NJ COMPREHENSIVE
HOME INSPECTION, LLC

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CONFIDENTIAL INSPECTION REPORT

Property Inspected
Address
Essex County, New Jersey

Requested By:	Client Name Client Address City, State & Zip
Style of Building:	Single Family
Age of Building:	Age 108+ Years (1910)
Date/Time of Inspection:	April, 2018 / 10:00 AM
Duration of Inspection:	4 Hours & 15 Minutes
Weather:	Rain / Overcast
Client Present:	Yes
Attorney:	Attorney Name
Inspector:	Michael J. McCarthy

QUALIFICATIONS
State of New Jersey Home Inspector License: #24GI00099600
State of New Jersey Radon Measurement Technician License: #MET12748
State of New Jersey Licensed Commercial Pesticide Applicator 7B License: #55883B

THIS REPORT RELATES TO CONDITIONS EXISTING AT THE TIME OF THE INSPECTION

ALL POINTS OF REFERENCE (LEFT, RIGHT, FRONT & BACK) ARE AS YOU FACE THE FRONT OF THE BUILDING, WHILE VIEWING IT FROM THE EXTERIOR. ALL PHOTOS THAT ARE REFERENCED IN THE REPORT ARE A REPRESENTATIVE SAMPLE OF THE CONDITIONS AND / OR DEFECTS THAT WERE DISCOVERED. NOT EVERY CONDITION OR DEFECT WAS PHOTOGRAPHED.

1. ROOF

All roof areas are visually inspected from either the ground, the ground with binoculars, from a ladder at the roof eaves or from the roof when walked on, providing the inspector or the roofing material is not put at risk. Steep roofs, roofs that are heat cupped, heat blistered or that have some other deteriorated condition, as well as roof covering materials that are slate, cement asbestos or tile are not walked on. Roofs cannot be walked on when weather conditions are not permitting such as rain, snow or icy conditions. Snow and icy conditions may also limit and/or prevent the roof covering from being inspected. Roofs that are beyond the view of the inspector and therefore cannot be inspected are listed as such and should be inspected by a roofing contractor with the proper equipment prior to contractual limitations. These factors, which limit an inspection, are excluded from an inspection by the NJAC 13:40-15.16 Standards of Practice. Solar heating equipment, lightening arresters, satellite dishes and other antennae are not inspected and should not be considered as part of this report.

MAIN DWELLING ROOF:

The roof was of gable style of construction. As viewed from the ground with binoculars and from a ladder at the roof eaves, the composition asphalt shingle roofing material was in overall serviceable condition for its age, however, defects were observed that will require correction.

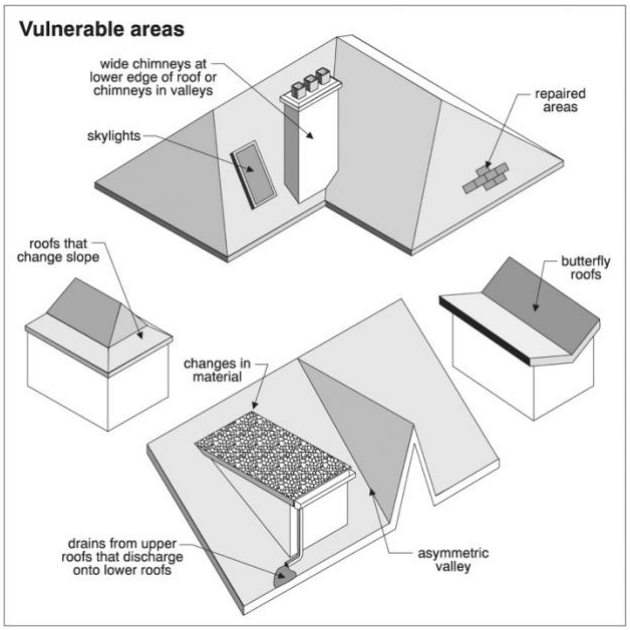
Viewing roofing material from the ground with binoculars is an acceptable method of inspecting roofing material without risking a fall injury. However, it is limited and may prevent the determination of some defects that may not be observable from the ground. If you would like a more thorough inspection of the roofing material, you should hire a roofing contractor with equipment such as extension ladders and fall protection, to walk the roof and conduct a further inspection prior to contractual limitations.

According to the owner, the roof covering material was approximately 8 years old (when the renovation was done). The estimated useful life expectancy for this type of roofing material is 25 years, provided it was properly installed and maintained. All of the defects outlined in each of the Roof sections of this report will need to be immediately corrected and the roofing material will need to be properly maintained.

Defects

The asphalt shingles have fish mouthed on the rear left “office” roof. See photo #'s 59, 60 &195. This condition is typically the result of popped up roofing nails or asphalt shingles that were installed too tightly. Repairs are required to prevent wind damage and water entry. A further evaluation by a qualified roofing contractor to determine the severity of this problem and to give cost estimates for any repairs is recommended.

A critical leak area exists on the front right, where the lower roof rake connects to the original house. See photo # 78. For more information about this defect, see the Siding section of this report. A critical leak area is an area where: 1) a pitched roof intersects with a vertical wall of the building; 2) two gable roofs intersect creating a valley; 3) a gable and a sloped roof or a low pitched roof area join. This type of roof area will collect debris, water, snow and ice. It is a high maintenance area and should be well flashed and have ice and water shield installed under the asphalt shingles and 18 inches up any vertical walls. The use of heat tapes may also be necessary to help prevent ice damming and subsequent leaks. It is unknown if any of these leak prevention methods have been installed. Contacting a roofing contractor to further inspect this area by removing some of the shingles and to give cost estimates for any required repairs will be required prior to contract limitations. See illustration below-



See the Flashing section on the Roof section of this report for defects with the roof's flashing which will affect its life expectancy and help to prevent leakage from occurring.

Advisory Recommendations and Observations

A further evaluation of the roofs surface and all of the reported defects, outlined in all the roofing sections of this report, including flashing, ventilation, and skylights if identified, as well as the reported defects by a qualified roofing contractor will be required, to determine repair options and costs, prior to contract limitations. If these conditions are not repaired water leakage, damage, and shortened life expectancy of the roofing material could occur.

New roofing material was recently installed. Obtaining a copy of the contract/warrantee for this installation is recommended.

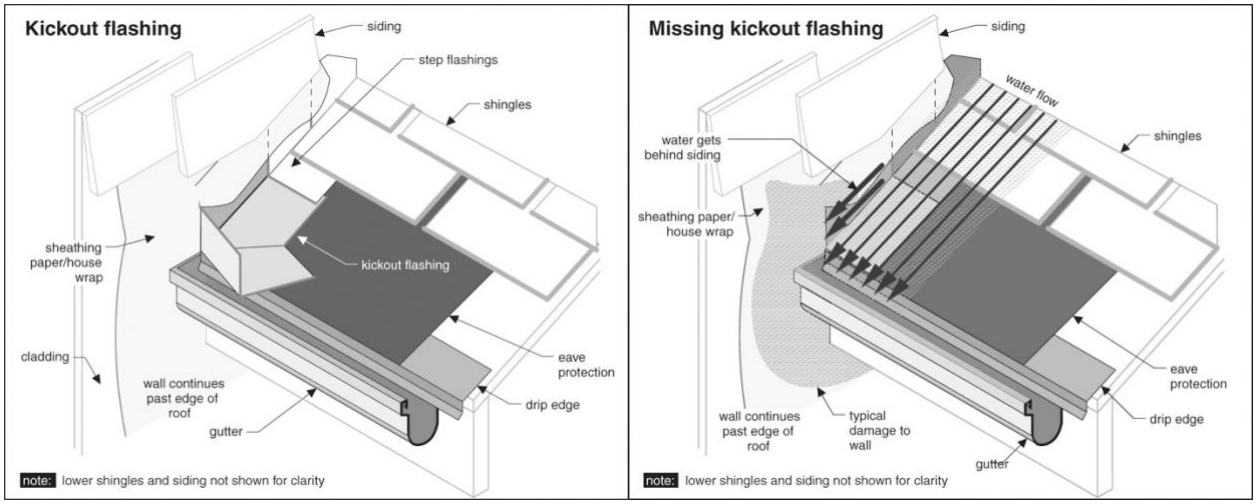
FLASHING:

The roof flashing was in serviceable condition with defects noted that will require correction.

Defects

Lifting flashing was noted around the electric service conduit. See photo # 16. Repairs to the flashing material will be required to help prevent water and insect entry from occurring.

There were no kickout / diverters installed at the bottom of the roof / wall intersection areas which are commonly referred to as side or 'cheek side walls'. See photo #'s 20, 27, 28, 34, 35, 37, 38, 55, 60, 61 & 78. Accumulating roof water runoff should be directed out and away from the building and into the gutters. Roof-to-wall flashing areas should have a kickout / diverter installed at the bottom termination of the side or cheek walls to insure that water is directed away from siding and other wall surfaces. The installation of kickout / diverters will be required to prevent leaks and water damage from occurring. Obtaining cost estimates for their installation is recommended prior to contract limitations. Please refer to Article #'s S1, S19, S24 & R15 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.
See illustration below-



VENTILATION:

The roof ventilation appeared to be adequate for this building. See photo # 29.

SKYLIGHT:

The skylights on rear left appeared to be in a defective condition.

Defects

The skylight framed appeared to be buckled/dented and the roofing material around the skylight was buckled and lifted up. See photo #'s 59 & 60. Repairs to or replacement of the roofing material will be required and replacement of the skylight may also be required to restore this item to its fully functional condition. Contact a qualified contractor to further evaluate the condition, to determine if it can be repaired or needs to be replaced and to give cost estimates to correct will be required prior to contractual limitations.

2. GUTTERS & LEADERS

The purpose of the gutters and leaders/downspouts is to collect water draining from the roof and to direct it away from the foundation of the building. The guttering system helps to prevent: water entry into the interior of the building; water and freeze thaw cycle damage to the foundation; damage to siding materials; damage to shrubbery; and damage to soil around the perimeter of the building. For a gutter and leader system to function properly it must be maintained. Debris from trees can clog gutters both in the Spring and Fall seasons. Buds and pollen sacs must be cleaned in the Spring after the leaves have fully developed on surrounding trees. The gutters must again be cleaned in the fall after most of the leaves have fallen from the trees. Snow and ice tend to build up inside gutters, which can pull them away from a building and cause them to lose their pitch. Flushing the gutters with a garden hose is helpful in removing small debris as well as allowing you to observe how the water is draining. Gutters should not retain any water.

GUTTERS

As viewed from the ground with binoculars the aluminum gutters were in overall serviceable condition.

LEADERS

The aluminum leaders were in overall serviceable condition with defects noted that will require correction.

Defects

The leader on the front right was not properly attached to the building with repair required for proper drainage of roof run off and to prevent water entry into the building from occurring. See photo # 227.

Advisory Recommendations and Observations

All of the gutters and leaders (and the rear left sump pump) appear to drain to an underground drain system. See photo #'s 30, 39, 49, 50, 58 & 64. The underground roof / gutter drain pipes cannot be inspected for clogs, breaks, for their performance during normal rains or heavy storms and in many cases where their termination / discharge point is located. It is therefore recommended that a discussion with the seller as to their past performance as well as where they discharge, be conducted. Video camera inspection of these underground drain pipes prior to contractual limitations may also be conducted which, would help to prevent water entry through the foundation. Many plumbers and septic system inspection companies conduct these inspections. Contact our office for a list of these companies.

It is recommended that the leaders and the underground drain pipes be flushed to insure that they are free flowing.

Please refer to Article # G2 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

3. SIDING

All exterior wall coverings, flashings, trim, eaves, soffits and fascias that are accessible from ground level are inspected. Because flashings are sometimes concealed behind the siding material, are painted over, or are too high to be properly observed from the ground, even with the use of binoculars, it may be desirable and prudent to have a painter or siding contractor inspect these areas in more detail. Holes not visible from the ground can allow insect, water and animal entry to occur. Buildings painted prior to 1978 may have been painted with lead based paints. Additional testing for the presence of lead based paints may be desired prior to contractual limitations. NJ Comprehensive Home Inspection, LLC does not test for the presence of lead and this type of inspection is excluded from an Inspection by the NJAC 13:40-15.16 Standards of Practice.

The vinyl siding on the dwelling was in defective condition.

The siding material on the lower front of the dwelling was dry stacked manufactured stone. The dry stacked manufactured stone was in defective condition.

