclusions.

WHAT A HOME INSPECTION IS NOT?

The home inspection is not a warranty, guarantee or insurance policy on the home. The home inspection is not technically exhaustive and is not conducted at a specialist level. Not all defects will be identified during the inspection. Unexpected repairs should be anticipated. The home inspection does not determine the presence of any potentially hazardous plants, animals, rodents or diseases or the presence of any actual or potential environmental concerns, hazards or contaminants in the air, water, soil or building materials; identify concealed conditions and latent defects; determine life expectancy of any system or component; determine future conditions that may occur including the failure of systems and components including consequential damage or determine compliance with codes, regulations and/or ordinances.

PHOTOGRAPHS

The report includes photographs which may allow you to see areas or components that the inspector was able to access but was not readily or safely accessible to you. The photographs may also show some deficiencies and help you or a reader of the report to better understand what is being reported. The report will not include photographs of all of the deficiencies discovered and often the picture of the deficiency may be a representative sample of a condition noted in multiple places.

MOLD, ASBESTOS and OTHER ENVIRONMENTAL ISSUES

A home inspection does not determine the presence or absence of hazardous plants, animals, reptiles, insects, environmental concerns, mold, and hazards or contaminants in the air, water, soil or building materials. H&J Freile does offer various additional testing and inspection services including radon testing, water quality testing, mold inspection and testing and asbestos testing. Additional inspections and testing are also available through third-party specialists and laboratories. These tests or inspections require expertise beyond that of a typical home inspector and in most cases specialized equipment and must be ordered separately. If additional inspections or testing are desired, please contact our office for additional information and to schedule.

You should note that wherever moisture accumulates in a building, mold may be present. Any areas that have indications of condensation, high humidity, leaks (roof or plumbing), damp or stains should be further evaluated for mold prior to closing. Any visibly mold infected materials should be either cleaned or removed and replaced taking precautions to avoid spreading

the mold to any other areas in the process. More information on mold and mold cleanup is available at www.epa.gov and www.cdc.gov.

ACTION NEEDED AFTER READING THIS INSPECTION REPORT

A home inspection is not technically exhaustive and is performed by a generalist. Home inspectors following the current standards of practice will inspect a representative number of similar components in the house, such as, windows and receptacles. The home inspector often cannot and is not required to determine the cause of a problem that is discovered. Therefore, any deficiencies noted during the inspection should be further evaluated and repaired by an appropriate specialist.

A few examples of why further evaluation can be important; 1) a loose roofing shingle was noted (a relatively easy and inexpensive fix), upon further evaluation by a roofer it is discovered that an inadequate number of nails were used to install the roof (requiring a complete roof replacement); 2) an improperly wired receptacle was noted, after moving furniture away from the walls additional improperly wired receptacles were discovered; 3) a window with broken balances slams shut when opened, further evaluation found that additional windows that were blocked by furniture or storage had a similar problems; 4) an oversized circuit breaker was noted in the electrical panel (a possible simple fix is to replace the oversized breaker with a properly sized breaker), further evaluation found that the circuit was improperly extended and additional circuitry needed to be installed (a much more costly and intrusive fix); 5) a poor flame shape or color at the burner in a furnace may be due to the need for a routine cleaning or adjustment but it can also be due to a bad heat exchanger (requiring replacement of the furnace) or problem with the chimney flue (a significant safety risk and possibly expensive repair). Further evaluation does not always find additional problems, but there are many more examples of when it can and does.

You are advised to **obtain at least two qualified professional opinions and written estimates** for repair of any defects, comments and recommendations made in this report **prior to closing**. Understanding that the home inspection is not technically exhaustive, performed to a generalist level and only a representative number of components are checked during the home inspection, **any professional making repairs or giving an estimate to repair should further evaluate any deficiency noted and related components or system as a whole in order to uncover {and repair} any problems that were not identified in the report**. All repairs, corrections, if required permits and approvals and / or cost estimates should be completed and documented prior to closing or purchasing the property.

The inspection is not a substitute for a diligent and thorough pre-settlement walk-through inspection, typically conducted just prior to closing. Conditions discovered during a home inspection can change and equipment can fail even immediately after the inspection is completed. Furniture, personal items and storage that were present at the time of inspection may have hidden or covered defects. All home inspections have limits and restrictions. If access to an area or component is restricted at the time of inspection, an effort should be made to have the restriction removed, if possible and to have the previously restricted area or component evaluated prior to closing.

Do not rely on follow-up inspections that contradict the findings in this report. If you should obtain a contradictory opinion, request a written report signed by an appropriately licensed or qualified person and obtain at least one additional follow-up inspection by a qualified third party. Do not hesitate to contact us for additional information, clarification or guidance.

In Attendance:

Home Buyer

Status:

Vacant

Type of building:

Single Family (2 story)

Approximate age of building:

68

Temperature:

80+

Weather:

Light Rain

Ground/Soil surface condition:

Damp

Recent significant rain:

Yes

1. STRUCTURE

SCOPE of INSPECTION: Inspect the visible portions of the foundation, floor, ceiling, walls and roof assembly. Probe any structural components where damage is suspected unless such probing would damage any finished surface. Identify and describe the construction type and materials used in the inspected assemblies. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken. Report method used to inspect attic and crawlspace areas.

Styles & Materials

| | | |
|---|---|---|
| Foundation type: Basement | Foundation material: Block, parged | Columns: Steel Lally |
| Floor type and material: Wood, joist | Wall type and material: Wood frame | Ceiling type and material: Wood frame |
| Roof type and material: Wood, dimensional framing | Attic access method: Entered through door Restricted | Underfloor crawl access: Not accessible |

Items

A. Foundation

Functional

A slight bulge was noted on three of the four foundation walls. No cracks or noted in the foundation walls. The walls have been recently painted which limit the view of the block. Elevated grade along the exterior of the foundation places an unanticipated load on the walls.

B. Columns

Attention Required

Two of the lally columns are wrapped with wood and not visible. Evidence of rust stains were noted at the tops of the columns. It is recommended to remove the wood enclosures to allow full view of columns prior to closing.



B. Item 1

C. Floor structure

Material Defect

(1) Termite damage was noted to the floor joist and front sill plate behind the front stoop. Replace damaged sill plate and joist as needed. Further evaluate for possible hidden damage during repair.

(2) Damaged / rotted subflooring was noted below the toilet and some of the radiators. Repair / maintain as needed.



C. Item 1 Rotted sub-floor below toilet



C. Item 2

D. Wall structure

Functional

E. Ceiling structure

Functional

F. Roof structure

Attention Required

A sag was noted in the roof which appears to be due to long rafter spans common at the time of construction and improperly crowned rafters during installation. Eliminating the sag is typically expensive and commonly deferred. The ideal time to correct the sag is when replacing the roofing.

G. Access - attic

Attention Required

Access to the attic was limited to portions of the eave attics. The right rear eave attic could not be accessed because the door was stuck shut. No representation can be made regarding inaccessible areas or components.

H. Access - underfloor crawlspace

Attention Required

The rear crawlspace (below the pantry) could not be accessed because there was no access opening. No representation can be made regarding inaccessible areas. There is an increased risk of an undiscovered problem in inaccessible areas. It is recommended to create access for entry and potential future repairs. Further evaluate crawlspace for possible latent damage or potentially destructive conditions prior to closing.

I. Access - general

Attention Required

The view of the wood framing was restricted by fixed walls and fixed ceilings. No representation can be made regarding the condition of systems or components.

J. Wood Destroying Insects

Material Defect

Evidence of termite and carpenter ant activity was noted. Water and insect damage was noted to the sill plate and floor joist in the front basement wall and to one of the support post under the deck. Wood destroying insects can cause significant structural damage which can affect the integrity of the building's structure and be expensive to repair. Often, extensive hidden damage can be present even if only a small amount or even no damage is visible. See separate wood-destroying insect report. Treat for activity and repair damage as required. Further evaluate during repair for possible hidden damage.

TYPICAL LIMITATIONS: When inspecting the structure of the house, the foundation walls are often obstructed from view by fixed walls (in finished basement) and/or heavy or excessive storage in front of the foundation walls. Portions of the framing are obstructed by fixed walls, fixed and/or drop ceilings and flooring, insulation in crawlspaces and attic and restricted access to any attic or crawlspace areas. The inspector is not required to enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance or to walk on unfloored sections of attics. Portions of the wall and floor systems can be obstructed by appliances, furniture, area rugs and personal storage. It should be considered that all home inspections have access restrictions which will increase the chance that a defect may be hidden and not discovered. Whenever access is restricted or limited, it is recommended that an effort be made to have the restriction or limitation removed, if possible, and have the obstructed area or component evaluated prior to closing.

SIGNIFICANCE of STRUCTURAL DEFECTS: All structural defects will affect the ability of the structural system or component to support its intended or design loads without excessive sagging or deflection. Some defects do result in complete failure or collapse of the component or affected system or in less common cases the complete structure. A defective structural element can provide service for many years with no ill effects but extreme weather or change in use can cause a failure. For example, heavy rains can increase the weight of the soil surrounding the structure and cause the foundation wall to fail or a new occupant may place a large piano or heavy object in a room and cause the floor to sag or even collapse. The home inspector cannot predict when or if such an event will occur. Most structural repairs require design by a licensed structural engineer, permits and approvals. Material structural defects affect the value, safety and habitability of the dwelling.

2. EXTERIOR

SCOPE of INSPECTION: Inspect the exterior surfaces of the house, exterior doors, windows, attached or adjacent decks, balconies, stoops, steps, porches and their railings, attached or adjacent walkways, patios and driveways, and vegetation, grading, drainage and retaining walls with respect to their immediate detrimental effect on the condition of the inspected building. Identify and describe exterior wall surface (siding) type and material. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

| | |
|-----------------------------|---------------------------------|
| Exterior wall surface type: | Exterior wall surface material: |
| Cladding | Vinyl |

Items

A. Siding

Attention Required

(1) Some holes and cracked siding was noted. A missing area of siding was noted at rear bump out / Pantry area. The corner trim and this area is also cracked and damaged. Replace damaged trim and siding as needed to protect from weather intrusion and possible damage to the walls of the house.



A. Item 1



A. Item 2 Missing siding at pantry bump-out



A. Item 3 Damaged corner trim

(2) The grade is in contact with the siding at the front and side. Soil / siding contact is conducive to moisture damage and wood-destroying insect infestation. Lower grade as needed. Add drainage or improve grading to divert surface water away from the structure.



