

# Aurora Home Inspection

## Inspected Once, Inspected Right

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Bill and Melinda Jones**

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### INSPECTION ADDRESS

123 Elm Street, Kenilworth, NJ 07033

### INSPECTION DATE

3/15/2006 9:00 am to 11:30 am

### REPRESENTED BY:

Ruth Sellars

ReMax Strategies



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
All printed comments and the opinions expressed herein are those of the Inspection Company.

Inspection Narratives - Page 1

## GENERAL INFORMATION

**Inspection Address:** 123 Elm Street, Kenilworth, NJ 07033  
**Inspection Date:** 3/15/2006 Time: 9:00 am to 11:30 am  
**Weather:** Partly Cloudy - Temperature at time of inspection: 75 Degrees  
Humidity at time of inspection: 70%

**Inspected by:** Kevin S. Miller  
Lawrence Smyj

**Client Information:** Bill and Melinda Jones  
456 Main Street, Bloomfield, NJ 07003  
Phone: (973)555-1234  
Mobile: (862)555-5678  
Fax: (973)555-9876  
EMail: Bill.Jones@isp.net

**Buyer's Agent:** ReMax Strategies  
Ruth Sellars  
654 Kennedy Blvd, Mawah, NJ 07430  
Phone: (201)555-2345  
Fax: (201)555-2346  
Mobile: (862)555-1928  
Email: Ruth.Sellars@isp.net

**Seller's Agent:** Century 21 Expressions  
Joseph Biers  
936 Green Street, Montclair, NJ 07042  
Phone: (973)555-1479  
Fax: (973)555-1480  
Mobile: (862)555-6534  
Email: Joseph.Biers@isp.net

**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Split Level

**Structure Style:** California Ranch

**Estimated Year Built:** 1965  
**Unofficial Sq.Ft.:** 2500

**People on Site At Time of Inspection:** Buyer(s)  
Seller(s)  
Buyer's Agent  
Seller's Agent

### PLEASE NOTE:

**This report is the exclusive property of Aurora Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Aurora Home Inspections, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the New Jersey Home Inspection Advisory Committee, and those that we do not inspect are clearly disclaimed in the contract and/or**

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in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: &Aurora\_Sample\_1

## SCOPE OF WORK

You have contracted with Aurora Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by the State of New Jersey Home Inspection Advisory Committee, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of

paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

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                                  mGreen Text   q Blue Text

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting, except where they have a negative affect on the home, or where they are an obvious safety hazard. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Site & Other Observations

#### Auxiliary Structures

##### *Components and Conditions Needing Service*

- The ground under the pool building is severely eroded and should be corrected to prevent damage to the building.
- The wooden walls of the pool building have rot and insect damage which should be corrected. We recommend that you have a licensed exterminator examine the damage and make recommendations on how it should be repaired.

#### Landscaping Observations

##### *Informational Conditions*

- There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.
- We do not evaluate landscaping, but some of the trees need to be trimmed or pruned.
- There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components. This is especially important with low-slope roofs, such as this one.

### House Wall Finish

#### House Wall Finish Type

##### *Informational Conditions*

- The house walls are finished with wooden siding.
- The house walls consist of CMU's, or concrete masonry units, which are more seismically vulnerable than conventional wood-framed walls.

#### House Wall Finish Observations

##### *Components and Conditions Needing Service*

- The wooden siding is close to, or in contact with the roofing material. Wooden products are vulnerable to rot and wood-destroying insects when they are close to or in contact with the roofing material. The bottom of the siding should be one inch above the roofing material.
  - See Attached Illustration 1



- There are areas of the siding that were damaged and repaired with a wood-putty like material. It is recommended that the owners be asked to explain this. The causes may include insect damage and rot. Please make sure that the causes for this damage have been corrected.



## Exterior Components

### General Comments

#### Informational Conditions

- It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is

operable and facilitates an emergency exit.

### **Driveways**

#### *Informational Conditions*

- The driveway is in acceptable condition.
- Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

### **Walkways**

#### *Informational Conditions*

- There are several offsets in the walkways that could prove to be trip-hazards.
- A walkway has been displaced by root movement and could present a trip-hazard.
- Some parts of the walkways are coated with moss or lichens, which is principally due to the absence of direct sunlight, and could be slippery and should be used with caution.

### **Yard Walls**

#### *Informational Conditions*

- The yard walls may have some cosmetic damage but are functional.

### **Fences & Gates**

#### *Informational Conditions*

- The fences and gates are serviceable, but have damage commensurate with their age.