Dry stacked manufactured stone is a siding material that is attached to the building without using mortar in between the stones. This type of siding material is not recommended in our area because water gets behind the stone and causes it to come off the building. This siding may also be called cast or cultured stone. Manufactured stone veneers should be attached to the building using manufacturer's installation instructions. The manufacturer's specifications must be followed to prevent water intrusion and subsequent water damage to the building. These specifications include, but are not limited to: first applying two layers or more of a water resistive barrier or an approved membrane. Extreme care must be taken around windows and door openings. Drip cap flashings above windows and doors and the installation of self-adhering membranes, such as 'Vycor', around these openings are required. Weep holes, which permit water to drain out of this siding material, should be installed at any bottom termination, whether at the foundation sill, above or below window and door openings, or where the stone abuts roofing material. Properly installed metal flashings, and in particular 'kick-out' flashings, where the roof and wall siding join are required to produce a water resistive siding material. Next 2.5 pound or heavier diamond mesh expanded metal lath or 18 gauge woven wire mesh is mechanically attached to the wall. Next applied over the entire surface is one half inch of scratch coat mortar. Lastly the manufactured stone is applied to the scratch coat using mortar. Because much of this material is behind the manufactured stone siding, it cannot be seen without removal of some of the siding material. Further inspections by companies that specialize in inspecting and testing this material for proper installation and water intrusion may be desired prior to contractual limitations. For more information please see the Manufactured Stone Veneer Siding Installation Guide from the 'Masonry Veneer Manufacturers Association' @ ncma-br.org/pdfs/masterlibrary/MVMA%20Installation%20Guide%204th%20Edition%203rd%20Printing.pdf. Please refer to Article #'s S9, S10 & S24 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

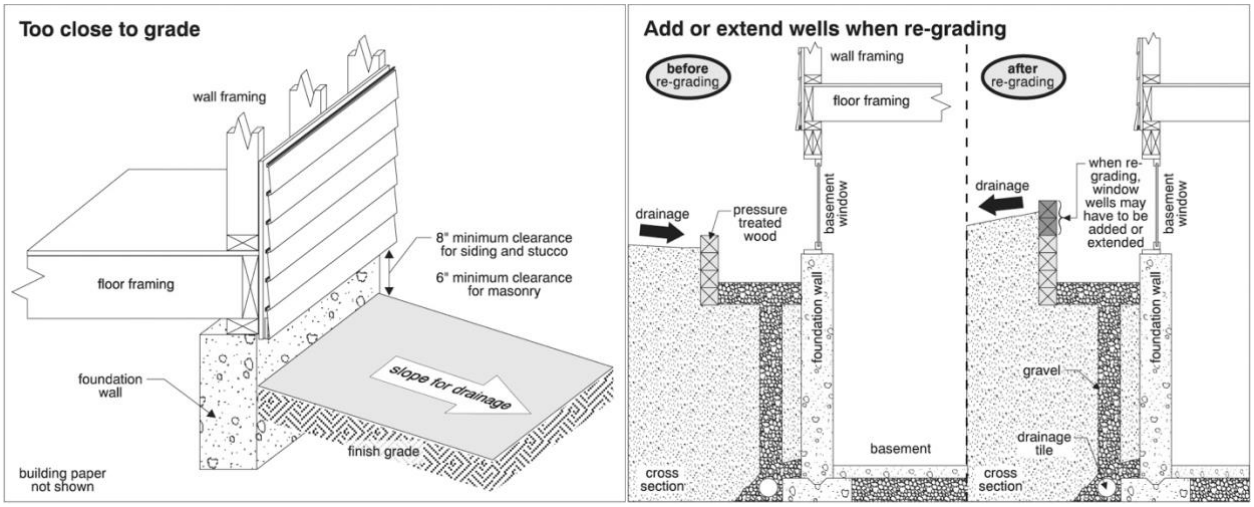
Defects

The vinyl siding on the left side was not properly installed or flashed over the left side foundation wall. Only "J" channel was installed and it was back pitched. See photo #'s 39, 40, 43, 44, 49, 229 & 230. This is causing active water and water staining on the left side basement foundation walls. See photo #'s 93, 95, 99 & 101-104. The installation of a flashing material, such as "Z" flashing, will be required to prevent water damage and water entry into the dwelling. It is imperative that a further inspection and evaluation by a qualified siding contractor, which is required, further evaluate

the condition and determine all repair options and costs, and to ensure against hidden damage or other related issues, prior to contractual limitations.

Soil was placed over the siding on the right rear side of the building. See photo # 67. This is a condition conducive to rot, mold and wood destroying insect infestations. Lowering the soil level below the siding material will be required. Treating of this area for the prevention of termites is also recommended. Current building standards require an 8-inch clearance from the wood framing to the final soil level. Cost estimates should be obtained prior to contractual limitations. See illustration below-

Note : The illustration below is for a window well, but the same type of installation could be used for grading a low foundation wall.



A critical leak area exists on the front right, where the lower roof rake connects to the original house. See photo # 78. An attempted repair was made, but does not appear to have been adequately performed. The siding material appears to have been damaged and appears to have been spray painted over as a repair. Additional repairs may be required. A further inspection and evaluation by a qualified roofing and/or siding contractor is required, to further evaluate the condition and determine all repair options and costs, and to ensure against hidden damage or other related issues, prior to contractual limitations.

There were no kickout / diverters installed at the bottom of the roof / wall intersection areas which are commonly referred to as side or 'cheek side walls'. See photo #'s 20, 27, 28, 34, 35, 37, 38, 55, 60, 61 & 78. Accumulating roof water runoff should be directed out and away from the building and into the gutters. Roof-to-wall flashing areas should have a kickout / diverter installed at the bottom termination of the side or cheek walls to insure that water is directed away from siding and other wall surfaces. Water maybe draining behind the vinyl siding and cannot be seen without removing some of the siding material in these areas. The installation of kickout / diverters and a further evaluation of these areas will be required to prevent leaks and water damage from occurring. Obtaining cost estimates for their installation is recommended prior to contract limitations. Please refer to Article #'s S1, S19, S24 & R15 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

The dry stacked manufactured stone on the front of the dwelling does not appear to be properly installed. See photo #'s 25, 26, 36 & 39. Through wall flashing was not observed in the masonry siding material. Current building standards require that through wall flashing be installed to prevent water entry into the building by draining it through the siding material and to the exterior of the building. Water staining and efflorescence could be seen (above grade level) on the front basement foundation walls. See photo #'s 94-97 & 121. Water appears to be going thru the dry stacked manufactured stone siding material. This material also covers the lower wood framing on the front of the dwelling. Repairs will be required to prevent water damage and water entry into the dwelling. It is imperative that a further inspection and evaluation by a structural engineer or architect, which is required, further evaluate the condition and determine all repair options and costs, and to ensure against hidden damage or other related issues, prior to contractual limitations.

The condition of the dry stacked manufactured stone is a 'material defect', which is a condition or a functional aspect of a structural component or system that is readily ascertainable during a building inspection that substantially affects the value, habitability, or safety of the building and/or can be considered a possible expensive repair or replacement and

should be evaluated by a structural engineer or architect. In our opinion, the dry stacked manufactured stone should be further evaluated prior to contractual limitations.

Advisory Recommendations and Observations

It is recommended that all areas where different siding materials join or where open seams exist in the siding or trim be caulked and repaired to prevent water damage from occurring. We recommend Lexel caulk for this repair.

Caulking/sealing of any openings in the trim, siding, eave areas and/or flashings will be required to prevent water entry, rot, insect and animal entry as well as energy loss from occurring.

Sealing/caulking of gaps around any pipes, wires, faucets or vents going through the exterior of the building will be required to prevent insect, rodent and water entry as well as to prevent energy loss.

4. WINDOWS

A representative number of windows are inspected from both the exterior and interior of the building. This section of the report describes the style, condition, defects and observations/recommendations of the exterior portion of the windows only. The interior portions of the windows' defects are listed in each of the Interior Rooms section of this report. Storm windows, screens, awnings and other similar seasonal accessories are excluded from Inspection by the New Jersey NJAC 13:40-15.16 Standards of Practice.

The insulated glass windows on the dwelling were in overall serviceable condition with defects noted that will require correction.

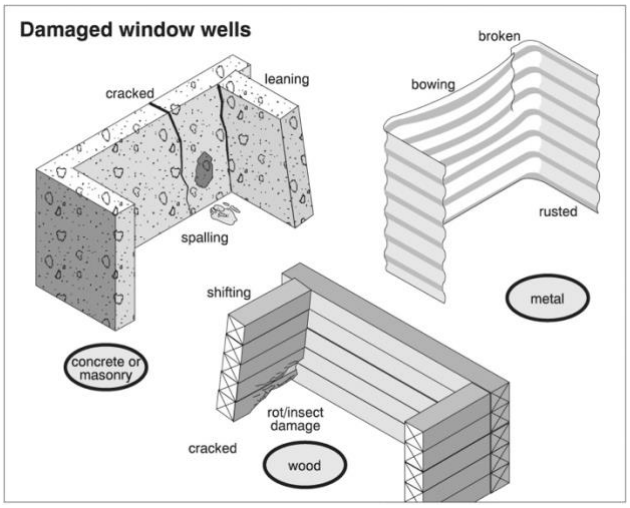
The basement windows on the dwelling were in poor condition with defects noted that will require correction.

Defects

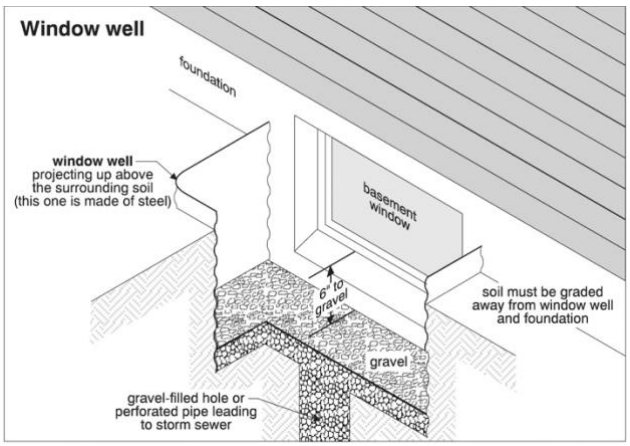
The bay window on the front right has sagged downward because of inadequate or improper support. See photo #'s 36-38. The installation of additional support will be required to correct this problem. This can be accomplished by installing support brackets below the window or by tightening the support cables if they are installed. A further inspection and obtaining cost estimates from a local contractor for these repairs is recommended prior to contractual limitations.

The bay window on the front left has sagged downward because of age and inadequate support. See photo #'s 33-35. The windows were operational and were not binding at the time of the inspection but maybe drafty during winter months. If they start to bind, do not force them open, as this could cause the vacuum seal to fail. The installation of additional support would be required to correct the settling. This can sometimes be accomplished by repairing or installing support brackets below the window or by tightening the support cables if they are installed. A further evaluation and obtaining cost estimates from a local contractor to determine the required repairs is recommended prior to contractual limitations.

The left front basement window well has deteriorated. See photo #'s 41 & 51. There also appears to be a drain in this window well, that drains to the sump pump, that appears to be clogged. See photo #'s 89, 90 & 231. Reconstruction of or replacement of the basement window well will be required to help prevent water entry into the building from occurring. Obtaining cost estimates for any repairs or replacement is recommended prior to contractual limitations. See illustration below-



The soil level inside the two left rear window wells was too high. See photo #'s 56 & 57. Lowering of the soil level to approximately 4-6 inches below the top of the window sill and the installation of approximately 10-inches of gravel below the 4-6 inch air space will be required to function as a dry well which will help prevent water entry into the building through the basement window from occurring.
See illustration below-



Advisory Recommendations and Observations

Caulking around the exterior of the windows is recommended to help conserve energy and to prevent water entry and subsequent damage from occurring.

See the Interior Rooms section of this report for a further discussion of window interior defects if found.

5. STEPS & WALKWAYS

Because these components are located on the exterior of the building, their maintenance is often overlooked by the owners. They are inspected and reported on for safety reasons. It is recommended that the defects and recommendations listed below be corrected because of safety concerns.

The front paver stone walkway was in defective condition.

The right and rear right side paver stone walkway was in overall serviceable condition. See photo #'s 70 & 71.

The front masonry steps were in defective condition.

The rear wood steps were in overall serviceable condition. See photo # 62.

The rear right wood steps were in overall serviceable condition. See photo # 65.

Defects

The front paver stone walkway: The walk has settled downward in front of the first step creating an uneven step rise, which is a safety trip hazard. See photo # 228. Repairs of the walk in this area will be required. Obtaining cost estimates for any repairs is recommended prior to contractual limitations.

The front masonry steps: The tread on the landing was chipped creating a potential tripping hazard. See photo #'s 23 & 24. Replacement of the landing tread is required for safety reasons. Obtaining cost estimates for replacement is recommended prior to contractual limitations.

6. ENTRY DOORS

Entry doors are inspected for their overall operation and condition. Weather seals are checked and deterioration is reported on. Doors are subject to changes in weather conditions, therefore doors, which operated perfectly one day, may be sticking or difficult to operate another day. Locking mechanisms and door hardware are not inspected and should not be considered as part of the inspection report. If an inspection of door locking mechanisms and hardware is desired contacting a lock smith prior to contractual limitations will be required.

The front entry door was in overall serviceable condition. See photo #'s 23 & 165.

The rear sliding glass entry door was in overall serviceable condition. See photo # 63.