A. Item 4

B. Trim

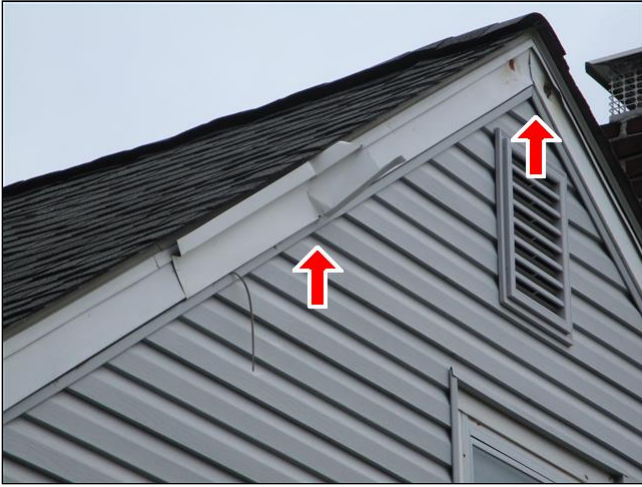
Attention Required

(1) Loose and Improperly sealed trim wrap was noted at the windows. Poorly sealed or installed wrap can allow water to enter under the wrap which is conducive to decay of the underlying trim and structure. Seal open joints to protect from further water penetration.



B. Item 1

(2) Damaged and loose aluminum trim was noted at the roof rakes. Replace damaged trim as needed to help protect structure from weather damage.



B. Item 2

C. Deck / Balcony

Attention Required

(1) The flashing at the deck ledger (attachment to house) is improperly installed. Flashing should be installed behind the siding (above the deck) and extend over and past the top edge of the ledger. Install flashing to protect the ledger board from possible water damage and deck failure. Monitor ledger board seasonally for possible decay.

(2) Access under the deck was restricted by lattice surrounding the perimeter of the deck.

D. Porch / Stoop / Steps / Railing

Material Defect

Loose, cracked and deteriorated brick was noted at the front step and stoop. Loose and damaged brick present at potential trip and fall hazard. Repair or rebuild the front stoop and steps to help protect from further damage.



D. Item 1



D. Item 2

E. Site / Vegetation / Grading / Drains

Attention Required

(1) The grade is above the bottoms of the basement window. Add window wells as required to help reduce water penetration under the windows and into the basement.



E. Item 1



E. Item 2

(2) Improve grading along foundation to direct surface water runoff away from the house and reduce water penetration into the basement.

F. Walkways

Material Defect

The front public walk is heaved and uneven. An uneven walk presents a potential trip hazard. Repair as required for safety.



F. Item 1

G. Patios / Slabs

Not Present

H. Driveway

Not Present

EXCLUSIONS: Shutters, screening, awnings, other similar seasonal accessories, storm doors, storm windows, safety glazing, fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks or erosion control and earth stabilization are specifically excluded from a home inspection.

TYPICAL LIMITATIONS: When inspecting the exterior of the house, some of the exterior is often obstructed from view by overgrown vegetation, large shrubs, storage, sheds or vehicles next to the house. Older homes may have new exterior covering installed over the original exterior surfaces. The original surfaces cannot be seen and their condition cannot be determined. Access restrictions increase the chance that a defect may be hidden and not discovered. Whenever access is restricted, it is recommended that an effort to have the restriction removed, if possible, and have the obstructed area or component evaluated prior to closing.

SIGNIFICANCE of EXTERIOR DEFECTS: Exterior coverings, doors and windows primary purpose is to protect the framing and interior of the dwelling from the outside environment (rain, wind, snow, heat, cold, intruders, etc). Defects in exterior coverings, doors and windows typically allow wind, water or unconditioned air to enter. Water entry can lead to further decay, water damage and possible mold growth inside the house and/or wall cavities. Defects in decks typically affect the structural integrity of the deck which can lead to deck failure and possible personal injury. Defects in walks, steps and railings increase the risk of tripping or falls and possible personal injury. Defects in grading and drainage often lead to water penetration into the basement or crawlspace and sometimes structural problems with the foundation walls. Material defects to exterior items can affect the value, safety and habitability of the dwelling.

3. ROOFING

SCOPE of INSPECTION: Inspect the roofing surface, roof drainage systems (ie. gutters and leaders), visible flashing, and if present skylights and the exterior of the chimneys. Employee a reasonable, practicable and safe method to inspect the roof which may include walking on the roof, observation of the roof from a ladder at the roof level or through a window, or visual examination with binoculars from ground level. Identify and describe the roof surface, roof drainage systems, flashing, skylights and chimneys. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken. Report the method(s) used to inspect roof. If more than one method is reported, it indicates that different portions of the roof were inspected using different methods.

Styles & Materials

| | | |
|--|-------------------------------------|---------------------------------|
| Roof surface: Laminated asphalt shingle Single Ply Membrane Vinyl | Roof slope: Flat Steep | Flashing: Not visible |
| Roof drainage system: Attached Aluminum gutters with downspouts to surface | Skylights: Curbs Dome | Chimney(s): Brick |
| Method used to inspect roof: Walked Viewed from ladder | | |

Items

A. Roofing

- Attention Required
- (1) The roofing is approximately 15+ years old. The typical life expectancy of a laminated asphalt strip shingle roof is 20-25 years.. The probability that the roofing will require replacement within 0 to 5 years is medium.
- (2) Two layers of roofing was noted. The maximum number of roof layers permitted is two. When it is time to replace the roofing, the existing roofing will need to be torn off which will require additional labor and disposal costs.
- (3) Missing shingles were noted at the left front dormer eave edge. Replace missing shingles as needed to protect from leakage.



A. Item 1



A. Item 2

- (4) Seal the exposed fastener heads at the enclosed porch roof to help protect against roof leaks.



A. Item 3

(5) Flat roofs are more vulnerable to leaks than sloped roofs and often suffer from poor drainage. Flat roofs should have at least some slope to drain water because most roofing materials are not designed to resist standing water. Flat roofs typically have a higher degree of maintenance. Adequate drainage is critical on a flat roof to help protect from leaks and excessive weight on the support structure. Drains are prone to clogging due to falling leaves and tree debris. Routinely monitor the drains and as needed or at least seasonally. Some types of roofing material used for flat roofs will not serve as long as those for sloped roof areas.



A. Item 4

B. Drainage

Attention Required

- (1) The gutters are clogged with debris. Clean out and maintain gutters to protect from possible water damage to the house and water entry into the basement or crawlspace.
- (2) Downspouts discharge near foundation. Extend away from house to reduce water penetration into basement.

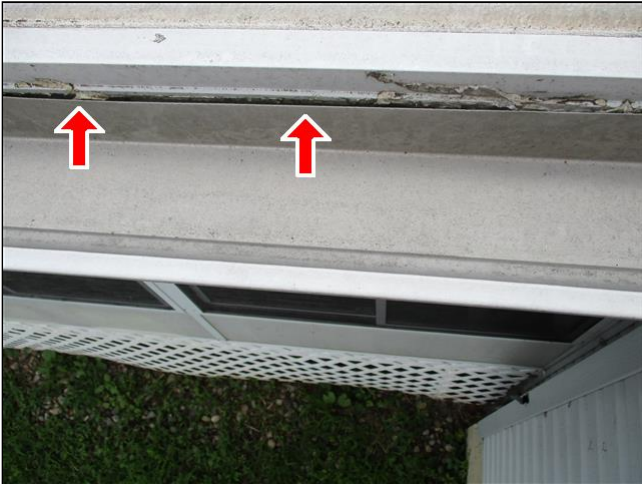


B. Item 1



B. Item 2

(3) Water running off the enclosed porch roof can travel behind the gutter. Extend drip edge and / or seal joint between the back of the gutter and fascia to allow water to better travel into the gutter.



B. Item 3

C. Flashing

Attention Required

The rubber flashing boot around the plumbing vent is cracked and deteriorated. Deteriorated flashing is vulnerable to leaks. The rubber flashing does not typically last as long as the roof. Replace deteriorated flashing boots as required.



C. Item 1

D. Skylights

Attention Required

The plastic dome on the skylights is scratched and clouded. A hole was noted on the inside layer of one of the skylights. The damaged skylight is more likely to leak and is less energy efficient. Replace domes or skylights as required.

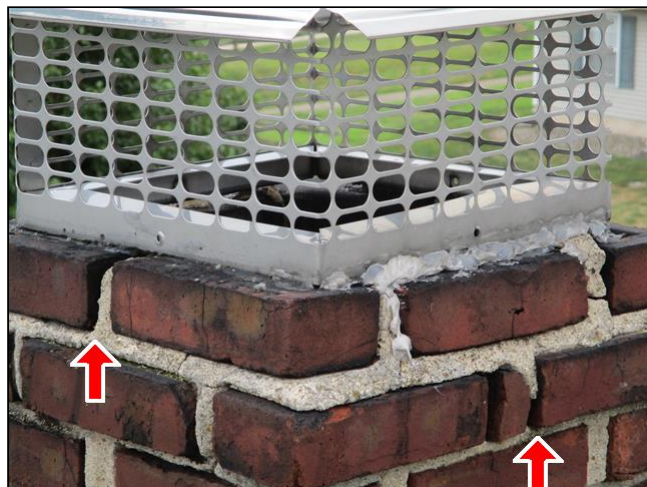


D. Item 1

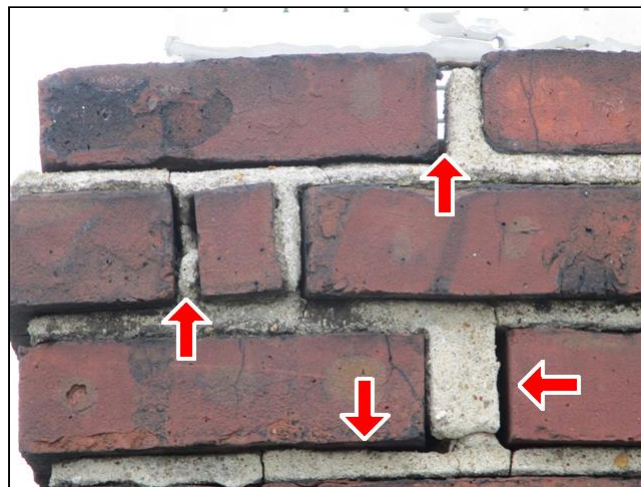
E. Chimney

Material Defect

The top of the chimney is deteriorated. Deterioration noted includes, but may not be limited to, loose and cracked brick and missing mortar cap. Chimney deterioration can allow water penetration into the chimney structure and cause further damage and possibly blockage of the chimney or falling debris. Further evaluate chimney and flue liner by a qualified mason or certified chimney sweep prior to closing. Repair or rebuild chimney as required for life and fire safety.