### **Fascia & Trim**

#### *Informational Conditions*

- The fascia board and trim are in acceptable condition.

### **Wood & Masonry Decks**

#### *Components and Conditions Needing Service*

- The brick pool deck is severely deteriorated and needs to be repaired or replaced. Spalling is a type of deterioration caused by water getting inside the bricks, freezing and expanding, which causes the bricks to crack and break. Most types of brick should be kept six inches above grade, although some bricks are made for use below grade. Using the wrong brick at or below grade leads to spalling problems. Another cause of damaged bricks is caused by cleaning with high-pressure water or sand, which removes some of the brick surface and mortar. As a general rule, any cleaning action that involves abrasion should be avoided.

### **Steps & Handrails**

#### *Components and Conditions Needing Service*

- The brick steps need repointing. Water is the enemy of masonry. Water enters masonry easily if sections of the mortar are cracked, missing, or not well bonded to the brick. Water can drive through the small gaps between the brick and mortar. Repointing to improve this joint is part of normal maintenance on brick masonry. This involves raking or grinding out the joints to a depth of 3/4 to one inch and applying new mortar. Deteriorating masonry can be costly to repair or replace.

### **Windows**

#### *Informational Conditions*

- The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

#### *Components and Conditions Needing Service*

- The window-trim, and particularly that on the south facing side that is exposed to direct sunlight, is in poor condition and needs to be serviced.



## Outlets

### *Informational Conditions*

- All of the exterior outlets should be upgraded to have ground fault protection.

### *Components and Conditions Needing Service*

- One or more of the outlets have an open ground and should be serviced.
- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.

## Wiring

### *Components and Conditions Needing Service*

- Indoor cable is used outdoors around the pool building. The implication for this is possible electric shock or fire. This wiring should be replaced with outdoor-rated cable, or the existing cable should be put in outdoor-rated conduit. All work should be completed by a licensed electrician.

# Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Composition Shingle Roof

### General Comments

#### *Informational Conditions*

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

### Method of Evaluation

#### *Informational Conditions*

- We evaluated the roof and its components by walking on its surface.

### Estimated Age

#### *Informational Conditions*

- The roof appears to be ten to twelve years old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any guarantee or warranty that might be applicable.

### Roofing Material

#### *Informational Conditions*

- The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

#### *Components and Conditions Needing Service*

- The roof was installed over less than the recommended four-twelve pitch for cold climates. Although such shingles are commonly installed on roofs with a three-twelve pitch in temperate climates they are not recommended in cold climates, because water can build up behind ice dams and contaminate the roof sheathing. Therefore, you should have a specialist comment of this issue or evaluate the roof before the close of escrow.

### With Flat Roofed Sections

#### *Components and Conditions Needing Service*

- The small roof over the living room bay window is deteriorating and should be replaced. This area has rolled 90-pound cap roofing material, which has a life span of 10-15 years. The roofing in this area is cracked may be prone to leaking. Also not that the siding touches the roof in this area, as it does in several other areas. This causes the siding to absorb water and rot.



### Flashings

#### *Informational Conditions*

- There is no drip-edge at some of the eaves, or edges of the roof, which is recommended to protect the wood sheathing.

#### *Components and Conditions Needing Service*

- The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.
- The valley have been coated with mastic, which is indicative of either an unprofessional installation or the repair of a leak a leak that could not be guaranteed except by a roofing contractor. We can elaborate but do not endorse this type of repair.
- There is no gap between the siding and the roof where a portion of the roof abuts the house, and moisture intrusion would be possible. Therefore, this connection will need to be monitored and serviced as necessary. It is recommended that there be a one to two inch gap to prevent the siding from absorbing water. There should also be flashing under the shingles and siding, but it was not possible to see if it exists because there is no gap.

### Skylights

#### *Informational Conditions*

- The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.
- Debris is building up in the area around the skylight which needs to be cleaned and monitored.



- Some mastic has been applied around the skylight, and inasmuch as approved installation methods do not include the use of mastic its presence is either indicative of an amateur installation or a confirmation of leaks. It would be prudent to ask the sellers about this or have a specialist evaluate. Regardless, the skylight should be monitored.



### Gutters & Drainage

#### *Informational Conditions*

- It would be prudent to add leaders and/or splash blocks at the bottom of the downspouts to promote positive drainage and divert water away from the perimeter footings.
- Some downspouts empty into underground drains which we cannot evaluate. We attempted to trace the underground leader that begins under the sunroom, but could not find the end. A biodegradable fluorescent dye might enable the end of the underground pipe to be found.

It appears that the drain from the garage side of the home empties behind the pool building. Once again, the dyes could help verify this.