The rear right entry door was in overall serviceable condition. See photo # 66.

7. EXTERIOR FOUNDATION

The foundation of the building is designed to support the load of the building including its contents. The foundation is usually constructed of masonry although other material such as wood can also be used. The foundation transmits the load of the building downward to the footing. The footing must be below the frost line. It transmits and spreads the load of the building to the soil under the footing. Since the foundation is rigid, normal stress settling cracks usually develop. Because most of the foundation is located under the ground, only the portion above the ground on the exterior and only the visible portion inside the basement can be inspected and reported on. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. Soil conditions and the stability of the soil to support the building are beyond the scope of this inspection and can only be performed by a licensed professional engineer. Structural components are probed where deterioration is suspected unless such probing would damage any finished structure. Hydrostatic loading (water pressure) against the foundation walls of a building can have detrimental effects. Attention to the recommendations given in the Property Drainage and Gutters and Leaders sections of this report will help to prevent and/or correct the negative effect of hydrostatic loading.

The masonry block exterior foundation was in overall serviceable condition with defects noted that will require correction.

Defects

Cement parging was loose, cracked and missing on the right and rear right sides. See photo #'s 52, 53, 54, 68, 69 & 71. Repairs to the parging are recommended to waterproof and to protect the foundation as well as to help prevent wood destroying insect infestations. Parging, or a parge coat, is a thin coating of a cementitious or polymeric mortar, applied to foundations. The intent is to create a contiguous surface by filling surface air voids and by filling openings, where water and insect entry could occur.

The left rear "office" appears to be constructed with a concealed floor cavity below it. See photo #'s 49-50 & 52-54. For more information about this defect, see the Crawl Space section of this report. A gap was noted below the foundation wall. This may have been from the wood form when this room was constructed. Repairs may be required. A further inspection and evaluation by a qualified mason contractor is required, further evaluate the condition and to determine if any repairs are required, prior to contractual limitations.

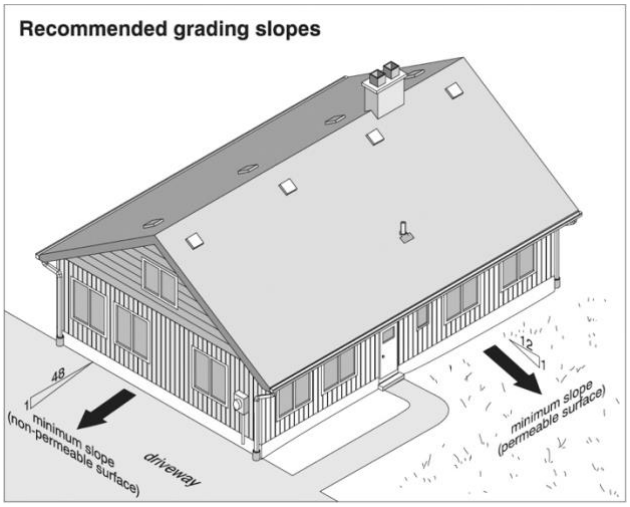
8. PROPERTY DRAINAGE

The lawn and landscaping of this property were not inspected and should therefore not be considered as part of this inspection report. If an inspection of the lawn and landscaping is desired, hiring a trained horticultural specialist or landscaper will be required. Vegetation, grading, drainage and retaining walls with respect to their immediate detrimental effect on the condition of the building are inspected and reported on. Fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, and/or erosion control and earth stabilization are not inspected and should not be considered as part of this report and are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. If an inspection of these items is desired, hiring a professional in their field will be required. The property should slope away from all sides of the building and be allowed to drain naturally off the property. Water leakage through the building foundation is caused in large part by poor property drainage or from the failure of maintaining drainage systems such as gutters, leaders and proper grading of soil around the exterior perimeter of the building. Current building practice is to pitch the soil 1-inch per foot 8-feet to 12-feet away from the building. In other words, the soil should be 8-inches higher at the foundation, completely around the perimeter of the building, then it is 8-feet to 12-feet away from the building. Water is an extremely destructive force. It can find its way through the smallest of cracks in a foundation, therefore, proper grading as well as maintenance of gutters and leaders is very important. If defects in the property drainage are mentioned, they should immediately be corrected to help prevent water entry into the building from occurring. The lawn sprinkler system, if installed, was not inspected and should not be considered as part of the inspection report and is excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. If an inspection of the lawn sprinkler system is required, contacting a lawn sprinkler company, gardener, or having the building owner explain the use of the sprinkler system and testing of the sprinkler system is recommended.

The topography of the land pitched from the front foundation toward the front street and left yard; from the rear foundation toward the rear and left yard; from the right yard toward the right foundation; from the left foundation toward the left yard.

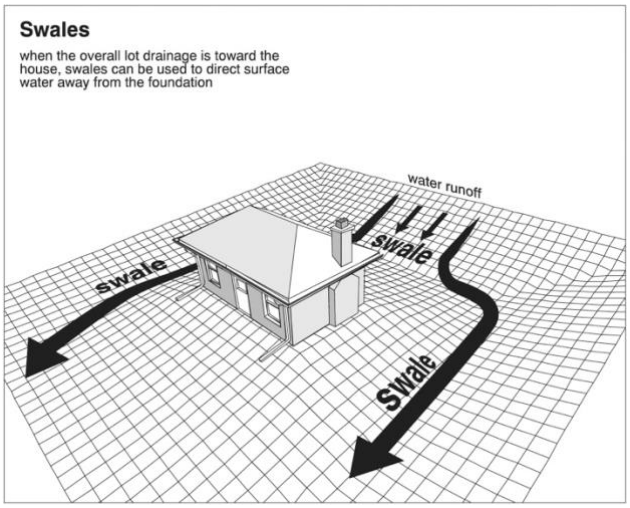
Defects

The soil grading on the front, right, rear right, left and rear left were incorrectly sloped into the foundation rather than away from the foundation. See photo #'s 39, 53, 54, 67, 69, 71 & 76. This condition will cause surface water to drain into the building rather than away from the building. Grading of the soil away from the building will be required to help prevent water from draining against the foundation and from entering the interior of the building. Obtaining cost estimates for any repairs is required prior to contractual limitations. The ground adjacent to the foundation wall must be graded to slope away from the building at a ratio of 1:12, meaning that for every 12-foot out horizontally the ground level is to descend 1-foot. This grading requirement is to be applied for a distance of 8-feet or more, measured perpendicular to the foundation wall. Please refer to Article #'s PD1, PD2 & PD3 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic. See illustration below-



Advisory Recommendations and Observations

It is recommended that a drainage swale be installed in the rear yard to direct surface water away from the building. See photo # 74. A drainage swale is a gentle 'U' shaped channel formed by the convergence of intersecting slopes of soil that permits surface water to drain from a higher to a lower location.
See illustration below-



It is recommended that the suggestions given in the Gutters and Leaders section of this report be followed to help prevent water entry into the building from occurring.

9. DECKS, PATIOS, BALCONIES

Because of safety concerns, decks, porches and balconies should be inspected frequently. We will inspect for and report on any safety concerns however, rot, weathering and loose guardrails can occur over time, which will compromise the safety of the deck, porch and/or balcony. If any defects were found during this inspection, those defects should immediately be corrected and for safety reasons, the deck, porch or balcony should not be used until these repairs have been conducted.

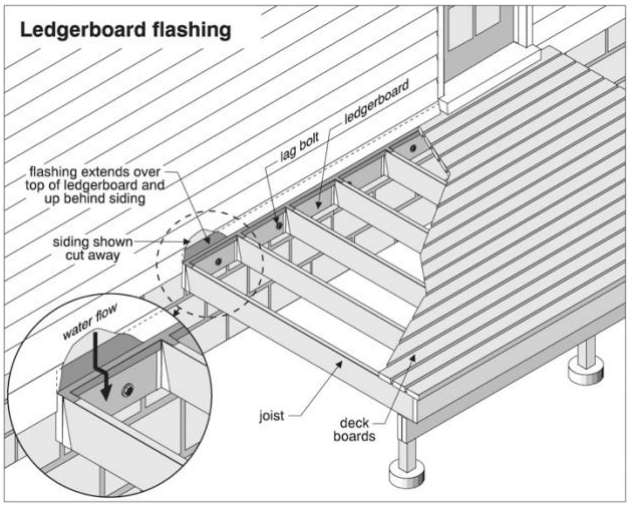
The rear wood deck was in overall serviceable condition with defects noted that will require correction.

The rear right wood deck was in overall serviceable condition with defects noted that will require correction.

Defects

The areas below the decks was inaccessible. A camera was used to take photos of the inaccessible areas below the decks by holding a camera into an opening and snapping photos in various angles and positions. These photos revealed the following conditions:

The rear wood deck: The ledger board does not appear to be properly flashed where it was attached to the building. See photo #'s 79-81. This condition will cause rotting of the building and water entry into the building to occur. Repairs may be required. Obtaining cost estimates for any repairs will be required prior to contractual limitations. It should be further noted that the new pressure treated lumber is extremely corrosive to aluminum. A corrosive resistant flashing material such as copper sheet metal flashing, a modified asphalt waterproof membrane, or a polypropylene backed copper flashing such as the York Shield 106pt. should be used. Please refer to Article #'s D1, D2 & D3 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic. See illustration below-



The rear right wood deck: The ledger board does not appear to be properly flashed where it was attached to the building (only Tyvek could be seen). See photo #'s 82 & 83. This condition will cause rotting of the building and water entry into the building to occur. Repairs may be required. Obtaining cost estimates for any repairs will be required prior to contractual limitations. It should be further noted that the new pressure treated lumber is extremely corrosive to aluminum. A corrosive resistant flashing material such as copper sheet metal flashing, a modified asphalt waterproof membrane, or a polypropylene backed copper flashing such as the York Shield 106pt. should be used. Please refer to Article #'s D1, D2 & D3 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

Advisory Recommendations and Observations

The wood framing below both the rear and rear right decks was not visible because the deck was either constructed too close to the ground or because the perimeter was covered with a material that prevented the framing of the deck from being observed. See photo #'s 62 & 65. Therefore, an inspection of the framing system, footings, flashings, the slope of the soil grade under the deck, and of the ledger board to see if it was properly bolted to the building could not be performed. If an inspection of these items is desired, removal of at least two rows of the flooring material close to the building will be required. A re-inspection fee will apply. If permits were obtained for the deck's construction, the local building inspector would have inspected the rough framing prior to the installation of the deck's flooring material. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. A re-inspection fee will apply.

10. RETAINING WALLS

Because the inspector does not have a survey of the property and is not qualified as a surveyor, the ownership of side lot retaining walls is unknown and is beyond the scope of the inspection report. The freeze thaw cycle and hydrostatic pressure behind retaining walls causes most of their damage and failure. Proper drainage of ground water behind a wall is therefore paramount for its survival. Whether proper drainage was or was not installed can be completely hidden because it is buried behind the wall and is therefore also beyond the scope of the inspection report. Retaining walls are inspected for their visible condition and any immediate detrimental effect on the condition of the building.

The right rear and rear masonry block retaining wall was in overall serviceable condition. See photo #'s 72 & 73.

11. DRIVEWAY / PARKING AREA

The driveway/parking area is visually inspected for its overall serviceability. The depth of the gravel below the surface of the driveway and the thickness of the surfacing material is not visible and is therefore unknown. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. Driveways should be sloped away from garage openings. If they slope into the garage opening, a drainage swale or catch basin should exist so that surface water is drained away from the interior of the building. Maintenance of these drains to insure that they are free flowing and functional is the responsibility of the building owner. If a more in depth inspection of the driveway/parking area is desired, a paving company specializing in driveway installation and repair should be contacted prior to contractual limitations.

The asphalt driveway was in overall serviceable condition. See photo #'s 18 & 19.

Advisory Recommendations and Observations

Sealing of the surface of the driveway with an asphalt coating material is recommended to help prolong the life of the driveway.

12. GARAGE

Both attached and/or detached garages are inspected. If roofing problems exist, they will be written up in the roofing section of the report. Powered/automatic garage door openers are inspected for their proper operation and to insure that the safety stops are working. Safety stops are adjustable and should be frequently tested by the owner for safety reasons. Any adjustments to the garage door safety mechanisms should be conducted by professionals qualified to do so. Remote control devices are not tested and should not be considered as part of this report. These devices should be obtained from the sellers prior to contractual limitations and tested by the buyers for operation.

The two car built-in garage was in overall serviceable condition.

Advisory Recommendations and Observations

A repair to a frozen water pipe in the left side of the garage was apparently made. See photo # 85. A conversation with the homeowner is recommended, prior to contractual limitations, to verify what type of work/repair was done, when the work/repair was done, who did the work/repair, how it has been performing since the work/repair was done and if there is any warrantee from the installation/repair company.

The garage door openers were operated and the safety stops were tested. They were found to be in serviceable condition at the time of the inspection. Periodic testing of the safety stops and periodic testing of the opening and closing tension (the up and down force) is recommended for safety reasons.