E. Item 1



E. Item 2

F. Roof access

Functional

The main roof was inspected by walking on the roof and viewing from the ridge. The enclosed porch roof was viewed from the eave edge.

EXCLUSIONS: Antennae and other installed accessories, such as, solar heating systems, lightning arresters, and satellite dishes are specifically excluded from the inspection.

TYPICAL LIMITATIONS: Inspection of the roof is commonly limited by the height, pitch, condition and type of the roof and the weather conditions at the time of inspection. Slate, metal, and asbestos cement roofs will not be walked. Old and brittle roofing is vulnerable to damage when walked and the loose pieces make the roof unsafe to walk. Wet and/or icy roofs and roofs covered with moss or mildew are slippery and unsafe to walk. High and/or steeply pitched roof increase fall risk and may not be walked at the discretion of the inspector. Wet, icy and snowy weather creates conditions that make using a ladder unsafe. In most cases, the inspection of the roof can be reasonably performed using binoculars at ground level. Generally, walking a roof is more likely to uncover problems with the roofing and flashing than other inspection methods. Steeper pitched roofs are easier to observe from the ground than a lower pitch roof. If the roof cannot be reasonably inspected or if a portion of the roof cannot be viewed, we recommend that the roof be further evaluated by a qualified roofer prior to closing.

Only the visible, exterior portions of chimney(s) for heating, fireplaces and/or woodstoves are inspected. If the inspector cannot walk the roof or the chimney extends higher than 3-4' above the roof line, the top of the chimney cannot be viewed for inspection. In some cases, the inspector can readily access the top or bottom sections of the interior of the chimney or flue. In all cases, most if not all of the interior of the chimney cannot be viewed or accessed without specialized equipment. A proper and intact chimney flue is critical to providing for safe operation of any heating equipment, fireplace or woodstove. We recommend that any chimney flues be evaluated by a certified chimney sweep prior to closing. The best method to inspect a chimney flue is a 'Level 2' chimney inspection. As part of a 'Level 2' chimney inspection, a special camera is run through the full length of the chimney flue to allow for a very detailed analysis of the flue condition.

SIGNIFICANCE of ROOF DEFECTS: All roof defects will affect the ability of the roof system or component to shed water. A leaking roof can cause significant damage to the structure and interior finishes of a dwelling. The inspector cannot determine with any reasonable degree of certainty when an old roof will become a leaking roof. Generally, a roof less than 3/4 through its typical useful life can be effectively repaired unless the defect is widespread or the installation is faulty. Material roof defects primarily affect the value and habitability of the dwelling. A defective or blocked chimney flue can allow harmful exhaust gases to enter the living space. Chimney flue defects are a life safety concern. Some chimney defects can allow water to enter the chimney structure and/or dwelling in which case it could affect the value of the dwelling.

4. PLUMBING

SCOPE of INSPECTION: Inspect the visible portions of the interior water supply and distribution systems, all interior fixtures and faucets, the drain, waste and vent (DWV) systems, the domestic water heating system(s), combustion vent systems, fuel distribution systems and drainage sumps, sump pumps and related piping. Evaluate for functional water flow and functional drainage at all fixtures connected to the water supply and drain, waste and vent system. Describe the predominant interior water supply and distribution piping materials, predominant drain, waste and vent piping materials and water heating equipment including energy sources. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

| | | |
|-------------------------------|---|--|
| * Water supply system: | Main water supply pipe material: | Predominant interior water supply pipe material: |
| Public (?) | Copper | Copper |
| Water flow: | * Waste disposal system: | Predominant Drain/Waste/Vent (DWV) pipe material: |
| Marginal | Public sewer (?) | Plastic |
| Non-functional | | Galvanized steel |
| | | Cast iron |
| Drainage flow: | Water heater equipment: | Water heater energy source: |
| Functional with exception(s) | 40 Gallon | Natural gas |
| * Gas meter location: | | |
| Basement | | |

Items

A. Water supply system

Functional

(1) It appears that the municipality, a local water utility or off-site central system delivers water to the property. Determining the source of the water supply is beyond the scope of a visual home inspection. You must confirm the source yourself via others. By convention, commonly the listing real estate agent (if one exists) is responsible for verifying the water supply source.

(2) It appears that the municipality, a local water utility or off-site central system delivers water to the property. Determining the source of the water supply is beyond the scope of a visual home inspection. You must confirm the source yourself via others. By convention, commonly the listing real estate agent (if one exists) is responsible for verifying the water supply source.

B. Water main

Attention Required

The water main and main waste line are located below grade and not accessible during a home inspection. No representation can be made regarding the condition of these pipes. It is recommended to contact the local utility company regarding the availability of a pipe protection or insurance plan. If desired, camera inspections of main waste lines are commonly available through licensed plumbers or specialty inspection firms.

C. Water distribution piping

Attention Required

(1) The gas was off to the house. The hot water distribution could not be fully tested. Further evaluate for hot water at each of the fixtures after the water heater is replaced and the gas is turned on.

(2) Pipes to the outside hosebibbs are vulnerable to freezing. The pipe to the front hosebibb is split and requires replacement. Frozen water pipes can burst and create extensive water damage. Take necessary precautions to protect pipes from freezing.



C. Item 1

(3) Copper internal supply lines have been the accepted standard since the mid 1930's. They have a long life expectancy and may perform indefinitely unless an adverse water condition goes untreated. Joints in copper pipe and tubing are usually soldered together. Prior to 1988, the solder commonly used was a 50% lead solder alloy. Aggressive / acidic water could cause some of the lead / solder to leach into the drinking water. After 1988, it was required to use a solder alloy with very little lead for pipe connections in potable water systems. A visual inspection cannot determine the solder type. Water tests can determine if lead is present in the drinking water.

D. Water supply flow

Material Defect

No water flow was noted at the kitchen sink, dishwasher, and cold water valve at the laundry tub. Marginal flow was noted at the toilet. Further evaluate and repair as required prior to closing.

E. Waste disposal system

Attention Required

It appears that a municipality or central sewer system exists. Such systems generally do not require regular maintenance on the part of the homeowner. Determining the the type of waste system is beyond the scope of a visual home inspection. You must confirm the the type of waste system yourself via others. By convention, commonly the listing real estate agent (if one exists) is responsible for verifying the type of waste system.

F. Drain, Waste, Vent (DWV)

Attention Required

(1) Properly cap and seal unused drain and water lines in the basement to help protect from possible leaks or back-up of sewage and gases.



F. Item 1

(2) Galvanized drain/waste/vent pipe was predominately used from the 1920's through the 1950's. Proper use, avoiding harsh (acid) drain cleaners and occasionally flushing with baking soda will help improve the function and longevity of the drains. While the life of galvanized vent pipe is indefinite, the estimated life expectancy for galvanized drain pipe is 40-50 years, similar to that of galvanized supply pipes. This means that most installed galvanized drain pipes are at or beyond their typical useful life expectancy. Proactive replacement of the pipes is recommended whenever they are exposed or accessible during remodeling. Galvanized pipe is subject to corrosion from the inside of the pipe and at the pipe thread. The rough interior surface of old galvanized pipe is prone to clogging. When excessive rust and corrosion is noted at the joints or rust / efflorescence blooms are noted on the exterior of the pipe, the pipe should be replaced to help reduce potential for water damage and health / sanitation risks. NOTE - Harsh chemicals should not be used in an attempt to clear drain clogs as it can create a safety hazard, possibly damage the pipe and will likely not clear the clog.

(3) Plastic waste plumbing functions well, is relatively inexpensive and easy to install and repair. PVC is the most common waste plumbing in this area, followed a distant second by ABS. Plastic pipes are slippery and are not likely to experience substantial clogging. The thin wall pipe readily transmits flushing water sounds and may make a 'ticking' noise when the drain water causes the pipe to expand or contract.

(4) Cast iron pipe is durable. It is also heavier, more expensive and more difficult to work with than other types of pipe. Its weight or mass helps to muffle the sound of water draining from a tub or flushing toilet making it a desirable option in higher end homes. When used as a vent, its life expectancy is almost indefinite. It also has a relatively long typical life expectancy of 50+ years when used as a drain. Typically, cast iron pipes fail by splitting at the seam in the pipe, leaking through pin hole leaks caused by deficiencies in the casting, or rotting along the top of long horizontal runs, apparently caused by acidic condensation or corrosive gases that form inside of the drain pipe. Sometimes holes are 'punched' through the pipe to allow for easier snaking or cleaning of the lines. Holes should be patched and sealed. Pipes that have split, corroded or leak should be replaced. Increased cost and inconvenience are incurred when the drain pipe is located under the basement floor or slab.

G. Waste drainage flow

Attention Required

The bathtub and bathroom sink was not properly draining. Further evaluate and repair as required.

H. Domestic Water Heater

Material Defect

(1) The water heater is approximately 13 years old. The typical life expectancy of a water heater is 10 years. The probability that the water heater will require replacement within 0 to 5 years is HIGH. The cost to replace a 40 gallon water heater is approximately \$1200-\$1500.

(2) The gas was off to the house at the time of inspection. The water heater could not be operated. Excessive rust and corrosion was noted at the water heater. The flue connector is corroded, undersized and not secure to the draft hood.

The water heater is unsafe to operate and at the end of its useful life expectancy. Replace the water heater as required for function and safety.



H. Item 1



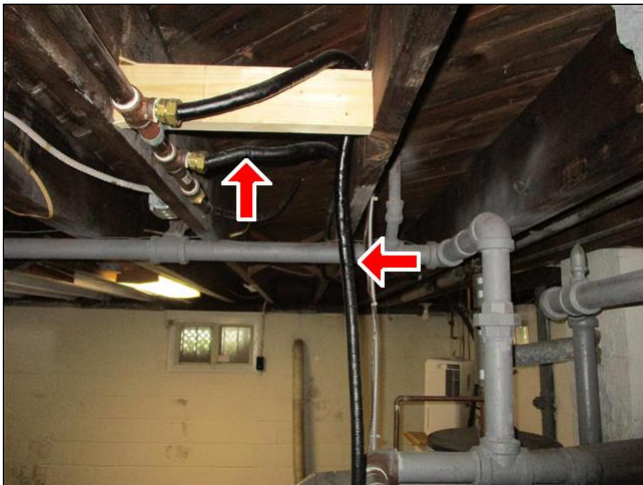
H. Item 2

I. Fuel distribution system (piping)

Material Defect

(1) The gas meter has been removed and the gas piping is incomplete. No gas was on to the dwelling at the time of inspection. Complete gas piping as needed. Obtain all necessary permits and approvals for the work performed.