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*Components and Conditions Needing Service*

- The gutters need to be cleaned and serviced to drain properly.





- The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.
- Gutter leaf screens are clogged and falling into the gutters and should be removed. Screening on the gutters is sometimes successful, but in many cases, the screening falls into the gutter and traps leaves and twigs. In this case, the gutters actually clog more quickly. We recommend that the gutter screens be removed and that the gutters be cleaned twice a year.

### Plumbing Vents

#### *Components and Conditions Needing Service*

- The rubber boots on the plumbing vents are deteriorated and should be replaced by a licensed roofing contractor. Further deterioration could lead to leaks.



## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly

confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Common Observations

#### *Informational Conditions*

- Supply piping has adequate functional flow

### Water Main Shut-off Location

#### *Informational Conditions*

- The main water shut-off valve is located in the basement at the front of the residence in the den closet.

### Copper Water Pipes

#### *Informational Conditions*

- The potable water pipes are in acceptable condition.

## Gas Water Heaters

### General Comments

#### *Informational Conditions*

- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Informational Conditions*

- Hot water is provided by a 4 year old, 40 gallon AO Smith water heater that is located in the closet of the first guest bedroom.

# Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Panel

### Service Entrance

#### *Informational Conditions*

- The service entrance, mast weather head, and cleat are in acceptable condition.

### Panel Size & Location

#### *Informational Conditions*

- The residence is served by a 200 amp, 220 volt Square D panel, located inside the garage.

### Main Panel Observations

#### *Informational Conditions*

- The panel and its components have no visible deficiencies.

### Panel Cover Observations

#### *Informational Conditions*

- The exterior panel cover is in acceptable condition.

### Wiring Observations

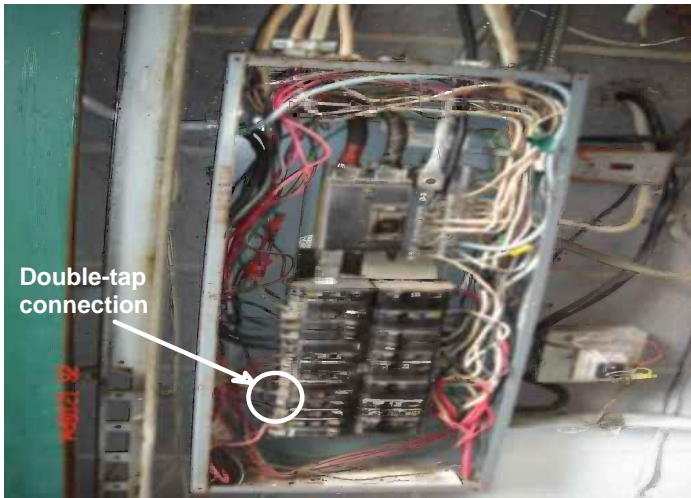
#### *Informational Conditions*

- The residence is wired predominantly with a modern vinyl conduit known as Romex.
- The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

### Circuit Breakers

#### *Components and Conditions Needing Service*

- A breaker is serving two circuits, which could overload the circuit, and there is no room within the panel to add additional breakers. This condition should be evaluated by an electrician.



### Grounding

#### *Informational Conditions*

- The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

## Sub Panels

### General Comments

#### *Informational Conditions*

- Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### Sub Panel Location

#### *Informational Conditions*

- The sub panel is located in the den closet.

## Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Oil Tanks and Piping

### Tank Location

#### Informational Conditions

- There is an abandoned oil storage tank located outside underground, near the driveway. The life of an underground oil tank is typically 10 to 20 years, depending on several factors. It will eventually rust and leak. The leakage of fuel oil from an underground tank is more than a functional problem. It is an environmental concern beyond the scope of a home inspection. Removal of the tank is a significant expense. Contamination of soil resulting from leaks leads to a much greater expense.

#### Components and Conditions Needing Service

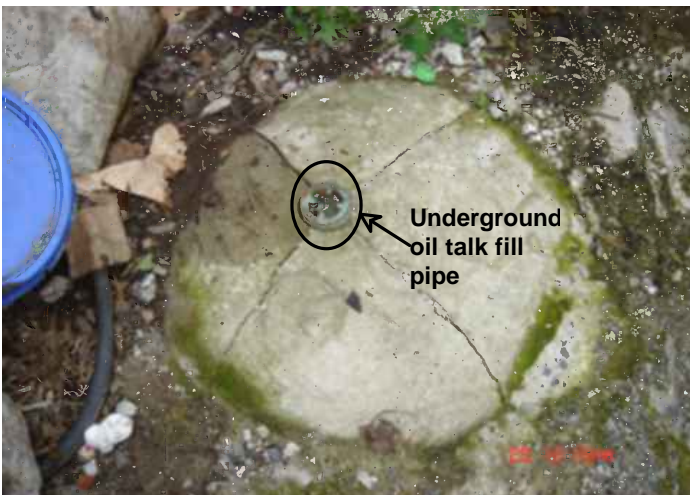
- There are abandoned oil lines in the basement that should be removed.