13. BASEMENT

The basement is a below soil grade area, therefore it is subject to moisture, insect infestations, as well as soil and hydrostatic pressures. Care should be taken to insure that the soil around the exterior perimeter of the building is graded away from the foundation and that surface water and water runoff from the roof is directed to discharge away from the foundation. Hydrostatic pressure (water pressure) from improper grading and/or from ground water can easily damage a foundation and flood the basement and/or below grade areas. Parts of the foundation may not be visible for inspection due to storage, because the basement may be finished, and/or there may be plant growth around or on the exterior foundation walls. We cannot inspect what we cannot see. Inaccessible areas are excluded from an Inspection by NJAC 13:40-15.16 Standards of Practice. This includes subterranean water conditions which can occur at any time without past history of this event being visible to an inspector. If an inspection of foundation walls or framing systems that have permanent coverings over them is desired, removal of the covering materials would be required. Inspections through the use of a tool called a Bora-scope that uses fiber optics may be conducted. This tool requires that 1/4-inch diameter holes be drilled through the permanent covering materials but does not require their removal. If these in-depth inspections are desired, than contacting our company prior to contractual limitations will be required. Written permission from the owner of the building to drill these inspection holes into the walls of the building would be required. This type of inspection is beyond the scope of a normal building inspection, therefore, additional inspection fees will apply.

Front Basement (original house)

The visible sill plates and girders were in overall serviceable condition.

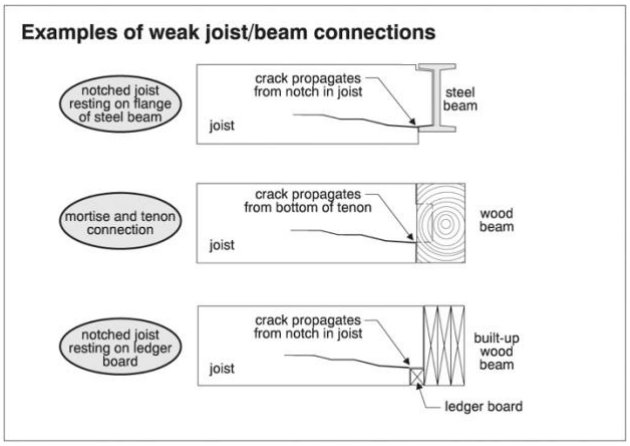
The visible dimensional floor joists and lally columns were in overall serviceable condition with defects noted that will require correction.

The visible masonry block foundation was in overall serviceable condition with defects noted that will require correction.

Defects

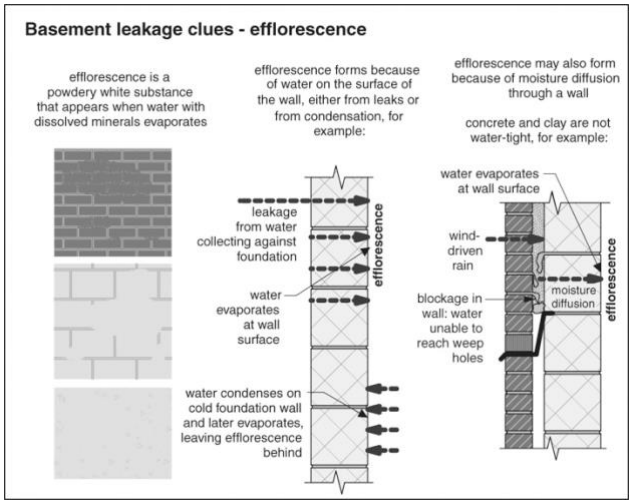
The wood framing on the right and left side of the original chimney (where numerous alterations have been made over the years) does not appear to be adequately supported. See photo #'s 138-147 & 158. The floor joists and TJI joists (where headered) have been cut and were toe nailed rather than using joist hangers. An undersized spliced wood support post was installed below a headered section of the wood framing. Its replacement with more permanent steel cement filled lally columns and the installation of joist hangers may be required. A further inspection and evaluation by a qualified structural framing contractor or structural engineer is required, to further evaluate the condition and determine all repair options and costs, prior to contractual limitations.

Cracks have developed in several floor joists where they are connected into the support beams. See photo #'s 154, 157 & 159. Repairs by installing joist hangers will be required to prevent further movement from occurring. Obtaining cost estimates for any repairs will be required prior to contractual limitations. See illustration below-



The rear (addition) basement was installed around a large rock (that should have been removed or at least better sealed). See photo #'s 152-154. Water penetration and damp soil was noted. It's encapsulation of this large rock will be required. Repairs will therefore be required. Contact a qualified mason contractor to further evaluate this condition, to determine all repair options and costs and to give cost estimates to correct will be required prior to contractual limitations.

The presence of efflorescence, a condition relating to water seepage through masonry, was seen on the front, right and left foundation walls. See photo #'s 93-97, 101, 102, 104,105, 107 & 121. As water that is inside the foundation walls evaporates, mineral salts are deposited on them leaving behind these crystalline structures. This is a condition conducive to water damage and mold. Corrections to the water entry will be required in order to correct this condition. Efflorescence is rarely a structural concern, however it is a definite sign that water is entering and moving through the foundation walls. It is also an indication that the exterior drainage is inadequate. This can be an easy fix such as directing gutters and leaders to discharge four to six feet away from the foundation. In can also be related to negatively pitched soil on the exterior of the foundation and/or other exterior foundation conditions. The exterior soil should slope / pitch, one inch per foot, eight to twelve feet away from the foundation. The exterior foundation should be well parged / plastered, without cracks, and it should be well sealed with an approved damp / water proofing material below the exterior soil grade / level. Most of these conditions cannot be observed because they are below the exterior soil grade. Corrections to these conditions and a further evaluation by a structural engineer or a basement waterproofing company are recommended prior to contractual limitations. See illustration below-



Evidence of recurring water entry into the basement was noted by water actively draining down and water stains on the front, right and left side foundation walls. See photo #'s 93-97, 99, 101-104 & 107. A further evaluation by a basement waterproofing company prior to contractual limitations is required. For more information about this defect, see the Siding section of this report. Please refer to Article #'s B1 - B10 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

There were no handrails or guard rails installed on the steps from the front (original) basement to the rear (addition) basement. See photo #'s 150 & 151. Their installation will be required for safety reasons. Obtaining cost estimates for their installation will be required prior to contractual limitations. Please refer to Article # FM2 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

Advisory Recommendations and Observations

It is recommended that the suggestions given in the Gutters and Leaders and Property Drainage sections of this report be followed to help prevent water entry into the building from occurring. Please refer to Article #'s G1 & G2 and PD1 & PD3 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

The operation of the sump pump was checked at the time of the inspection. The sump pump did turn on and discharged any water that was inside the sump pump pit. This is not a guarantee or warrantee that the sump pump can remove all of the water entering the basement during a storm or heavy rain. A further inspection of this system by a basement waterproofing company therefore may be desired. It is also recommended that homeowner's insurance be obtained for ground water intrusion should the sump pump fail and the basement flood. Normal homeowner's insurance policies do not cover losses caused by ground water. The installation of a 'battery back-up sump pump system' is also recommended should a power failure, pump motor failure, or discharge pipe failure occur. A 'battery back-up sump pump system' uses a 12-volt deep cycle Marine battery, a 12-volt operated second pump, and a separate discharge pipe that terminates at the exterior of the foundation wall. We have also heard good results from plumbers who have installed the 'Liberty Water Sump Jet Pump' model #SJ10 and SJ12. This is a water actuated pump that is much better than older models of water actuated pumps. Because you usually do not lose city water pressure they should have power during a storm. Note: These are emergency systems which help prevent flooding. Be sure to install a second discharge pipe for the back-up system. Do NOT connect the emergency back-up pumps discharging piping into the 120-volt pump's discharge pipe. If the main discharge pipe fails for any reason or if it gets crushed, clogged, or frozen, both systems will fail. Most battery back-up systems can remove approximately 10,000 gallons of water on a single battery charge. Please refer to Article # B10 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

The use of a dehumidifier during summer months will help to prevent excessive moisture in the basement.

Rear Basement (new addition)

The basement was finished. See the Interior Rooms section of this report for the inspection of the finished room in the basement. Because the basement was finished, the masonry foundation walls, floor framing, electrical, plumbing and mechanical systems that were located behind the walls and ceiling were inaccessible and could not be inspected. If a more thorough inspection of these systems were desired so that their condition could be verified, opening holes or

removal of the walls/ceiling would be required. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. A re-inspection fee will apply.

Defects

The water level inside the sump pump pit appeared to be too high. Lowering either the sump pump float or the pump itself, so that the water level is lowered approximately 10-inches below the surface of the basement floor will be required to help maintain a dry basement floor. Obtaining cost estimates for any repairs is recommended prior to contractual limitations.

The sump pump appears to be leaking. For more information about this defect, see the Interior Rooms section of this report (Basement Recreation Room).

Advisory Recommendations and Observations

The operation of the sump pump was checked at the time of the inspection. The sump pump did turn on and discharged any water that was inside the sump pump pit. This is not a guarantee or warrantee that the sump pump can remove all of the water entering the basement during a storm or heavy rain. It appears that the piping system for this sump pump is actively leaking water. A further inspection of this system by a basement waterproofing company will be required. It is also recommended that homeowner's insurance be obtained for ground water intrusion should the sump pump fail and the basement flood. Normal homeowner's insurance policies do not cover losses caused by ground water. The installation of a 'battery back-up sump pump system' is also recommended should a power failure, pump motor failure, or discharge pipe failure occur. A 'battery back-up sump pump system' uses a 12-volt deep cycle Marine battery, a 12-volt operated second pump, and a separate discharge pipe that terminates at the exterior of the foundation wall. We have also heard good results from plumbers who have installed the 'Liberty Water Sump Jet Pump' model #SJ10 and SJ12. This is a water actuated pump that is much better than older models of water actuated pumps. Because you usually do not lose city water pressure they should have power during a storm. Note: These are emergency systems which help prevent flooding. Be sure to install a second discharge pipe for the back-up system. Do NOT connect the emergency back-up pumps discharging piping into the 120-volt pump's discharge pipe. If the main discharge pipe fails for any reason or if it gets crushed, clogged, or frozen, both systems will fail. Most battery back-up systems can remove approximately 10,000 gallons of water on a single battery charge. Please refer to Article # B10 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic. See photos #'s 117, 130, & 131.

See the Environmental section of this report for visible signs of what appears to be mold that were found in the cabinet area above the sump pump. See photo # 120. Please refer to Article #'s EN14, EN15 & EN16 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

The use of a dehumidifier during summer months will help to prevent excessive moisture in the basement.

14. CRAWL SPACE

The crawl space is subject to moisture, insect infestations, water pressures, and soil pressures. Care should be taken to insure that soil is graded away from the foundation and the roof runoff is directed to discharge away from the foundation. Hydrostatic pressure/water pressure from improper grading or from ground water can easily damage a foundation. Parts of the foundation may not be visible for inspection due to storage inside the crawl space, insulation installed in between the floor framing, and/or plant growth on or around the exterior of the foundation. We cannot inspect what we cannot see. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. Humidity control in crawl spaces is very important to prevent rot and mold from occurring. NJ Comprehensive Home Inspection, LLC does not inspect for mold. If a mold inspection is desired, contacting a company that specializes in environmental testing will be required prior to contractual limitations.

The rear "office" appears to be constructed with a concealed floor cavity below it. This method of construction prevents the inspection of structural components below the finished floor. The method of construction for the floor and the space / area below this room could not be determined during the Home / Building Inspection. The space / area below the floor could either be constructed as a crawl space or it could be wood sleeper beams installed over some unknown surface. That unknown surface or existing floor could be a masonry or a dirt floor or a crawl space. A further evaluation would be required to determine the type of construction that was utilized and well as the conditions under the floor and the condition of the flooring material. Defective conditions, such as mold, water damage, rot, standing water and / or wood destroying organism damage could exist. In order to determine the conditions below this floor, a further evaluation would be

required. This evaluation would require making openings in the floor or cutting holes through exterior perimeter walls to gain access into the area below the floor of the room. No access below the floor was located. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. A further inspection of this area after access has been obtained would be required to determine the above listed conditions prior to contractual limitations. Contacting a local contractor to make the access openings will also be required. A re-inspection fee will apply.

The right side and rear right side crawl spaces could not be entered because the opening was filled with heat and A/C ducting (it's removal will be required for access). See photo # 108. If an inspection of the crawl space is desired to verify the condition of this structure, access will be required. Inaccessible areas are excluded from a Home Inspection by NJAC 13:40-15.1 home inspection statutes. A re-inspection fee will apply.

The inaccessible crawl space could not be entered but it was partially viewed from an opening. See photo #'s 108-113. The following conditions were noted:

The crawl space ceiling were covered with insulation, therefore, a thorough inspection of the framing system, foundation walls and any electrical and plumbing systems that are covered could not be conducted. If a more thorough inspection of these systems is desired, removal of the covering materials would be required. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. A re-inspection fee will apply.