(2) Corrugated Stainless Steel Tubing (CSST) is used to pipe gas to the boiler, water heater and stove. CSST should be bonded to ground to dissipate electrical current to help protect the tubing from potential damage due to electrical arcs and/or lightning although the manufacturer's requirements for different types of CSST may vary. In addition, adequate spacing should be maintained between the CSST and other metal components (such as copper pipes) to protect from potential arcing. No visible bond was noted between the gas piping and electrical ground. Install proper ground bonding for safety. Obtain the manufacturer's installation requirements. Obtain all necessary permits and approvals for the gas pipe installation.



I. Item 1

J. Toilet(s)

Attention Required

The toilet tank did not properly re-fill to allow the toilet to be flushed (after initial flush). Further evaluate and repair as required.



J. Item 1

K. Sink(s)

Attention Required

(1) Repair / replace the leaking faucet at the basement laundry tub.



K. Item 1

(2) The bathroom sink drain leaks. Repair as required to help protect against water damage to the cabinet and finishes below. Chronic water leaks are conducive to mold growth.



K. Item 2

L. Bathtub(s)

Attention Required

(1) The bathtub drain is stopped. Clear drain and re-evaluate prior to closing to verify drains are working properly.



L. Item 1

(2) Install a hair screen on the drain as needed.

(3) A stain and water puddle was noted in the bathtub which appears to be due to a dripping faucet. The tub and tile enclosure have been painted over. Repair dripping valve as needed. Clean and maintain tub as needed. Do not use abrasive cleansers on the tub.



L. Item 2

(4) A window is present within the tub / shower enclosure. Windows within at tub or shower enclosure are vulnerable to water penetration and possible mold growth and/or damage to the window and wall framing below. Maintain caulk / sealant around window to help protect against water entry,

M. Exterior hosebibs

Attention Required

The front exterior hosebib is shut-off and is not functional. Replace burst frost-proof spigot as needed.

EXCLUSIONS: Wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality, water conditioning systems, lawn irrigation systems, shut-off valves, safety valves, solar water heater systems, below grade or concealed pipes and components, and interiors of flues and chimneys are specifically excluded from the inspection.

TYPICAL LIMITATIONS: When inspecting the plumbing of the house, pipes enclosed in walls and ceiling and inside of the pipes where deterioration and clogs commonly occur are not visible. Fixtures and drains that leak are often left unused by the current occupants and evidence of the leak may not be appear until after the fixture is used normally for one or more days. The inspector can only represent the condition of the plumbing at the time of inspection. Stains or corrosion at or below the fixtures or pipes will be tested to determine if they are wet or dry. Dry stains indicate prior leaks but the inspector cannot determine if the leak has been repaired or if it is intermittent. Whenever access is restricted, it is recommended that you make an effort to have the restriction removed, if possible, and have the obstructed area or component evaluated prior to closing. It is important to test all plumbing fixtures during the pre-settlement walk-through and to check for possible leaks.

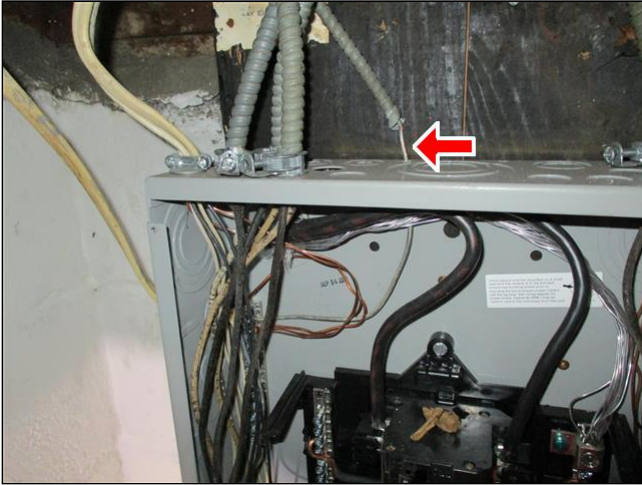
SIGNIFICANCE of PLUMBING DEFECTS: Defects in plumbing systems or components typically result is a leak or backup with can result in damage to the finishes and structure of the dwelling. Leaks in water supply pipes can release a large amount of water and if no one is home, the leak will continue until it is discovered and the water is turned off. Drain leaks and backups, particularly the main waste line and toilet present a potential health hazard which requires special clean-up of the contaminated water. Improper venting of the drain and waste lines can result in slow drains but more importantly it can allow sewer gases, including methane gas to enter the living space which creates a potential health and safety hazard. Cross connections at the water supply pipes can allow the water supply (both in your home and in the community) to become contaminated. Defects noted in the water heater not only have the potential to result in leaks, there is also a potential safety hazard if one of the safety controls on the water heater fails. Plumbing repairs should be made by a licensed plumber. Adding, relocating or extending any pipes or fixtures will typically require permits and approvals. Material plumbing defects affect the value, safety and/or habitability of the dwelling.

5. ELECTRIC

SCOPE of INSPECTION: Inspect the visible portions of the service entrance system, main disconnects, main panel and any sub-panels including the interior components of the panels, service grounding, wiring, without measuring amperage, voltage or impedance, over-current protection devices and the compatibility of their ampacity with that of the connected wiring, at least one of each interior installed lighting fixtures, switches, and receptacles per room and at least one of each exterior installed lighting fixtures, switches and receptacles per side of the house and any installed ground fault circuit interrupters (GFCI). Describe the amperage and voltage rating of the service, location of the main disconnect, main panels and any sub-panels, the type of over-current protection devices (ie fuses, circuit breakers, etc), and predominant type of wiring. Report whether any visible knob & tube or solid conductor aluminum branch wiring is present. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

| | | |
|--|--|--|
| Styles & Materials | | |
| Service rating: 100 amp / 220 volt | * Service type: Overhead | Main disconnect location: Main panel |
| Main panel location: Basement | Sub-panel location: None | Type of overcurrent protection: Circuit breakers |
| Predominate wire type: NM - Non-Metallic sheathing (Romex) BX | * System ground connection: Water pipe | * Ground Bonding: Water heater |
| Knob & Tube (K&T) wiring: Not Present | Solid conductor Aluminum branch wiring: Not Present | * Receptacle type(s): 3-hole 2-hole Combination |
| * GFCI breaker / receptacle location: Basement (unfinished area) Bathroom Exterior Kitchen counter | * GFCI protected receptacle(s): Basement (unfinished area) Bathroom Exterior Kitchen counter | |

| | |
|---|--------------------|
| Items | |
| A. Service | Functional |
| B. Main panel | Functional |
| C. Sub panel | Not Present |
| D. System grounding | Attention Required |
| The system appears to be grounded to the metal water pipe only. When the electric is upgraded or if the main water line is replaced, additional grounding (typically by installing ground rods) will be required. | |



D. Item 1

E. Bonding

Attention Required

No ground bonding strap was noted across the water heater and gas piping. Missing grounding or bonding increases the risk of personal injury, equipment damage or fire due to stray voltage. Properly bond plumbing components to ground for safety.

F. Overcurrent protection

Functional

G. Wiring

Attention Required

(1) Loose and hanging wires and receptacles / boxes were noted in basement. Improperly installed wiring and components are vulnerable to mechanical damage and present a potential shock or fire hazard. Repair as required for safety.

(2) One of the loose / hanging wires appears to have the insulation nicked and possibly shorted. Further evaluate and repair as required.



G. Item 1

(3) Evidence of amateur wiring was noted. Indications of amateur wiring include but are not limited to mis-wired receptacles, loose wiring and poorly supported wiring. Amateur wiring presents an increased risk of fire and personal injury (electric shock). A complete circuit check by a licensed electrician is recommended prior to closing. Repair wiring as needed for safety.

(4) It appears that a significant amount of wiring was installed in 2002. Obtain all necessary permits and approvals for the electrical upgrades, additions and/or renovation.

(5) A minimum number and distribution of electrical outlets was noted. Older houses often have only one overhead light and one plug receptacle per room. Dwellings with a minimum electrical distribution means that modern life, with radios, tv, fans, etc. will be difficult and such a system is prone to overuse of extension cords and overloading.

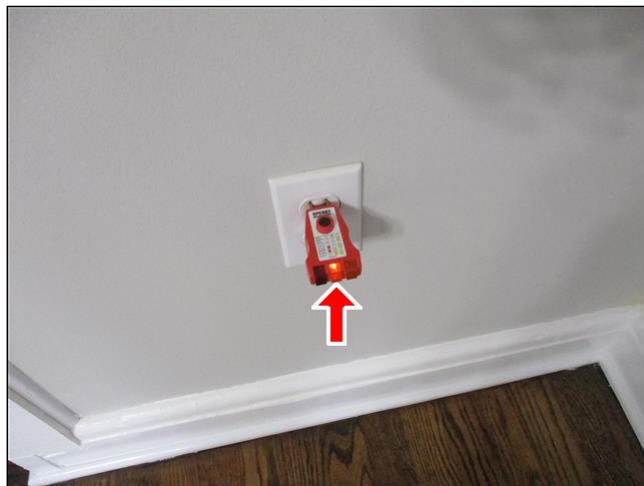
H. Receptacles

Attention Required

(1) Improperly wired open ground receptacle(s) were noted at the front wall of the first floor, basement ceiling and in the bathroom. Improperly wired receptacles present a potential shock hazard and can damage electrical appliances. Repair as required for safety. Since only a representative sample of receptacles were tested in each room, it is recommended that all of the receptacles be tested during the repair.



H. Item 1



H. Item 2



H. Item 3

(2) Only one receptacle is installed at the kitchen counter. Install additional (GFCI) protected receptacles at the kitchen counter for safety and convenience.

(3) One of the receptacle boxes in the enclosed porch is pulled off the wall. Secure the box and receptacle as needed for safety.



H. Item 4

(4) The receptacle box at the basement ceiling (for a GFCI receptacle) is undersized. Replace with a properly sized electrical box and secure loose wires as required for fire and personal safety.