Defects

The floor of the crawl space appears to be dirt. See photo # 109 & 110. A high moisture and/or inadequate ventilation were noted in the crawl space area. Corrections to this condition will be required. Current engineering studies related to crawl space ventilation, mold growth and moisture control recommend that in-depth crawl space inspections be conducted. Crawl space moisture management and mold control are new lines of work. Work specifications vary from crawl space to crawl space. The idea of venting crawl spaces to the exterior in most cases is not being conducted. Crawl space floors and foundation walls are now being covered with 30 mil thick polyethylene. Better materials and methods of installation are being developed to control moisture as well as mold. A further evaluation and corrections to this condition will be required. Obtaining cost estimates for any repairs is recommended prior to contractual limitations. Please refer to Article #'s B11 & B12 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

The presence of efflorescence, a condition relating to water seepage through masonry, was seen on the front and front right foundation wall. See photo # 109. As water that is inside the foundation walls evaporates, mineral salts are deposited on them leaving behind these crystalline structures. This is a condition conducive to water damage and mold. Corrections to the water entry will be required in order to correct this condition. Efflorescence is rarely a structural concern, however it is a definite sign that water is entering and moving through the foundation walls. It is also an indication that the exterior drainage is inadequate. This can be an easy fix such as directing gutters and leaders to discharge four to six feet away from the foundation. In can also be related to negatively pitched soil on the exterior of the foundation and/or other exterior foundation conditions. The exterior soil should slope / pitch, one inch per foot, eight to twelve feet away from the foundation. The exterior foundation should be well parged / plastered, without cracks, and it should be well sealed with an approved damp / water proofing material below the exterior soil grade / level. Most of these conditions cannot be observed because they are below the exterior soil grade. Corrections to these conditions and a further evaluation by a structural engineer or a basement waterproofing company are recommended prior to contractual limitations.

The insulation installed in between the floor framing was either missing or has fallen down. See photo # 111. Its replacement will be required in order to conserve energy and prevent drafts. Obtaining cost estimates for any repairs is recommended prior to contractual limitations.

The plastic wrap covering the air conditioning ducts has fallen off. See photo #'s 110-112. This is allowing cool air to escape into crawl space. For more information about this defect, see the Cooling Systems and Heat Pumps section of this report.

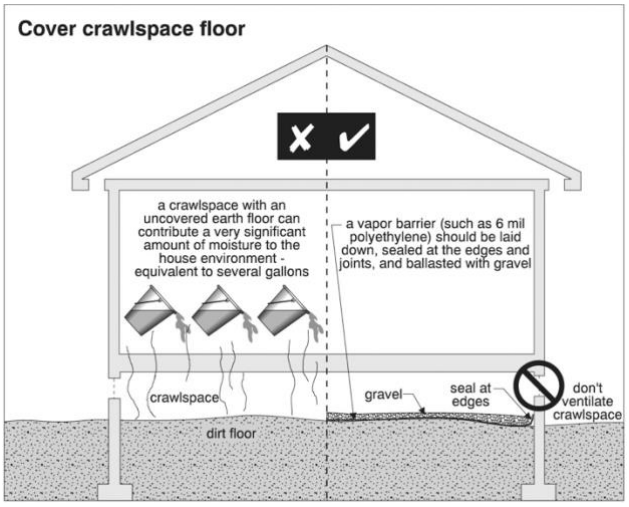
One cracked floor joist was noted below the stairs connecting the two basements. Repairs by companioning an additional floor joist alongside the cracked joist will be required to prevent further deterioration from occurring. Obtaining cost estimates for any repairs will be required prior to closing. See photo #154.

Advisory Recommendations and Observat ions

It is recommended that the suggestions given in the Gutters and Leaders and Property Drainage sections of this report be followed to help prevent water entry into the building from occurring.

Current engineering studies related to crawl space ventilation, mold growth and moisture control recommend that in-depth crawl space inspections be conducted. Crawl space moisture management and mold control are new lines of work. Work specifications vary from crawl space to crawl space. The idea of venting crawl spaces to the exterior in most cases is not being conducted. Crawl space floors and foundation walls are now being covered with 30 mil polyethylene. Better materials and methods of installation are being developed to control moisture as well as mold. Please refer to Article #'s B11 & B12 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

Covering of the dirt floor with 2-inches to 3-inches of concrete to act as a rodent barrier and then capping the foundation walls and the new concrete floor with 40-mil. thick plastic vapor barrier is recommended to lower the humidity and moisture level in the crawl space to act as a vapor barrier and a rodent barrier. Obtaining cost estimates is recommended prior to contractual limitations. See illustration below:



15. CENTRAL HEATING SYSTEM

Inspections of heating systems are limited due to weather conditions. During the summer months, or when the temperature is above 80°F, heating systems cannot be fully evaluated. During winter weather conditions heating systems may fail to operate properly leaving areas of the building either too cold or too hot. We cannot evaluate this problem during the summer months. It is beyond the scope of our inspection to determine if heating systems will function properly during extreme winter weather unless they are tested during those extreme weather conditions. The installed heating equipment and energy sources are inspected without determining the correctness of its installation, the heat supply adequacy or distribution balance, without operating automatic safety controls and when weather conditions or other circumstances may cause damage to the heating system. Inspections exclude humidifiers, electronic air filters and solar heating systems. A further inspection by a heating/air conditioning contractor or a heating engineer, who would perform heat loss calculations for each room in the building and conduct air balancing calculations for each room, may therefore be desired prior to contractual limitations. Thermostats are not inspected or tested for accuracy and clock mechanisms are not inspected. Air quality is not tested or inspected for. In forced air heating and air conditioning systems potential contaminants can sometimes be found inside duct work. These contaminants may affect people differently just as allergies to pets affect people differently. Testing of the air quality and/or having the air ducts cleaned are wise investments in environmental hygiene. Temperature / pressure safety relief valves are not tested. This is because when operated, they may not shut off or will drip water. Testing this very important and necessary safety device should only be conducted by a licensed plumber who is capable of immediately replacing it if it fails to shut off. Mechanical systems can and will fail at any given time and without warning. Yearly maintenance and inspection of your heating equipment by a licensed heating contractor is strongly recommended.

HEATING SYSTEM

The Rheem, gas fired, forced air furnace was a one zone heating system with a capacity of 105,000 BTUs was located in the basement. See photo #'s 132-134.

The age of the forced air furnace is approximately 8 years (manufactured in 2010). The normal service life for this type of unit is 15-20 years. The heater exchanger material was steel. Heating was supplied to the habitable rooms through registers and ductwork. The heating system was in serviceable condition at the time of the inspection with defects noted that will require correction.

No flue gas leakage through the furnace heat exchanger was noted when tested with the TIF 8800 combustion gas detector. The cells of the furnace heat exchanger, which were visible above the burner rack, were visually inspected with a mirror and flashlight. No cracks or holes could be seen. This inspection is not fail safe and cracks or holes could exist in areas, which were not visible to the inspector. Therefore, a further inspection by the local gas utility company or a heating and air conditioning contractor may be desired.

Defects

Condensate stains/discoloration was noted on appliance cabinet below the vent pipe and/or the vent pipe connector. See photo # 135. This is an indication that the dangerous products of combustion/flue gases are not being properly exhausted. The cause for this problem could be an improperly designed or sized vent piping system. A further inspection and evaluation of the vent piping system by a licensed plumber, a heating and air conditioning contractor, or a licensed chimney sweep will therefore be required prior to contractual limitations for safety reasons.

The humidifier installed in the furnace was in poor condition. See photo # 137. Rebuilding or replacing of this unit is recommended.

Advisory Recommendations and Observations

Repairs to the heating system will be required for safety reasons. Obtaining cost estimates it's repairs will be required prior to contractual limitations.

HEATING SYSTEM

The Rheem, gas fired, forced air furnace was a one zone heating system with a capacity of 100,000 BTUs was located in the attic. See photo #'s 215-217.

The age of the forced air furnace is approximately 8 years (manufactured in 2010). The normal service life for this type of unit is 15-20 years. The heater exchanger material was steel. Heating was supplied to the habitable rooms through registers and ductwork. The heating system was in serviceable condition at the time of the inspection with defects noted that will require correction.

No flue gas leakage through the furnace heat exchanger was noted when tested with the TIF 8800 combustion gas detector. The cells of the furnace heat exchanger, which were visible above the burner rack, were visually inspected with a mirror and flashlight. No cracks or holes could be seen. This inspection is not fail safe and cracks or holes could exist in areas, which were not visible to the inspector. Therefore, a further inspection by the local gas utility company or a heating and air conditioning contractor may be desired.

Advisory Recommendations and Observations

It is recommended that the local utility company be contacted to obtain a worry free service contract. This is a very worthwhile contract that covers many common heating system repairs as well as cleaning any rust scale from the burners.

16. COOLING SYSTEM

Inspections of cooling systems/heat pump systems are limited due to weather conditions. During the winter months, or when the temperature is below 60 degrees F, cooling systems cannot be fully evaluated. During extreme weather conditions cooling systems/heat pump systems may fail to operate properly leaving areas of the building either too cold or too hot. It is beyond the scope of this inspection to determine if these systems will function properly during extreme

conditions. The installed cooling/heat pump equipment is inspected without: determining the correctness of its installation or the cooling/heating adequacy or distribution balance. The interiors of equipment cabinets, the interiors of air handlers, the interiors of ducting systems are not inspected. The compressors/condensing units are not operated when weather conditions or other circumstances may cause damage to these units. A further inspection by a heating/air conditioning contractor or a heating/air conditioning engineer, who would perform heat loss calculations for each room in the building and conduct air balancing calculations for each room may be desired. Only a CFC certified technician is allowed to put gauges on a condenser unit. Electric heating elements inside the air handler are not inspected. An HVAC contractor or a licensed electrician can be hired to test and inspect the heating elements using specialized instruments. These inspections require some disassembly of the system, which is beyond the scope of an inspection. If any further heating or air conditioning inspections are desired or are recommended in our report, they should be conducted prior to contractual limitations. Mechanical systems can and will fail at any given time and without warning. Yearly maintenance and inspection of your air conditioning equipment by a licensed heating ventillation and air conditioning contractor is strongly recommended.

COOLING SYSTEM

There was a Rheem central air conditioner condenser installed. See photo #'s 47 & 48. This appliance had an approximate 4 ton cooling capacity. The air conditioner condenser installed was approximately 8 years old (manufactured 2010). The average life expectancy of a condenser is 10 to 15 years for a standard condenser and 15 to 20 years for a high quality unit. The year of manufacture is very close to the installation date.

The central air conditioning system was turned on using the building's thermostatic control and was operational at the time of the inspection. The condensing unit's coils and the return air filters should be cleaned. This appliance was operated using only the normal thermostat controls inside the building. No gauges or other testing devices were used to evaluate the air conditioning system. Its efficiency and its adequacy to cool all parts of the building are not evaluated and therefore should not be considered as part of the air conditioning system inspection. If a more in-depth evaluation of the air conditioning systems is desired, contacting a heating/air conditioning contractor will be required prior to contractual limitations.

The air conditioning system was in overall serviceable condition with defects were noted that will require correction.

Defects

Flexible ducting was improperly supported and was laying on the dirt crawlspace floor. This will cause deterioration of the ducting and possibly create a mold problem. Repairs will be required so that the flex ducts are supported above the floor of the crawlspace. See photos #'s 110, 112, & 113. Insulation was missing from some of the flex ducting with its repair required to prevent condensation and mold problems. See photos #'s 111 & 112. Contacting a heating ventilation and air conditioning contractor is recommended.

Advisory Recommendations and Observations

A further inspection and evaluation of this air conditioning system by an air conditioning contractor is advised to obtain cost estimates and perform the required repairs.

COOLING SYSTEM

There was a Rheem central air conditioner condenser installed. See photo #'s 44 & 46. This appliance had an approximate 4 ton cooling capacity. The air conditioner condenser installed was approximately 8 years old (manufactured 2010). The average life expectancy of a condenser is 10 to 15 years for a standard condenser and 15 to 20 years for a high quality unit. The year of manufacture is very close to the installation date.

The central air conditioning system was turned on using the building's thermostatic control and was operational at the time of the inspection. The condensing unit's coils and the return air filters should be cleaned. This appliance was operated using only the normal thermostat controls inside the building. No gauges or other testing devices were used to evaluate the air conditioning system. Its efficiency and its adequacy to cool all parts of the building are not evaluated and therefore should not be considered as part of the air conditioning system inspection. If a more in-depth evaluation of the air conditioning systems is desired, contacting a heating/air conditioning contractor will be required prior to contractual limitations.

The air conditioning system was in overall serviceable condition.