H. Item 5

(5) 2-hole receptacles can be safely used if the appliance plugged into them does not require a separate ground, in other words, the appliance does not have a 3-prong plug. If a separate ground wire is present in the cable to the receptacle (and grounded to the receptacle box), it is relatively simple to upgrade to a 3-hole receptacle or a properly connected '2-prong to 3-prong' adapter can be used. If not, a 3-hole, GFCI protected receptacle can be used to replace a 2-hole receptacle but the receptacle MUST be labeled as 'GFCI protected' and 'No Equipment ground present'. The ungrounded, GFCI protected receptacle will reduce the risk of shock for personal safety but will not protect the connected appliance or equipment, such as, sensitive electronics that require a ground. If a separate ground wire is not present, a '2-prong to 3-prong' adapter CANNOT be safely used.

(6) The building has a combination of 2-hole and 3-hole receptacles installed. Based on a visual home inspection, no representation can be given regarding the ease of converting 2-hole to 3-hole receptacles.

(7) It is recommended to upgrade all the 2-hole receptacles to grounded 3-hole receptacles for improved safety and convenience.

I. Switches

Functional

J. Interior lighting fixtures

Functional

K. Exterior lighting fixtures

Attention Required

The light fixture at the front entry is not functional. Often, light fixtures are not functional due to a burned out or missing bulb. Replace bulb as needed and verify that the light fixture is operational prior to closing.

L. GFCI devices

Functional

A Ground Fault Circuit Interrupter (GFCI) is a receptacle (or circuit breaker) that is an economical safety device which helps protect against shocks or electrocution. The GFCI receptacle can protect multiple (standard) receptacles that are wired downstream and in series to the GFCI. The GFCI device should be tested at least monthly. When using a GFCI outdoors, it is recommended to test the GFCI protect before each use.

M. GFCI protection

Attention Required

(1) Only some of the basement receptacles are GFCI protected. A GFCI is an economical safety device that helps protect against shocks or electrocution. All receptacles in potentially wet areas, such as, bathrooms, kitchen counters, laundry areas, exterior, unfinished basement, crawlspaces, garages, sheds, swimming pools and spas should be GFCI protected for personal safety.

(2) A Ground Fault Circuit Interrupter (GFCI) is a receptacle (or circuit breaker) is an economical safety device that helps protect against shocks or electrocution. In dwellings that do not have GFCI protection in all locations currently required to have GFCI protection, it is recommended to add appropriate GFCI protection. At a minimum, receptacles in those areas that present a high risk of severe shock or electrocution, such as, exterior, sheds, bathrooms, garages, kitchens, laundry areas, unfinished basement areas, crawlspaces and swimming pool and spas should be protected. Consult with a licensed electrician for additional information.

N. AFCI devices

Not Present

Arc Fault Circuit Interrupt (AFCI) is a safety device that reduces a potential fire risk by detecting arcs or shorts in an electric circuit that may not trip a standard circuit breaker but can generate enough heat to cause a fire. The 2002 National Electric Code (NEC) first required AFCI protect at bedroom outlets but the requirement was not adopted in NJ. In 2009, NJ adopted the 2008 NEC which required AFCI protection for all bedroom outlets and receptacles in some other living areas, by 2012 AFCI protection was required for outlets in most living areas, with exceptions typically rooms that required GFCI (Ground Fault Circuit Interrupt) protection for receptacles. By 2015, virtually all 120 volt (single pole) circuits in new homes and any new 120 volt circuits added in existing homes must have AFCI or GFCI protection. AFCI circuit breakers have a 'test' button and should be tested monthly for proper operation. Upgrading to AFCI protected circuits in an existing dwelling can provide a significant improvement in fire safety but the cost and complexity can vary significantly based on the wiring in the dwelling. A licensed electrician should be consulted to help determine the cost, complexity and viability of such an upgrade.

O. Other devices and systems

Attention Required

The front door bell was not functional. Repair or replace as needed.

EXCLUSIONS: Any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems.

TYPICAL LIMITATIONS: When inspecting the electrical system, wires run inside of walls and ceiling or behind insulation are inaccessible. Outlets, receptacles or switches may be blocked or otherwise inaccessible due to furniture, storage or personal items. Light fixtures that do not operate are considered to be due to burned out bulbs unless the inspector suspects otherwise. It is recommended to request that any burned out light bulbs be replaced prior to closing. Fixtures on timers and/or motion sensors cannot typically be tested. Auxiliary power systems, such as, back-up generators and solar power systems are not included in this inspection. Since a representative number of similar components {lights, switches, receptacles, etc} are inspected, when a defect is identified at one component it is likely that other components may also be affected. In such a case, when a repair is made all similar components should also be evaluated. If many electrical defects are detected or if evidence of amateur wiring noted, a complete circuit check and evaluation conducted by a licensed electrician should be performed.

SIGNIFICANCE of DEFECTS in the ELECTRICAL SYSTEM: Nearly all electrical defects present a shock or fire hazard and can be classified as a safety hazard and should be addressed immediately or as soon as possible. For the purposes of this report, and to improve your understanding of the significance, the inspector will classify certain defects as material based on his/her opinion on the immediacy and severity of the defect. This should not be interpreted to mean the defects that are not classified as material do not need to be addressed. Upgrading or replacing the electrical service and panel(s) are a cost, as well as a safety consideration. Adding or replacing wiring can be expensive and disruptive when finished walls and ceilings need to be opened for access. Material electrical defects can affect the value, safety and/or habitability of the dwelling.

6. HEATING

SCOPE of INSPECTION: Inspect the visible and accessible portions of: the installed heating system and energy sources, without determining heat supply adequacy or distribution balance and without operating automatic safety controls, any combustion vent systems and chimneys, excluding interiors of flues or chimneys, fuel storage tanks, excluding propane and underground storage tanks, and visible and accessible portions of the heat exchanger. Identify and describe the heating equipment, distribution type and energy sources present. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

| | | |
|----------------|---------------------------------|--------------------------|
| Energy source: | Heating equipment: | Heat distribution: |
| Natural gas | Steam boiler | Radiators |
| * Thermostat: | * Capacity: | * Combustion air supply: |
| Single | Single system | House |
| Central | Approximate BTU's : 112,500 BTU | |

Items

A. Energy source

Material Defect

The gas meter and some of the gas piping was found disconnected at the time of inspection. The heating system could not be tested. Re-connect the gas in the house and evaluate the operation of the heating system prior to closing.

B. Heating equipment

Attention Required

(1) The steam boiler appears to be new. The typical life expectancy of a boiler is 15-20 years. The probability that the boiler will require replacement within 0 to 5 years is low.



B. Item 1

(2) Steam boilers need to be flushed and water levels checked on at least a bi-weekly basis during the heating season. Verify operation of steam controls during bi-weekly check. Annual service and maintenance is required.

(3) There was no gas to the boiler and no water in the boiler at the time of inspection. The boiler could not be operated nor the heat distribution checked. The equalizer loop for the boiler appears to be undersized. Obtain and evaluate the boiler manufacturer's installation instruction to verify near boiler piping is properly installed and sized. Obtain all necessary permits and approvals for the boiler installation and any available warranties. Further evaluate the operation of the heating system after the installation is completed and prior to closing.

C. Heat exchanger

Not Inspected

D. Combustion vent systems and chimneys

Attention Required

Access to the chimney flue is very limited during a standard home inspection. The condition of the chimney flue and flue connections are suspect. To determine that the chimney flue is properly constructed and safe to use, it is recommended to have the flue evaluated by a certified chimney sweep prior to closing. The NFPA recommends a level II chimney inspection prior to any real-estate transaction.

E. Heat distribution

Attention Required

- (1) No heat source was noted in the kitchen. It appears a radiator has been removed. Further evaluate by a qualified mechanical contractor. Add appropriate heat source in the kitchen for comfort.
- (2) There is no heat source in the enclosed porch.
- (3) The old steam vent(s) are painted and suspect. The vents should be replaced for improved heat distribution and energy efficiency.



E. Item 1

F. Operating controls

Not Inspected

G. Safety devices and controls

Not Inspected

H. Space heating

Not Present

I. Above Ground Fuel storage tank(s)

Not Present

See item 9.O Environmental related notes

EXCLUSIONS: Operation of heat pumps when weather conditions or other circumstances may cause damage to the heat pumps, humidifiers, electronic air filters and purifiers, solar heating systems, interiors of chimneys or flues are specifically excluded from the inspection.

TYPICAL LIMITATIONS: When inspecting the heating system, there is a very limited view of the heat exchanger and in some cases no view of the heat exchanger. A home inspection cannot determine the adequacy of the heating system because determining the proper size of a heating system requires measurements, heat loss and other calculations that are beyond the scope of the inspection. On very hot days, the thermostat may not be able to turn the heating system on to allow testing. The home inspector will not be able to determine if the rooms will heat evenly.

SIGNIFICANCE of DEFECTS in the HEATING SYSTEM: Most types of heating systems use combustion to heat the house. Improper combustion produces excess carbon monoxide. Improper venting can result in exhaust gases accumulating or re-entering the dwelling which presents a life safety hazard. Improperly operating burners or inadequate clearances from burners, heating elements, baseboards or radiators are a potential fire hazard. Old, rusted systems or systems with cracked or defective heat exchangers are expensive to replace. If a heating system were to fail in the winter, there is a potential for frozen water or heat pipes and the house may become inhabitable. Older systems may have insulation on the pipes, sealant at duct joints or below slab ductwork which contains asbestos. Friable asbestos is a potential health hazard. Material defects in heating systems can affect the value, safety and/or habitability of the dwelling.

7. COOLING

SCOPE of INSPECTION: Inspect the central cooling system, excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment, any permanently installed hard-wired, through-wall individual cooling systems and energy sources. Identify and describe the cooling equipment, distribution type and energy sources. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

Energy Source:

Electric

Cooling equipment:

Split system

Distribution type:

Central

Ducts

Central return

*** Capacity:**

Single unit

Tons : 2

Items

A. Cooling equipment

Functional, Attention Required

(1) The cooling system is approximately 14 years old. The typical life expectancy of a cooling system is 10-15 years. The probability that the cooling system will require replacement within 0 to 5 years is HIGH. The approximate cost for A/C equipment replacement including a separate air handler is \$10,000-\$15,000.

(2) Temperature at the supply and return registers close to the air handler measured 62 and 78 degrees Fahrenheit respectively or a difference of 16 degrees. The operating temperature difference is within the normally expected range of 14-20 degrees.