17. DOMESTIC HOT WATER SYSTEM

The domestic hot water heating system (water heater) was inspected to insure that it is operational, that it is properly vented if required, that it is not actively leaking water and that it has a temperature/pressure safety relief valve installed. The temperature/pressure safety relief valves are not tested because of their high probability of leaking after being operated. We do not turn on water heaters that have been turned off for safety reasons. The current thinking is that the water heater temperature should be at least 140 degrees Fahrenheit inside the water heater tank to help kill bacteria. However, if the hot water temperature coming out of the water heater is raised above 120 degrees Fahrenheit then an anti-scald mixing valve should be installed so that the hot water from the outlet pipe of the water heater is maintained at 120 degrees Fahrenheit. Remember, 135 degrees Fahrenheit is scalding and is dangerous especially for children. The temperature / pressure safety relief valve was not tested. This is because when operated it may not shut off or will drip water. Testing this very important and necessary safety device should only be conducted by a licensed plumber who is capable of immediately replacing it if it fails to shut off.

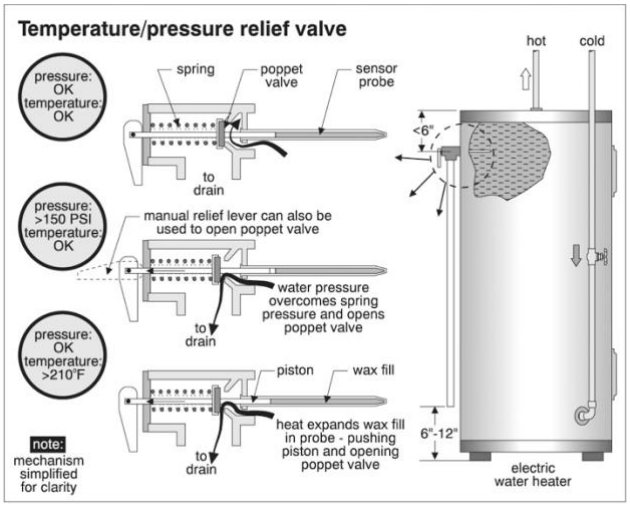
The water heater was a AO Smith, gas fired unit, with a capacity of 75 gallons. See photo # 122. The water heater was in serviceable condition at the time of the inspection with defects noted that will require correction.

The age of the water heater is approximately 7 years. The life expectancy for this type of unit is approximately 8 to 12 years. Even though operational, budgeting for its replacement in the near future is recommended.

Defects

The LED to control the temperature was not operating (therefore the temperature setting cannot be confirmed or changed). See photo # 129. Repairs will be required to restore this item to its fully functional condition and for safety reasons. Contact a licensed plumber for any repairs and to give cost estimates to correct will be required prior to contractual limitations.

The wrong type of extension pipe (PVC plastic) was installed on the safety relief valve. See photo # 124. The installation of a copper or steel pipe the same diameter as the outlet of the temperature and pressure safety relief valve to not closer than 6-inches above the floor will be required for safety reasons as per current plumbing practices. There should be no pipe threads on the bottom end of this pipe. See illustration below-



Water stains were noted on the water heater jacket. See photo #'s 125-128. These stains appear to be from a plumbing leak above the water heater. For more information about this defect, see the Plumbing System section of this report.

Advisory Recommendations and Observations

Repairs to the water heater will be required for safety reasons. Obtaining cost estimates it's repairs will be required prior to contractual limitations.

18. PLUMBING

Due to the buried or hidden condition of most plumbing systems, their inspection is limited. While conducting your inspection we operated all of the plumbing fixtures and have run waste water through the piping system during the limited time of an inspection. Although this usually allows for the detection of systems already in failure, it may not be enough time to detect a slow leak or a waste pipe that clogs with use or a crack in a pipe or shower floor pan that only leaks after it is in use for some extended amount of time. These conditions are only uncovered by constant use of a system. Interior water supply and distribution systems are inspected for functional water flow and functional drainage, excluding wells, well pumps, well water sample testing or water storage related equipment. The determination of water supply quality or quantity is not inspected nor are water conditioning systems or lawn irrigation systems inspected. The temperature pressure release valve (TPR) installed on the water heaters and boilers are not tested for operation. This is due to their high probability of leaking after being manually operated. Testing of these safety devices is recommended only by a licensed plumber who has the ability to replace the TPR valve if it fails to shut off after being operated. The report will only comment if the TPR valve has not been installed on the water heater or boiler, or if it was improperly installed or if it is actively leaking water. Shut off valves, located in the basement ceiling and below fixtures, are not tested or operated during the inspection. These valves are seldom used and if operated can leak. Further testing by a plumber who could repair these valves should they leak is recommended prior to contractual limitations. Automatic safety controls, computerized temperature sensing controls and solar heating system are not tested or inspected. It is also recommended that if the building you are purchasing is over 50 years old, a video camera inspection of the entire sewer main be conducted. This video inspection will determine if the sewer main has worn, cracked, deteriorated or if tree roots are entering it. This inspection is conducted by many plumbers and should be conducted prior to contractual limitations. If you cannot locate a company to conduct this type of inspection, please contact our office for a referral.

The domestic water was municipal. The street to building main water supply pipe was in overall serviceable condition. The visually accessible portion of the main water supply pipe was copper. The main water supply pipe was located in the basement. The main water shut off valve was tested and was operational. See photo # 92.

The predominately visible domestic branch water supply piping materials which were manufactured of copper and plastic were in overall serviceable condition.

The predominately visible cast iron and plastic drain, waste and vent piping materials were in overall serviceable condition.

As represented to us at the time of the inspection the sewage system was municipal.

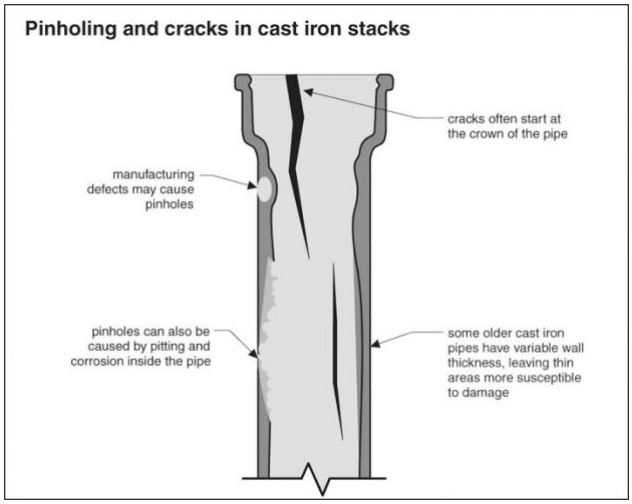
The gas meter and the gas shut off were located in the basement. See photo #94.

Defects

A PEX fitting above the water heater in the basment was seeping water. See photo # 125. Repairs to or replacement of the PEX fitting will be required. Contacting a licensed plumber for cost estimates on the required repairs will be required prior to contractual limitations.

Advisory Recommendations and Observations

A video camera inspection of the interior of the street sewer main, from the basement to the street, is strongly recommended due to the age of this building. The sewer main appears to be the original pipe. The video inspection will determine if it has worn, cracked, is deteriorated or if tree roots are entering it. This inspection is conducted by many plumbers and should be conducted prior to contractual limitations. If you cannot locate a company to conduct this type of inspection, please contact our office for a referral. See illustration below-



19. ELECTRICAL SYSTEM

The extent of the electrical system inspection is a limited basic primarily visual, but not technically exhaustive, inspection of the installed wiring, receptacles, and switching devices. We are not licensed electricians. The electric power to or inside the building is not turned off or on. We will report on but will not turn on any branch circuits that are found turned off for safety reasons. Tests to determine amperage, impedance or voltage drops, when more than one appliance is used, are not conducted and are beyond the scope of a building inspection. Branch wiring is not inspected to determine how many receptacles and / or switching devices are installed on each individual branch circuit. These types of tests and inspections can only be conducted by a licensed electrician who has the equipment and knowledge to inspect and test for these conditions. A representative number of installed lighting fixtures, switches and receptacles are inspected using their normal operation method. Remote controlled devices including outdoor lighting, motion controls, low voltage devices and ancillary wiring systems and components NOT a part of the primary electric power distribution system are NOT inspected. Solar systems / Photovoltaic (PV) power systems and any related equipment are NOT inspected and are beyond the scope of an Inspection and the expertise of the Inspector. Further inspections of the installed electrical system by a licensed electrician (and the fire department if a Solar / PV system is installed) are strongly recommended. It should be noted that furniture, storage and fixed appliances such as stoves, refrigerators, freezers, etc… are not moved in order to inspect the receptacles behind them. Low voltage systems, telephone wiring, intercoms, alarm systems, television cables, timers and computer wiring are NOT inspected and should not be considered as part of this inspection report. Hiring the appropriate trade person to test these systems would be required if desired by the buyer. For your understanding of the wording in this report, the estimated amperage and voltage that is listed in this report is for the building / unit that is being inspected, as requested by our client. It is determined by the size of the service entrance wires as well as the size of the main service disconnect device. The service conductors are the cables used for delivering electrical energy from the utility company to the building being serviced. The service drop wires are overhead cables and service lateral conductors are underground cables.

According to the latest statistics from the National Fire Protection Association (NFPA), electrical distribution was the largest cause of property damage wreaking $643.2 million in property damage in home structure fires. According to the latest statistics from the US Consumer Product Safety Commission (CPSC), household wiring tied with small appliances as the leading cause of accidental electrocutions associated with consumer products. For this reason, the Electrical Safety Foundation International (ESFI) is urging homeowners to have their homes electrically inspected by a qualified, licensed electrician particularly if they fall into one of the following categories: 1) owner of a home 40 or more years old; 2) owner of a home 10 or more years old that had had major renovation, addition or major new appliance; or 3) new owner of a previously owner home. These and other electrical safety tips are available at the Foundation's web site at www.electrical-safety.org or by phone at 703-841-3229.

The total estimated ampere service to the building is 200 amperes and 125/240 volts.

The service drop conductors were installed overhead and were in overall serviceable condition with defects noted that will require correction.

The service entrance conductors were aluminum and were in overall serviceable condition.

The electric service had aluminum and copper grounding conductors installed. It was in overall serviceable condition.

The branch wiring that was predominately visible in this building was non metallic copper cable, commonly referred to as Romex. This wiring was in overall serviceable condition.

A Square D branch circuit overload protection was located in the garage. It was in overall serviceable condition. See photo #'s 86-88. The main breaker capacities was 200 amp. circuit breaker. It had seventeen 15 amp. 125 volt circuit breakers, ten 20 amp. 125 volt circuit breakers, one 20 amp. 240 volt circuit breaker and one 90 amp. 240 volt circuit breaker.

A Square D sub panel / feeder panel was located in the basement. It was in overall serviceable condition. See photo #'s 148-149. The panel had no main circuit breaker. It had ten 15 amp. 125 volt circuit breakers, three 20 amp. 125 volt circuit breakers and two 35 amp. 240 volt circuit breakers.

Defects

Branches were touching or resting on the service drop conductors. See photo # 17. Trimming of these branches will be required to prevent damage to the service drop conductors from occurring. Even though the utility company owns these wires, responsibility for maintaining the trees may be the building owner's responsibility. Contacting the local electric utility company, a licensed electrician or a tree surgeon to further evaluate this condition and to give cost estimates to correct is recommended.

Advisory Recommendations and Observations

Contacting a licensed electrician for cost estimates on the required repairs will be required prior to contractual limitations.

20. APPLIANCES

The inspection of appliances is limited to the kitchen range and oven to determine the operation of the burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers, clocks and thermostats. The dishwasher is inspected to determine water supply and drainage. The garbage disposal is tested for operation and drainage. No other appliances should be considered as part of the inspection or inspection report. They may be superficially inspected as a courtesy to our client. The full operational capacity of the appliances is not tested and is beyond the scope of our inspection; therefore, it is recommended that these appliances be checked prior to contractual limitations.

The Kitchen Aid gas cook top was operational.

The Kitchen Aid electric wall oven was operational.

The OX vent fan was operational.

The Whirlpool dishwasher was operational.

The Kenmore refrigerator was operational.

The GE microwave was operational.

The Kenmore washing machine was operational. It is recommended that the hoses that connect the washing machine to the domestic water supply be replaced now, every two to four years thereafter. The heavy-duty metal braided hoses are more burst resistant. The Floodchek Corporation (www.floodchek.com 800-845-9089) makes industrial-grade washing machine hoses warranted not to leak for 20 years. This will help to prevent a flood from occurring.

The Kenmore gas clothes dryer was operational.