(3) The AC system should be cleaned and serviced prior to closing and on an annual basis for proper operation, improved efficiency and reliability. Obtain and follow the manufacturer requirements for service and maintenance.

B. Cooling distribution

Functional

C. Condensate drain system

Functional

EXCLUSIONS: Electronic air filters and purifiers are specially excluded from the inspection.

TYPICAL LIMITATIONS: When inspecting the cooling system, there is a very limited view of the interior of the condensing unit and air handler which contains the evaporator coil. A home inspection cannot determine the adequacy of the cooling system because determining the proper size of a cooling system requires measurements, heat load and other calculations that are beyond the scope of the inspection. When the temperature is below 65 degrees or the overnight temperature drops below 60 degrees, there is a risk that operating the cooling system could damage the equipment. When outside temperatures are too low, the cooling system will not be tested. The home inspector will not be able to determine if the rooms will cool evenly.

SIGNIFICANCE of DEFECTS in the COOLING SYSTEM: Cooling systems that are old or not operating properly can be expensive to operate and/or replace. Material defects in cooling systems can affect the value of the dwelling and possibly habitability if the occupant has special health needs.

8. INTERIOR

SCOPE of INSPECTION: Inspect the visible and accessible portions of: the walls, ceiling, floors, steps, stairways, railings, at least one interior passage door and operate at least one window per room. Inspect installed kitchen wall cabinets to determine if they are secure. Test the range and oven to determine operation of the burners or heating elements, the dishwasher to determine water supply and drainage, and the garbage disposer. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

| | | |
|---|---|--|
| * Walls: Drywall Plaster rock lath | * Ceilings: Drywall Plaster rock lath | * Floors: Wood Tongue and groove Ceramic / Porcelain tile Vinyl tiles |
| * Primary Windows: Double hung Sliding vinyl double pane | * Storm Windows: None | * Range / Oven: Natural Gas |

Items

- A. Walls
Functional
- B. Ceilings
Functional
- C. Floors
Functional
- D. Steps, stairways, railing
Attention Required
An open stairwell was noted to basement. An open stairwell increases the risk of injury in the event of a slip or fall. Add / enclose railings for safety.



D. Item 1

- E. Windows
Attention Required
(1) The windows in the right side bedroom (2), living room (1), and enclosed porch (2) have lost their seals between the insulated pane(s). When the seal is lost, condensation will form between the glass panels. Cloudiness builds up until it

becomes obvious and unsightly. The seal cannot be repaired. Replace the insulated glass panels and/or windows as needed to restore clear visibility.



E. Item 1

(2) The sliding windows in the enclosed porch are in poor condition. Many windows are difficult to operate and do not lock properly. Windows that do not properly close are typically drafty. Repair or replace as required for proper operation, adequate ventilation and personal safety.

F. Doors

Attention Required

(1) The sliding doors in the enclosed porch (3) have lost their seal between the insulated pane(s). When the seal is lost, condensation will form between the glass panels. Cloudiness builds up until it becomes obvious and unsightly. The seal cannot be repaired. Replace the insulated glass panels and/or doors as needed to restore clear visibility.



F. Item 1 Clouded glass

(2) The right rear sliding door at the enclosed porch could not be opened. Further evaluate and repair or replace as needed.

(3) Floor guides are missing for the closet doors.



F. Item 2

G. Cabinets

Functional

H. Range / Oven

Attention Required

The stove could not be tested because the gas was off at the time of inspection.

I. Dishwasher

Attention Required

(1) No 'high-loop' configuration was noted on the dishwasher drain pipe to prevent water from the sink drain backing into the dishwasher drain or remaining in the hose. Further evaluate and add loop as needed. See dishwasher installation manual for additional information.



I. Item 1

(2) No water flow was detected at the dishwasher. The unit could not be tested. Repair water supply and evaluate dishwasher operation prior to closing.

J. Garbage disposer

Not Present

K. Washer / Dryer

Attention Required

(1) No washer or dryer was present at the time of inspection.

(2) Flexible plastic duct is improperly used to vent the dryer exhaust to the exterior which creates a potential fire hazard. Only smooth wall metal pipe should be used for the dryer exhaust. A flexible metal connector is permitted to connect the dryer to the exhaust duct. Repair as required for fire safety and improved efficiency.



K. Item 1 Unsafe plastic dryer vent

EXCLUSIONS: Paint, wallpaper and other finish treatments, carpeting, other non-permanent floor coverings, and window treatments are specifically excluded from the inspection. Inspected household appliances are limited to the kitchen range, oven, dishwasher and garbage disposer. Microwave ovens and the operation of self-cleaning cycles, appliance timers and thermostats are specifically excluded. Additional appliances may be inspected at the inspector's discretion and/or the request of the client as a courtesy and should not be interpreted as expanding the scope of the inspection.

TYPICAL LIMITATIONS: When inspecting the interior of the house, access to the walls may be restricted by furniture, artwork, storage and personal items. Area rugs, furniture, storage, personal items and clutter will often restrict access to the floors. Furniture, personal items and window treatments often restrict access to the windows. Sometimes rooms or closets are locked which prevent access and inspection. Access restrictions increase the chance that a defect may be hidden and not discovered. Whenever access is restricted, it is recommended that an effort be made to have the restriction removed, if possible, and the previously obstructed area or component evaluated prior to closing.

SIGNIFICANCE of DEFECTS in the INTERIOR: Deficiencies in windows and doors can restrict egress in an emergency and adequate or proper ventilation. Broken glass in windows and doors present a potential safety hazard. Broken sash cords or balance springs can allow a window to slam closed and possibly cause personal injury to fingers or hands. Material defects in the interior portions of the house can affect the value, safety and habitability of the house.

9. INSULATION, VENTILATION, WATER PENETRATION

SCOPE of INSPECTION: Inspect visible insulation in accessible unfinished spaces without disturbing the insulation, ventilation in accessible attics and crawlspaces, accessible mechanical ventilation systems and evidence of water penetration in below grade spaces (basements or crawlspaces). Describe insulation in unfinished spaces adjacent to heated areas and evidence of inadequate attic and crawlspace ventilation. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

| | | |
|---|--|---------------------------|
| Attic Insulation type: | R-value / # of inches (approximate / average): | * Attic ventilation: |
| Fiberglass batts | R-6 | Typical |
| | Undetermined | Restrictive |
| | | Ridge vent |
| | | Gable vent(s) |
| Evidence of inadequate attic ventilation: | Crawlspace Insulation type: | * Crawlspace ventilation: |
| None visible | Not visible | None |
| Evidence of inadequate crawl ventilation: | | |
| None visible | | |


Items


A. Attic insulation

Attention Required

(1) Insulation is installed at the underside of the roof between the rafters. Insulation at the underside of the roof is somewhat common in homes built in the early 1900's and typical in cape style homes. Insulation in this area can trap heat and moisture which can promote wood decay and mold growth. Unfortunately, since most, if not all of the roof sheathing is concealed behind the insulation and not visible, no representation can be made regarding the condition of the sheathing. It is recommended to relocate insulation to the floor of the attic or directly above the ceiling and behind the knee walls in cape style homes.

(2) Misplaced / missing insulation was noted in the attic. Reset / replace misplaced and missing insulation as needed for improved energy efficiency and to reduce potential for condensation in the attic.





A. Item 1

A. Item 2

B. Attic ventilation

Attention Required

(1) The attic has a ridge vent but the no soffit vents. Ridge vents are designed to exhaust air (heat). Without adequate soffit vents, ridge vents are ineffective at best, but can also draw conditioned air from the living space of the house. Further evaluate by a qualified contractor. Repair as required to provide adequate ventilation for the attic and improve energy efficiency.

(2) Inadequate ventilation was noted in the attic. Increase attic ventilation to reduce moisture levels in attic (during the winter), reduce heat in the attic (during the summer), extend roof life, lower air conditioning costs and reduce conditions conducive to ice-damming and mold growth.

(3) Air bypasses between the living / conditioned area(s) of the house and attic(s) are quite common. An air bypass allows conditioned air to escape from the living space into the attic. Air bypasses are undesirable for multiple reasons. First, escaping conditioned air brings unconditioned air from the outside into the house which increases energy bills and reduces comfort. Second, the conditioned air that enters the attic may carry excess moisture into the attic and in the winter the conditioned air will likely condense on the cold surfaces in the attic. Excess moisture and condensation is conducive to wood decay and mold growth. Air bypasses noted at the time of the inspection include: open joist bays below second floor finished rooms and extending into the eave attic spaces. Additional bypasses are likely to exist. Identifying all bypasses require specialized equipment and testing. An air quality specialist, energy / comfort specialist or building scientist can provide additional testing and information and should be contacted if additional information is desired. Seal air bypasses as needed for improved energy efficiency, comfort and air quality and to reduce moisture and potential for mold growth and decay in the attic.

C. Evidence of inadequate attic ventilation

Not Present

D. Crawlspace insulation

Not Inspected

E. Crawlspace ventilation

Not Present

F. Evidence of inadequate crawlspace ventilation

Not Inspected

G. Bathroom and Kitchen exhaust fan(s)

Attention Required

(1) It is recommended to install an exhaust fan which vents directly to the exterior in the hall bathroom. Exhaust fans help control moisture, humidity and odors particularly on cold or rainy days when it is not desirable to open a window. Fans that operate on a timer or humidity sensor tend to work the best.

(2) It is recommended to upgrade the recirculating exhaust fan to one which vents smoke and moisture to the exterior, if permitted by design.

H. Water / moisture symptoms in basement and/or crawlspace

Attention Required

Efflorescence, peeling paint, stains rotted / decayed wood and probable mold are symptoms that likely indicate persistent and/or chronic moisture and/or water penetration in the basement. Efflorescence is a white fuzzy or powdery mineral deposit left behind when moisture moves through concrete or masonry. Wood will rot and decay when in contact with water over a period of time and on multiple occasions. Wet wood provides an environment conducive to fungus and mold. Obtain additional information from the current homeowner regarding history of water or moisture penetration. A majority of moisture or water penetration in basements and crawls is due to improper grading and drainage and lack of proper maintenance. Take necessary measures to correct causes of water penetration and repair any related damage.



H. Item 1



H. Item 2 Rotted wood at floor



H. Item 3 Water stain below window

I. Existing water control measures

Not Present

J. Recommended repairs, changes and/or improvements

Attention Required

Improve and maintain exterior grading and surface drainage controls to divert water away from the structure and reduce water penetration. Re-evaluate after corrections have been made. If water seepage persists, some type of water proofing will be required.