21. INTERIOR ROOMS

Walls, ceilings and floors are inspected for their general condition. Paint, wallpaper, other finish treatments and non-permanent floor coverings are not inspected. Steps, stairways and railings are inspected. Fireplaces and solid fuel appliances are inspected without testing draft characteristics. Fire screens, fireplace equipment, doors, seals, gaskets, automatic fuel feed devices, mantles, non-structural fireplace surrounds, combustion make-up air devices or gravity fed and fan assisted heat distribution systems, and the interior of flues and chimneys are not inspected. These areas fall outside the scope of your inspection. If an inspection of these areas is desired, contacting a licensed chimney sweep or professional in those areas will be required. Installed kitchen wall cabinets are inspected to determine if they are secure but they are not inspected for scratches, wear or variations of colors and shading. All fixtures/faucets are operated and inspected for functional water flow and functional drainage. The tiles in the tub and shower areas are sounded by tapping with the inspector's hand. Any indication of loose tiles or grout is reported on, however, this does not guarantee that moisture has not migrated behind the tiles and is inside the walls nor does it guarantee the future condition of the tub and shower walls. Shower floor pans are not flooded with water to determine if they leak. Any cracks in the shower floor are an indication of potential leakage and water entry under the shower floor. Without the proper maintenance, walls constructed in wet locations can deteriorate rapidly. It is prudent for the buyer to re-inspect all plumbing fixtures/faucets prior to contractual limitations to insure that problems have not developed between the time of this inspection and the closing.

The Window and Entry Door Sections of this report will address any exterior related window or entry door issues for these rooms (where/when applicable).

BASEMENT RECREATION ROOM

The tile floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The handrails (from the first floor to the second floor) were inspected. They were not loose, they were the correct height and were performing their intended function. They are however, subject to damage and because they are a safety concern and they should be checked after closing and then they should be periodically checked to ensure that they remain safe. If they become loose or damaged, they should immediately be repaired.

Defects

The rear left sump pump has been leaking above the check valve. See photo #'s 130 & 131. It also appears to have not been properly sealed where it goes thru the foundation wall under the deck. See photo # 79. This appears to have caused water damage to the wall and cabinet below. See photo #'s 117-120. Repairs to the sump pump as well as the walls and cabinet will be required. Contact a qualified contractor for any repairs and to give cost estimates to correct will be required prior to contractual limitations.

See the Environmental section of this report for visible signs of what appears to be mold that were found in the cabinet area above the sump pump. See photo # 120. Please refer to Article #'s EN14, EN15 & EN16 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

See the Windows section of this report for a further discussion and explanation about the condition of the windows in this room.

KITCHEN

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition with defects noted that will require correction.

The windows were in overall serviceable condition.

The cabinets/countertops were in overall serviceable condition.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The sink was in overall serviceable condition with defects noted that will require correction. The functional water flow for the sink was adequate. The functional drainage for the sink was adequate.

Defects

The Pantry door would not stay closed and was missing operating hardware with the installation of the missing hardware required. See photo # 179.

The sink drain trap was seeping water with replacement of the trap required. See photo # 175. Contacting a licensed plumber for cost estimates on the required repairs will be required prior to contractual limitations.

FAMILY ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

The fireplace was metal manufactured. (These units must be installed as per the manufacturer directions. The fire boxes of these units should also be insulated around and under them to prevent drafts. These conditions are not visible and therefore cannot be inspected without the removal of siding materials. A more in-depth inspection may be desired). The metal manufactured fireplace was defective with repairs noted that will require correction.

Defects

The remote control and blower motor were not functioning. Repairs will be required. Contact a fireplace contractor for any repairs and to give cost estimates to correct will be required prior to contractual limitations. See photo # 176.

OFFICE

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition with defects noted that will require correction.

The paddle fan installed in the ceiling was operational. However, the bracketing for the paddle fan(s) was not visible and therefore was not inspected. A further inspection of the paddle fan for correct mechanical fastening, by a licensed electrician, is recommended for safety reasons.

Defects

The three rear window screens are missing. Replacement will be required to prevent insect entry into the building from occurring.

LIVING ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

The fireplace was metal manufactured. (These units must be installed as per the manufacturer directions. The fire boxes of these units should also be insulated around and under them to prevent drafts. These conditions are not visible and therefore cannot be inspected without the removal of siding materials. A more in-depth inspection may be desired). The metal manufactured fireplace was defective with repairs noted that will require correction.

Defects

The remote control and blower motor were not functioning. Repairs will be required. Contact a fireplace contractor for any repairs and to give cost estimates to correct will be required prior to contractual limitations. See photo # 177.

FOYER

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The handrails (from the first floor to the second floor) were inspected. See photo # 163. They were not loose, they were the correct height and were performing their intended function. They are however, subject to damage and because they are a safety concern and they should be checked after closing and then they should be periodically checked to ensure that they remain safe. If they become loose or damaged, they should immediately be repaired.

DINING ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in serviceable condition with defects noted that will require correction.

Defects

The front left window was binding. See photo # 178. For more information about this defect, see the Windows section of this report.

MUD ROOM

The tile floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition with defects noted that will require correction.

Defects

The entrance door did not stay closed with adjustments to or repairs to the door knob and hardware required.

MASTER BEDROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

The paddle fan installed in the ceiling was operational. However, the bracketing for the paddle fan(s) was not visible and therefore was not inspected. A further inspection of the paddle fan for correct mechanical fastening, by a licensed electrician, is recommended for safety reasons.

FRONT LEFT BEDROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

LEFT REAR BEDROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition with defects noted that will require correction.

Defects

There was a light bulb burned out and/or missing in this room. See photo # 198. Replacement of the bulb and checking of the fixture for its proper operation by the purchaser prior to contractual limitations is strongly advised. This will insure that the fixture as well as the wiring are functioning as intended.

The rear left window handle was missing with replacement required. See photo # 197.

FRONT RIGHT BEDROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition with defects noted that will require correction.

Defects

The front right window in this room could not be opened using normal operating pressure. See photo # 205. Repairs will be required for proper operation.

The front left window in this room could not be fully closed using normal operating pressure. See photo # 204. Repairs will be required for proper operation.

FIRST FLOOR POWER ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The sink was in overall serviceable condition. The functional water flow for the sink was adequate. The functional drainage for the sink was adequate.

The toilet was in overall serviceable condition. The functional water flow for the toilet was adequate. The functional drainage for the toilet was adequate.

The vent fan was in overall serviceable condition.

MASTER BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

The cabinets/countertops were in overall serviceable condition.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The sink was in overall serviceable condition. The functional water flow for the sink was adequate. The functional drainage for the sink was adequate.

The toilet was in overall serviceable condition. The functional water flow for the toilet was adequate. The functional drainage for the toilet was adequate.

The bathtub was in overall serviceable condition with defects noted that will require correction. The functional water flow for the bathtub was adequate. The functional drainage for the bathtub was adequate.

The shower was in overall serviceable condition with defects noted that will require correction. The functional water flow for the shower was adequate. The functional drainage for the shower was adequate.

The vent fan was in overall serviceable condition.

Defects

The diverter for the whirlpool tub (for the shower head) was not operating properly with repairs by a licensed plumber required. See photo #'s 193-194. Obtaining cost estimates for any repairs is recommended prior to contractual limitations.

Cracked, loose and/or missing grout was noted in the wall corner tile joints and in the tub/tile joints. See photo #'s 191-192. It is recommended that the wall corner tile joints and the tub/tile joints be sealed, as a routine maintenance task, to prolong the life of the tiles and to help prevent water leaks.

Advisory Recommendations and Observations

The tub was a whirlpool tub. Because of the high probability of bacterial infections from and associated with the use of whirlpool tubs, routinely cleaning of the tub's internal piping is recommended and should be conducted prior to use. Please refer to Article # P2 on our website at www.NJComprehensiveHomeInspection.com regarding the cleaning of whirlpool tubs and for additional information on this topic.

HALL BATHROOM

The tile floor was in poor condition with defects noted that will require correction.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

The cabinets/countertops were in overall serviceable condition.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The sink was in overall serviceable condition. The functional water flow for the sink was adequate. The functional drainage for the sink was adequate.

The toilet was in overall serviceable condition. The functional water flow for the toilet was adequate. The functional drainage for the toilet was adequate.

The shower was in overall serviceable condition with defects noted that will require correction. The functional water flow for the shower was adequate. The functional drainage for the shower was adequate.

The vent fan was in overall serviceable condition.

Defects

There were several cracked floor tiles (12-15) noted with their replacement required. See photo #'s 199-201. A further inspection by a tile contractor is recommended prior to contractual limitations, to evaluate this condition and to give cost estimates for the repairs.

Cracked, loose and/or missing grout was noted in the wall corner tile joints and in the tub/tile joints. See photo #'s 202-203. It is recommended that the wall corner tile joints and the tub/tile joints be sealed, as a routine maintenance task, to prolong the life of the tiles and to help prevent water leaks.

RIGHT SIDE BEDROOM BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing materials were in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

The cabinets/countertops were in overall serviceable condition.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The sink was in overall serviceable condition. The functional water flow for the sink was adequate. The functional drainage for the sink was adequate.

The toilet was in overall serviceable condition with defects noted that will require correction. The functional water flow for the toilet was adequate. The functional drainage for the toilet was adequate.

The shower was in overall serviceable condition with defects noted that will require correction. The functional water flow for the shower was adequate. The functional drainage for the shower was adequate.

The vent fan was in overall serviceable condition.

Defects

The toilet ran continually with replacement of the flushing mechanism required for its proper operation.

The shower grout has cracked in inside corners and around the perimeter of the floor and ceiling. See photo #'s 208-211. Re-grouting or caulking of these cracks will be required to prevent water leakage and/or wall deterioration from occurring.

22. ATTIC

The attic is the unfinished space between the ceiling joists of the uppermost habitable area of the building and the roof framing. Some attics provide limited or no space for a person to move around in. In this case, for safety reasons, the inspector would not enter the attic. Attic areas which do not have at least 24-inches of unobstructed vertical clearance or are not floored are not inspected and should not be considered as part of the inspection report. If an inspection of this type of attic is desired, a contractor must be hired. If the attic space is large enough that it can be entered, if it has an access ladder, and if it is floored as much of the area visible will be inspected. Due to insulation, ducting, mechanical equipment and/or storage an inspection may be difficult or impossible to conduct. Ventilation in an attic area is extremely important to prolong the life of the roofing material, to provide comfort for the occupants and to reduce moisture, mold and heat. Insulation is another important factor in an attic. The inspector will inspect the insulation where visible but will

not disturb the insulation or vapor retarders. Indoor air quality is not determined. To learn more about insulating and air sealing go to www.energystar.gov.

The right side garage and right side addition attics were entered and fully inspected from end to end.

The access space to the original house attic was very small. Due to this low clearance, the attic was only partially entered and inspected from the access scuttle opening only. Therefore, the majority of the roof framing, insulation and anything else in the attic were inaccessible and not visible for inspection purposes. If an additional inspection of the attic is desired, contacting a contractor will be required to inspect this area prior to contractual limitations. However, the roof framing, insulation and attic could be partially viewed from the access scuttle. A camera was held into the opening and photos were taken. They were then downloaded and viewed on a computer. This does not mean that every defect in the attic was observed and reported on. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. As viewed from this visible area and as viewed from the photos, the following conditions were observed:

The visible dimensional rafters and joists were in overall serviceable condition.

VENTILATION

The roof ventilation was adequate for this building.

INSULATION

There was approximately 10 - 12 inches of fiberglass insulation visible in most areas of the attic area at the time of the inspection.

The areas where the thickness of the insulation was 10 to 12 inches thick is adequate for today's energy standards.

A vapor barrier was installed between the ceiling and the insulation material where it was lifted up and spot checked.

Insulating of the attic scuttle is recommended to conserve energy. Please refer to article # IN6 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

Defects

Some additional insulation was missing in the rear of the original house attic. See photo # 221 & 222. The installation of insulation, where missing, will be required to conserve energy. Please refer to Article #'s IN1, 5, 6 & R14 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

Advisory Recommendations and Observations

Insulating of the pull down attic staircase is recommended to conserve energy. Please refer to Article # IN6 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

Insulating of the attic scuttle is recommended to conserve energy. Please refer to article # IN6 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

23. INSECTS/RODENTS/BIRDS

Because of seasonal conditions, the time of the day, as well as noise, animals and/or insects may or may not be present, however, indications that they were or still are present but cannot be seen maybe found. This could be egg casings, animal droppings, dead insects, rub marks, residual chewed debris or some other sign which leads us to this conclusion. Further evaluations of this condition by a licensed exterminator is recommended to eliminate these pest/pests from the building.

24. WOOD DESTROYING ORGANISMS

NJ Comprehensive Home Inspection, LLC does not conduct Wood Destroying Organism Inspections. This includes, but is not limited to, an active or inactive infestation as well as any damage caused by these wood destroying organisms.

Wood destroying organisms include, but are not limited to; termites, carpenter ants, carpenter bees, powder post beetles, lucid beetles, wood fungi, wood rot and mold. Our client may have chosen an independent company to conduct that inspection. Please review the wood destroying organism inspection report provided by that company. If an independent inspection for Wood Destroying Organisms was not ordered, NJ Comprehensive Home Inspection strongly recommends that a Wood Destroying Organism Inspection be conducted, prior to contractual limitations. If any wood destroying organisms / insect conditions were observed by NJ Comprehensive Home Inspection at the time of the inspection, (which may or may not be mentioned as part of the independent company's report) they should not be considered as part of a Wood Destroying Insect Inspection or Report.