K. Probability of water seepage / dampness

Attention Required

The probability of water seepage or dampness after the recommended changes is medium.

L. Insulation in Unfinished spaces

Attention Required

It is recommended to install insulation at the rim joist around the perimeter of the basement for improved energy efficiency and comfort.

M. Environmental / Health related notes

Material Defect

(1) The oil lines noted in the basement indicate an underground oil storage tank (UST) is or was present. Based on the crimped oil lines coming through the basement wall behind the boiler, the age of the house and replaced heating system, it is recommended that the property be swept with a metal detector by a qualified technician for a possible abandoned

underground tank prior to closing. An abandoned underground tank, if present, can present a potential environmental hazard. All underground metal tanks will corrode and eventually leak if not properly cleaned and abandoned. Removal of any underground oil tank is recommended to help avoid potential future and expensive environmental issues.



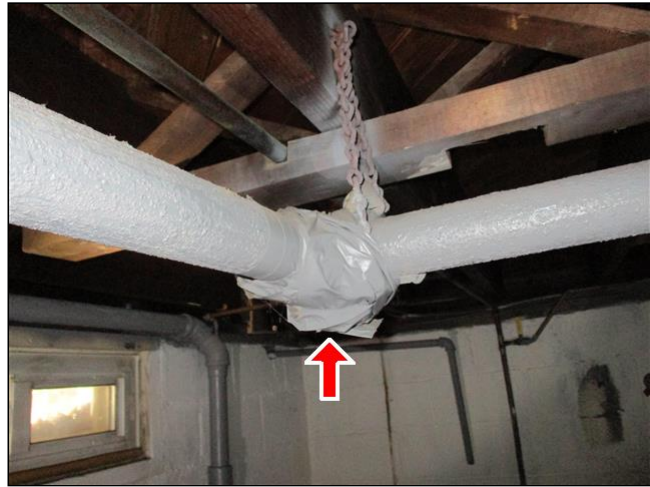
M. Item 1 Abandoned oil lines

(2) A home inspection specifically excludes environmental hazards. Many building materials used when a house of this age was built contain varying amounts of asbestos. When the inspector sees a material that he believes commonly contains asbestos, he will note these items as a courtesy but this should not be interpreted as a substitute for an environmental inspection or evaluation. If you would like to have material tested for asbestos, please contact our office for pricing and scheduling. For additional information regarding asbestos in the home, the following websites are recommended, <http://nj.gov/health/ceohs/asbestos/asbestos-faq/> and <http://www.nj.gov/dep/dshw/rrtp/asbestos.htm>

(3) Insulation was noted on several sections and fittings on the steam pipes in the basement. This material is friable and may contain asbestos. Old sheet vinyl flooring was noted in the eave attics. The backing of sheet vinyl may contain asbestos which can become friable if disturbed. Further evaluate by a licensed asbestos contractor prior to removing or disturbing this material. Removal by a qualified contractor is recommended. Testing or identifying asbestos or any hazardous material is beyond the scope of a home inspection. If you would like to have material tested for asbestos, please contact our office for pricing and scheduling. Professional removal of the pipe insulation and sheet vinyl is recommended. For additional information regarding asbestos in the home, the following websites are recommended. <http://nj.gov/health/ceohs/asbestos/asbestos-faq/> and <http://www.nj.gov/dep/dshw/rrtp/asbestos.htm>



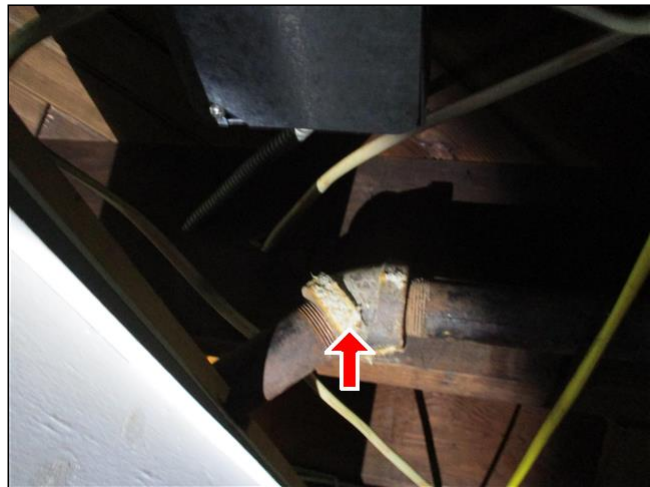
M. Item 2



M. Item 3

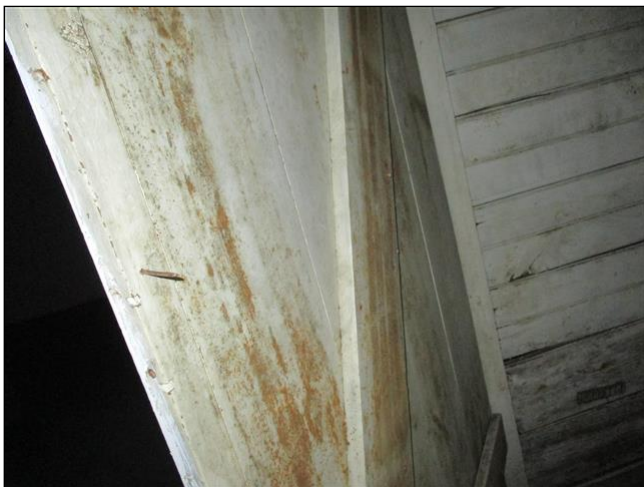


M. Item 4

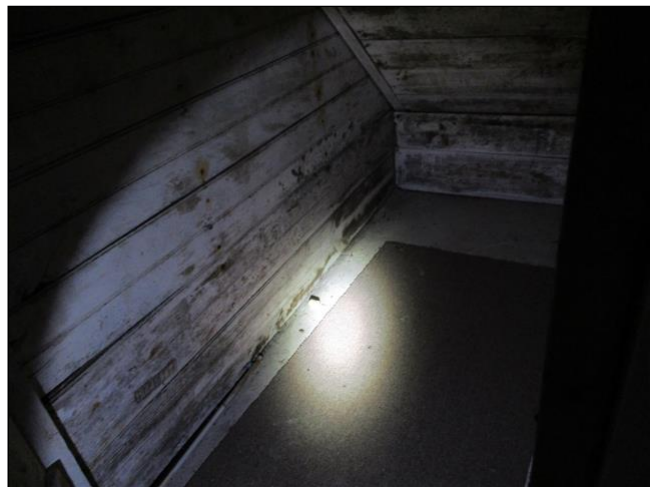


M. Item 5

(4) A black and gray mold-like substance was noted at the basement closet below the stairs. Correct moisture and humidity problems in the basement. Add ventilation in the closet. Install a dehumidifier in the basement. Further evaluate by a qualified mold specialist. Clean up possible mold as required.



M. Item 6 Suspect mold below basement stairs



M. Item 7 Suspect mold below basement stairs

(5) **LEAD PAINT WARNING:** Lead based paint may be present in any home built prior to 1978. Exposure to lead from lead-based paint may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral

problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. A visual home inspection specifically excludes any identification, testing or assessment for lead-based paint or its associated risks. A risk assessment or inspection for possible lead-based paint hazards by a appropriately licensed professional is recommended prior to purchase.

TYPICAL LIMITATIONS: Restricted or lack of access to attics and crawlspaces limit or prevent identification of or even determining the presence of insulation or indications of inadequate ventilation. Recently painted foundation walls or recently finished or remodeled basements can hide telltales of prior water penetration. Extended dry spells without significant rain can limit the inspectors ability to detect water penetration.

SIGNIFICANCE of DEFECTS in Insulation, Ventilation or with Water penetration: Inadequate or missing insulation can affect the comfort of the dwelling and increase energy (heating / cooling) costs. Inadequate insulation can also contribute to condensation and possible mold growth. Inadequate ventilation can promote condensation in unconditioned spaces which can lead to wood decay and possible mold growth. Water penetration in below grade spaces increases moisture and humidity levels in the dwelling which can cause decay and is conducive to mold growth. Material defects in Insulation, Ventilation or with regard to water penetration can affect the value of the dwelling, increase operation and maintenance costs and possibly affect habitability if the occupant allergic or sensitive to mold.

10. FIREPLACES and SOLID FUEL APPLIANCES

SCOPE of INSPECTION: Inspect fireplaces and solid fuel burning appliances, without testing draft characteristics, Inspect chimneys and combustion vents excluding interiors of flues and chimneys. Describe the type of fireplace or solid fuel burning appliance, its energy source and visible evidence of improper draft characteristics. Report material defects discovered at the time of inspection, their significance and recommendations for appropriate action which should be taken.

Styles & Materials

| Fireplace: | Evidence of improper draft: |
|---------------------|-----------------------------|
| Gas-fired vent-free | Not visible |

Items

A. Fireplace

Attention Required

A vent-free (non-vented) gas fireplace is installed in the living room. Gas combustion appliances produce combustion gases, including carbon monoxide and use oxygen for combustion. Proper use is critical for life safety. Most non-vented heaters are not designed for continuous operation and require a fresh air source, such as, an open window during operation. Follow all manufacturer instructions and recommendations for use and installation. The unit could not be operationally tested because the gas was off to the house at the time of inspection.

B. Solid fuel heating appliance

Not Present

C. Chimney and combustion vents

Not Present

EXCLUSIONS: Fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems and interiors of flues and chimneys are specifically excluded.

TYPICAL LIMITATIONS: The inspector is not required to light pilot flames or ignite or extinguish fires.

SIGNIFICANCE of DEFECTS: Any defect in a fireplace, solid fuel burning appliance, chimney or flue is a potential fire or life safety hazard. Defects in fireboxes or inadequate clearance from combustibles present an increased risk of fire. Defects in a chimney or flue can increase the risk of fire and also allow exhaust gases to enter the living space increasing the risk of asphyxiation. Both types of defects can be expensive to repair. An inspection of any fireplace, solid fuel burning appliance and a level II chimney inspection by a certified chimney sweep is recommended prior to closing or at a minimum prior to burning in the fireplace or appliance.

Material Defect and Safety Concern Summary



H&J Freile Home Inspection, Inc.