Terminite Inc. (an independent company) conducted the Wood Destroying Insect Inspection during the course of our Inspection. Please refer to their report regarding their inspector's findings and any wood destroying insect infestations and/or damage that these insects may have caused. Please refer to Article #'s PC1, PC2 & PC3 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

25. SMOKE DETECTORS

The smoke detectors and carbon monoxide detectors were not inspected. Smoke detectors and carbon monoxide detectors are required to be installed in all buildings in the State of New Jersey and are required to be inspected according to local municipal government regulations prior to contractual limitations. We recommend that you install the photoelectric type of smoke detector and have separate carbon monoxide detectors installed in the appropriate locations for safety reasons. This is because the vast majority of residential fire fatalities are due to smoke inhalation, not actual flames. Ionization alarms respond on average between 15 to 50 minutes slower in a smoldering fire than photoelectric alarms. It is important to remember to change the batteries annually. The sellers should provide you with a smoke detector and carbon monoxide detector certification or certificate of occupancy (CO) should be provided to you at closing. For more information please read the article 'Silent Alarms; Deadly Differences' on our website: www.dicoinspection.com.

26. SECURITY SYSTEM

A security system appears to have been installed. It was not tested and should not be considered as part of this inspection report. It is recommended that a representative from an security system company be contacted to properly test as well as change the codes of this system prior to contractual limitations. This way any repairs or updates to the system can be conducted prior to moving in. Inspection of security systems is excluded from Inspection by the New Jersey NJAC 13:40-15.16 Standards of Practice.

27. ENVIRONMENTAL

Environmental tests are specific, in-depth inspections that must be conducted by licensed people in these fields. These tests are not covered under the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice inspection standards and are NOT conducted by NJ Comprehensive Home Inspection during the course of a Home / Building Inspection. If during the course of our Home / Building Inspection we happen to observe a material, substance or condition that in the inspector's opinion appears to be hazardous, we will list that suspect material, substance or condition in the Environmental section of this report. In no way, should it be assumed that our casual observation of a possible hazardous material, substance or condition, takes the place of specific, in-depth, independent, environmental inspections. Other materials and other locations with-in this building, with different or the same hazardous conditions, could exist. Therefore, further testing maybe advised. NJ Comprehensive Home Inspection assumes no liability for tests conducted by independent contractors or independent testing companies, even if the independent contractor or testing company may have been referred by NJ Comprehensive Home Inspection.

ASBESTOS

A test for asbestos containing materials, which is a known carcinogen, used in the construction of this building was not conducted. (There was no visible friable presumed asbestos containing pipe insulation material found during the inspection.) However, asbestos was used in the manufacture of many building materials. Its use began to decline in the late 1970's but it was not until October 1986 when the Asbestos Hazard Emergency Response Act (AHERA) was signed into law requiring that all schools be tested for the presence of Asbestos Containing Materials (ACM). However, this law did not become effective until April 1987. Asbestos has never been completely banned in the United States. In 2001, over 29 million pounds of Asbestos was imported for use in products where there is no substitute product to replace its unique qualities. Because of the age of this building, materials containing Asbestos may have been used in its construction. Some of these products include drywall, suspended ceiling materials, acoustical tile

ceiling materials, plaster, flooring materials, roofing material and siding materials. These materials have not been sampled for testing and/or have not been identified or requested for testing by our client. They are usually not friable unless disturbed during construction work or some other activity. Testing of these materials for asbestos content may be desired, however, this process usually requires destructive sampling for testing purposes. Contacting an asbestos abatement contractor or our office for a list of asbestos testing companies and asbestos abatement contractors will be required if testing is desired, prior to contractual limitations. The current owner of the building must also provide written permission so that the destructive sampling procedure can be conducted. Please refer to Article #'s EN21, EN22, EN23 & EN27 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

FUEL STORAGE TANK

The property was not inspected for the presence of an above or below ground fuel oil or petroleum distillate storage tank. This type of inspection is beyond the scope of a building inspection and must be conducted by a licensed professional in that field. Contacting a local fuel oil tank testing company will be required prior to contractual limitations. Please refer to Article #'s EN29 & EN30 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

LEAD PAINT

Many buildings, which were painted before 1978, have been painted with lead based paints. When considering or conducting renovations especially where demolition of or where demolition of parts of older structures is concerned, or when scraping, sanding and/or stripping of older painted surfaces testing for the presence of lead in these areas are required. Obtaining information, from local government agencies, regarding lead paint is additionally recommended. The following link is for 'The Lead Safe Certified Guide to RENOVATE RIGHT', the EPA's new lead guidelines effective October 2010. http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf
Please refer to Article #'s EN17, EN18, EN19, EN20 & EN23 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

MOLD

An inspection for mold was not conducted and can only be conducted by persons qualified to do so, however, the following conditions were noted which will require further inspection and testing:

A substance that appears to be mold/fungi was found on the inside of the cabinet containing the sump pump in the rear basement Recreation Room. See photo #'s 117, 120, 130 &131. Contacting a mold testing and / or remediation company to further evaluate this substance and to give cost estimates to correct the condition, as well as how to prevent it from re-occurring will be required prior to contractual limitations.

Mold/fungi develops when there is an excessive moisture condition in a building. Not only can mold/fungi cause decay in a building, it can also produce severe allergic conditions in humans. Some reported cases have made buildings uninhabitable. Although we are reporting on a condition that is visible, mold/fungi growth could be hidden within the walls of the building. We do not test for mold/fungi nor do we report on the indoor air quality. It is therefore recommended that a qualified environmental specialist or an industrial hygienist be contacted immediately to further evaluate the building and to determine how this condition can be corrected and if there are any health related implications associated with our finding.

One species of mold, Stachybotrys chartarum (also known by its synonym Stachybotrys atre), is particularly dangerous. According to the National Center for Environmental Health, 'Stachybotrys chartarum is a greenish-black mold. It can grow on material with a high cellulose and low nitrogen content, such as fiberboard, gypsum board, paper, dust and even lint. Growth occurs when there is moisture from water damage, excessive humidity, water leaks, condensation, water infiltration or flooding. Constant moisture is required for its growth. It is not necessary, however, to determine what type of mold you may have. All molds should be treated the same with respect to potential health risks and removal.'

Stachybotrys chartarum may cause fever, nasal stuffiness or eye irritation when individuals are exposed. This is one of the 'black molds' that are now feared by homeowners and there are other types of common molds indoors as well.

The EPA suggests that if mold spores encounter water sources, there is a potential for growth, either inside of homes, in crawlspaces or basements. EPA further suggests that mold remediation may be completed using bleach water (one cup of bleach per gallon). While this will kill active mold growth, it will not control mold spores in the air. Air sampling

can reveal if there are dangerous mold spores in the air. There is even a home test kit currently available at hardware stores.

Moisture can lead to further reproduction of the dangerous molds. Corrections to any moisture conditions in the building will therefore be required in order to prevent the growth and spread of mold.

The New Jersey Health Department of Health and Senior Services Consumer and Environmental Health Services / Indoor Environments Program manages mold problems in the state of New Jersey. They also have a list of mold inspection and mold remediation companies that work in New Jersey. They can be contacted by phone at 609-631-6749 or by email joe.eldridge@doh.state.nj.us. Their website address is www.state.nj.us/health/eoh/tsrp. Additional information on mold can be found at the following links: American Industrial Hygiene Association - www.aiha.org; Center for Disease Control - www.cdc.gov/mold; Environmental Protection Agency - http://www.epa.gov/mold/moldresources.html.

Please refer to Article #'s EN14, EN15 & EN16 on our website at www.NJComprehensiveHomeInspection.com for additional information on this topic.

28. RADON

A test for radon gas was performed on 4/25/18 and started at 11:45 am. A charcoal absorption radon canister was utilized for this test. Canister # 2619690 was located in the basement / level 0. However, because the windows were found open at the time of the inspection, the test must be extended for an additional two days. EPA protocols require that a radon test be conducted with closed house conditions for 48 hours provided that the building has been closed up for 12 hours prior to the start of the test. Because the windows were found open, a four day test is required. Closed house conditions must be maintained while the test is in progress. A 'Non-Interference Agreement & Required Test Conditions' document was left at the building for the owner/occupant to sign and return to us when we retrieve the radon testing device. Upon completion of the test, it will be retrieved, sealed and sent directly to the RTCA (Radon Testing Corporation of America) laboratory for analysis. The mail takes 2 to 3 days and the laboratory processing takes 1 to 2 days. Should you need to contact them, RTCA's telephone number is (914) 345-3380 or (800) 457-2366. You will need the canister number (listed above) as a reference number. It should be noted that the canister is left unattended and the accuracy of the test results are dependent on the cooperation of the occupants and their maintaining of 'closed house conditions' during the testing period. It is therefore recommended that a confirmatory retest of the building for radon gas be conducted after the buyer has taken possession of the building to ensure accurate results. For further information about radon and radon gas testing, contact our office at (973) 857-4220 or the State Radon Office at 800-648-0394. Please refer to Article #'s EN1 - EN13 on our website at www.NJComprehensiveHomeInspection.com html for additional information on this topic.

Radon is a naturally occurring radioactive gas. It results from the radioactive decay process of natural uranium in the soil, and is found in rocks and soil everywhere in varying concentrations.

While radon disperses quickly in the outdoor environment, it can accumulate in enclosed spaces, and can be an unwelcome part of our home or building environment. Long-term exposure to radon has been linked to increased risk of lung cancer. The greater the concentration and the longer the exposure, the greater the risk of lung cancer. Since radon is invisible and odorless, the only way to detect the presence of radon is with a specialized test.

The New Jersey Department of Environmental Protection (NJDEP) recommends that all homeowners test their homes for radon, and consider mitigating (fixing) their homes if tests reveal elevated levels. Even in areas that generally have low radon potential, elevated levels of radon have been found in some homes.

Radon concentration is affected by many factors including: the concentration of uranium in the soil beneath the home; the ease with which radon moves through the soil; and the number and size of openings into the home (such as cracks in the flooring, openings around pipes and sump pits).

In addition, slight differences between indoor and outdoor air pressure will affect the rate at which radon enters the home. Reduced indoor pressure draws radon gas in greater amounts from underlying soil into the building. Since warm air rises, and air in a building is often warmer than the outside air, this 'stack effect' causes lower indoor air pressure. Lower indoor air pressure also results from use of kitchen or attic exhaust fans; venting of air by furnaces, clothes dryers and other appliances; and opening the downwind windows in a home. Lower indoor air pressure increases radon

concentrations. Another means of entrance for radon gas is from water supplies, when radon escapes from water during showering, cooking, etc.

All these factors vary greatly from home to home, and the lifestyle of a particular family can affect these factors as well (for example, how much the family uses vented appliances and heating systems). As a result, one home may have a high level of radon while the home next door may have a low level.

The higher the level of radon gas in a home, the greater the amount that is inhaled. As radon goes through the radioactive decay process, it produces other radioactive materials in the form of solids. These decay products can attach to particles in the air, such as dust or cigarette smoke, which can become trapped in the lungs. The decay products continue to emit a type of radiation that has the potential to damage lung cells and possibly start the formation of cancer. The risk of lung cancer from radon is much greater for smokers than non-smokers.

Lung cancer is the only known health effect from radon exposure. The National Academy of Sciences estimates that between 15,000 and 22,000 deaths from lung cancer are caused by radon each year in the United States. Radon is the second leading cause of lung cancer after smoking.

NJ Comprehensive Home Inspection uses charcoal canisters to test for the presence of radon. The minimum testing time is two days (48 hours). Please refer to the handout 'Radon Testing and Mitigation: The Basics' for additional information on conducting the test and interpreting the results.

29. NOTES

Repairs to all defects listed under the defects sections will be required. Obtaining cost estimates for all repairs is also recommended prior to contractual limitations.

Photos were taken at the time of the inspection. These photos are referenced throughout this report, and are very helpful when reading and understanding this report. A link to these photos was emailed to you, our client, prior to sending out this report. If you did not receive them, it is highly recommended that our office be contacted.

NJ Comprehensive Home Inspection, LLC assures the buyer that every reasonable effort was made to ascertain the present condition of the building through a visual inspection. This inspection is the oral and written professional opinion of those conditions, which existed at the time of the inspection. We do not, under any circumstances, make any representation, guarantee or warranty as to the reported condition or to the property's future condition. The purchaser should re-inspect the property and all mechanical systems, before closing, with this report in hand. Recommended replacements, repairs, and investigations should be performed prior to contractual limitations, or as advised by your attorney. If the buyer is unable to properly re-inspect the property and its mechanical systems, he/she should consult the proper professional in order to ascertain the conditions of all items at the time of the final walk through.

INSPECTOR'S CERTIFICATION

MICHAEL J. MCCARTHY
INSPECTOR
NJ LICENSE #24GI00099600

DATE INSPECTED: 04-2018