**439 Union Avenue
Middlesex, NJ 08846
800-581-1887**

Customer
Susan Homebuyer

Address
204 Movingup Ave
Hometown NJ 08835

The following is a summary of items that in the opinion of the inspector are material defects that significantly affect the value, safety or habitability of the dwelling or need further investigation prior to closing. This summary is not the entire report. Additional items are detailed in the report that require your attention. All deficiencies noted in the report should be repaired or further evaluated and reconciled prior to closing. It is recommended that the client reads the entire report. Failure to read the entire report and follow up on all concerns and recommendations will guarantee that unexpected problems will be encountered and unexpected expenses incurred.

1. STRUCTURE

J. Wood Destroying Insects

Material Defect

Evidence of termite and carpenter ant activity was noted. Water and insect damage was noted to the sill plate and floor joist in the front basement wall and to one of the support post under the deck. Wood destroying insects can cause significant structural damage which can affect the integrity of the building's structure and be expensive to repair. Often, extensive hidden damage can be present even of a only a small amount or even no damage is visible. See separate wood-destroying insect report. Treat for activity and repair damage as required. Further evaluate during repair for possible hidden damage.

2. EXTERIOR

A. Siding

Attention Required

2. EXTERIOR

(1) Some holes and cracked siding was noted. A missing area of siding was noted at rear bump out / Pantry area. The corner trim and this area is also cracked and damaged. Replace damaged trim and siding as needed to protect from weather intrusion and possible damage to the walls of the house.

(2) The grade is in contact with the siding at the front and side. Soil / siding contact is conducive to moisture damage and wood-destroying insect infestation. Lower grade as needed. Add drainage or improve grading to divert surface water away from the structure.

D. Porch / Stoop / Steps / Railing

Material Defect

Loose, cracked and deteriorated brick was noted at the front step and stoop. Loose and damaged brick present at potential trip and fall hazard. Repair or rebuild the front stoop and steps to help protect from further damage.

E. Site / Vegetation / Grading / Drains

Attention Required

(1) The grade is above the bottoms of the basement window. Add window wells as required to help reduce water penetration under the windows and into the basement.

3. ROOFING

A. Roofing

Attention Required

(3) Missing shingles were noted at the left front dormer eave edge. Replace missing shingles as needed to protect from leakage.

C. Flashing

Attention Required

The rubber flashing boot around the plumbing vent is cracked and deteriorated. Deteriorated flashing is vulnerable to leaks. The rubber flashing does not typically last as long as the roof. Replace deteriorated flashing boots as required.

D. Skylights

Attention Required

The plastic dome on the skylights is scratched and clouded. A hole was noted on the inside layer of one of the skylights. The damaged skylight is more likely to leak and is less energy efficient. Replace domes or skylights as required.

E. Chimney

Material Defect

The top of the chimney is deteriorated. Deterioration noted includes, but may not be limited to, loose and cracked brick and missing mortar cap. Chimney deterioration can allow water penetration into the chimney structure and cause further damage and possibly blockage of the chimney or falling debris. Further evaluate chimney and flue liner by a qualified mason or certified chimney sweep prior to closing. Repair or rebuild chimney as required for life and fire safety.

4. PLUMBING

C. Water distribution piping

Attention Required

(2) Pipes to the outside hosebibbs are vulnerable to freezing. The pipe to the front hosebibb is split and requires replacement. Frozen water pipes can burst and create extensive water damage. Take necessary precautions to protect pipes from freezing.

D. Water supply flow

4. PLUMBING

Material Defect

No water flow was noted at the kitchen sink, dishwasher, and cold water valve at the laundry tub. Marginal flow was noted at the toilet. Further evaluate and repair as required prior to closing.

H. Domestic Water Heater**Material Defect**

(2) The gas was off to the house at the time of inspection. The water heater could not be operated. Excessive rust and corrosion was noted at the water heater. The flue connector is corroded, undersized and not secure to the draft hood. The water heater is unsafe to operate and at the end of its useful life expectancy. Replace the water heater as required for function and safety.

I. Fuel distribution system (piping)**Material Defect**

(1) The gas meter has been removed and the gas piping is incomplete. No gas was on to the dwelling at the time of inspection. Complete gas piping as needed. Obtain all necessary permits and approvals for the work performed.

K. Sink(s)**Attention Required**

(2) The bathroom sink drain leaks. Repair as required to help protect against water damage to the cabinet and finishes below. Chronic water leaks are conducive to mold growth.

L. Bathtub(s)**Attention Required**

(1) The bathtub drain is stopped. Clear drain and re-evaluate prior to closing to verify drains are working properly.

5. ELECTRIC

E. Bonding**Attention Required**

No ground bonding strap was noted across the water heater and gas piping. Missing grounding or bonding increases the risk of personal injury, equipment damage or fire due to stray voltage. Properly bond plumbing components to ground for safety.

G. Wiring**Attention Required**

(3) Evidence of amateur wiring was noted. Indications of amateur wiring include but are not limited to mis-wired receptacles, loose wiring and poorly supported wiring. Amateur wiring presents an increased risk of fire and personal injury (electric shock). A complete circuit check by a licensed electrician is recommended prior to closing. Repair wiring as needed for safety.

M. GFCI protection**Attention Required**

(1) Only some of the basement receptacles are GFCI protected. A GFCI is an economical safety device that helps protect against shocks or electrocution. All receptacles in potentially wet areas, such as, bathrooms, kitchen counters, laundry areas, exterior, unfinished basement, crawlspaces, garages, sheds, swimming pools and spas should be GFCI protected for personal safety.

6. HEATING

B. Heating equipment**Attention Required**

(3) There was no gas to the boiler and no water in the boiler at the time of inspection. The boiler could not be operated nor the heat distribution checked. The equalizer loop for the boiler appears to be undersized. Obtain and

6. HEATING

evaluate the boiler manufacturer's installation instruction to verify near boiler piping is properly installed and sized. Obtain all necessary permits and approvals for the boiler installation and any available warranties. Further evaluate the operation of the heating system after the installation is completed and prior to closing.

D. Combustion vent systems and chimneys

Attention Required

Access to the chimney flue is very limited during a standard home inspection. The condition of the chimney flue and flue connections are suspect. To determine that the chimney flue is properly constructed and safe to use, it is recommended to have the flue evaluated by a certified chimney sweep prior to closing. The NFPA recommends a level II chimney inspection prior to any real-estate transaction.

8. INTERIOR

E. Windows

Attention Required

(1) The windows in the right side bedroom (2), living room (1), and enclosed porch (2) have lost their seals between the insulated pane(s). When the seal is lost, condensation will form between the glass panels. Cloudiness builds up until it becomes obvious and unsightly. The seal cannot be repaired. Replace the insulated glass panels and/or windows as needed to restore clear visibility.

(2) The sliding windows in the enclosed porch are in poor condition. Many windows are difficult to operate and do not lock properly. Windows that do not properly close are typically drafty. Repair or replace as required for proper operation, adequate ventilation and personal safety.

F. Doors

Attention Required

(1) The sliding doors in the enclosed porch (3) have lost their seal between the insulated pane(s). When the seal is lost, condensation will form between the glass panels. Cloudiness builds up until it becomes obvious and unsightly. The seal cannot be repaired. Replace the insulated glass panels and/or doors as needed to restore clear visibility.

(2) The right rear sliding door at the enclosed porch could not be opened. Further evaluate and repair or replace as needed.

9. INSULATION, VENTILATION, WATER PENETRATION

H. Water / moisture symptoms in basement and/or crawlspace

Attention Required

Efflorescence, peeling paint, stains rotted / decayed wood and probable mold are symptoms that likely indicate persistent and/or chronic moisture and/or water penetration in the basement. Efflorescence is a white fuzzy or powdery mineral deposit left behind when moisture moves through concrete or masonry. Wood will rot and decay when in contact with water over a period of time and on multiple occasions. Wet wood provides an environment conducive to fungus and mold. Obtain additional information from the current homeowner regarding history of water or moisture penetration. A majority of moisture or water penetration in basements and crawls is due to improper grading and drainage and lack of proper maintenance. Take necessary measures to correct causes of water penetration and repair any related damage.

M. Environmental / Health related notes

Material Defect

(1) The oil lines noted in the basement indicate an underground oil storage tank (UST) is or was present. Based on the crimped oil lines coming through the basement wall behind the boiler, the age of the house and replaced heating system, it is recommended that the property be swept with a metal detector by a qualified technician for a possible abandoned underground tank prior to closing. An abandoned underground tank, if present, can present a potential environmental hazard. All underground metal tanks will corrode and eventually leak if not properly

9. INSULATION, VENTILATION, WATER PENETRATION

cleaned and abandoned. Removal of any underground oil tank is recommended to help avoid potential future and expensive environmental issues.

(3) Insulation was noted on several sections and fittings on the steam pipes in the basement. This material is friable and may contain asbestos. Old sheet vinyl flooring was noted in the eave attics. The backing of sheet vinyl may contain asbestos which can become friable if disturbed. Further evaluate by a licensed asbestos contractor prior to removing or disturbing this material. Removal by a qualified contractor is recommended. Testing or identifying asbestos or any hazardous material is beyond the scope of a home inspection. If you would like to have material tested for asbestos, please contact our office for pricing and scheduling. Professional removal of the pipe insulation and sheet vinyl is recommended. For additional information regarding asbestos in the home, the following websites are recommended. <http://nj.gov/health/ceohs/asbestos/asbestos-faq/> and <http://www.nj.gov/dep/dshw/rtrp/asbestos.htm>

(4) A black and gray mold-like substance was noted at the basement closet below the stairs. Correct moisture and humidity problems in the basement. Add ventilation in the closet. Install a dehumidifier in the basement. Further evaluate by a qualified mold specialist. Clean up possible mold as required.

10. FIREPLACES and SOLID FUEL APPLIANCES**A. Fireplace****Attention Required**

A vent-free (non-vented) gas fireplace is installed in the living room. Gas combustion appliances produce combustion gases, including carbon monoxide and use oxygen for combustion. Proper use is critical for life safety. Most non-vented heaters are not designed for continuous operation and require a fresh air source, such as, an open window during operation. Follow all manufacturer instructions and recommendations for use and installation. The unit could not be operationally tested because the gas was off to the house at the time of inspection.

If there is something in the report that you do not understand or need additional information about, please do not hesitate to call us for clarification or additional information. If you suspect that there is an error or omission in the report, please contact us immediately.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steve Zimko



H&J Freile Home Inspection, Inc.

**439 Union Avenue
Middlesex, NJ 08846
800-581-1887**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Definitions](#)

[Standard of Practice](#)