### Fill and Vent Pipes

#### Components and Conditions Needing Service

- Fill and/or vent pipes for an abandoned oil storage tank were found, indicating that the tank was not properly abandoned. It is critical that all abandoned oil storage tanks be properly abandoned and documented as such. If a tank is found at some later time, the current owner of the property is responsible for removing the tank and for correcting any environmental damage caused by the tank. Also, fuel delivery drivers can mistakenly deliver oil to an abandoned fill pipe, which could contaminate the soil or cause the basement to be filled with oil.



### **Oil Supply Lines**

#### *Components and Conditions Needing Service*

- There are abandoned oil supply lines located at the rear of the basement that should be properly removed.

## **Heat-A/C**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### **HVAC Split Systems**

#### **Age & Location**

##### *Informational Conditions*

- Central heat and air-conditioning are provided by a single split-system, consisting of a 15+ year-old furnace with an evaporator coil that is located in the basement, and a 15+ year-old condensing coil that is located in the basement.

#### **Common Observations**

##### *Informational Conditions*

- The split-system is in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months.

#### **Furnace**

##### *Components and Conditions Needing Service*

- Rust particulates are accumulating below the burners in the combustion chamber of the gas furnace. They are typically caused by condensation, but should be removed before more particulates gather and smother the burners.



## Vent Pipe

### *Informational Conditions*

- The vent pipe is painted which is not recommended. The paint could be covering corrosion that would allow exhaust gases into the home. The vent pipe can be several hundred degrees, which is too hot for house paints. The paints will eventually bubble up and come off. We do not know what kind of paint was used, but we feel that it is possible that when the furnace is operating, unpleasant and possibly noxious fumes may be released.



- The carbon monoxide level is 21 parts per million which is acceptable. Levels higher than 200 parts per million are considered dangerous.

### *Components and Conditions Needing Service*

- The vent pipe is not well supported and should be corrected. If it becomes loose or disconnected, carbon monoxide and other exhaust gases can enter the home.

## Circulating Fan

### *Components and Conditions Needing Service*

- The bearings on the circulating fan are worn and noisy, and should be serviced before they cause further damage.

## Gas Valve & Connector

### *Informational Conditions*

- The gas valve and connector are in acceptable condition.

## Combustion-Air Vents

### *Components and Conditions Needing Service*

- There are no combustion-air vents within the furnace closet to support the combustion process, which are essential to ensure that the circulating air does not become contaminated by carbon monoxide, and this negative condition should be corrected as soon as possible. One consequence of this condition could be back-drafting, where air flows down the chimney rather than up. Evidence of back-drafting includes rust, dust, soot, etc. at the ends of the vents near the water heater, furnace, etc.



- Inside air source combustion-air vent is less than 1 square inch per 1000 BTU and should be corrected by adding ventilation. The vent area is expressed as "Free Area" of the vent opening. Grilles reduce the opening by about 50% and louvers reduce the opening by 75%. In your particular case, you can replace the closed doors with louvered doors or add vents to the wall.

#### **Return-Air Compartment**

##### *Informational Conditions*

- The filter in the return air compartment is the wrong size or type, which can allow particulates to pass beyond the filter and compromise the system.



#### **Evaporator Coil**

##### *Informational Conditions*

- The evaporator coil is functional.

#### **Condensate Drainpipe**

##### *Informational Conditions*

- The condensate drainpipe discharges correctly outside the residence.

#### **Condensing Coil**

##### *Informational Conditions*

- The condensing coil responded to the thermostat and is functional.

- The condensing coil is located directly beneath the drip line of the roof, which will subject it to unnecessary moisture contamination.

*Components and Conditions Needing Service*

- The vegetation around the condensing coil could compromise its performance, and should be removed.

**Condensing Coil Disconnect**

*Informational Conditions*

- The electrical disconnect at the condensing coil appears to be functional.

**Refrigerant Lines**

*Informational Conditions*

- The refrigerant lines are in acceptable condition.

**Thermostats**

*Informational Conditions*

- The thermostat is functional.

**Registers**

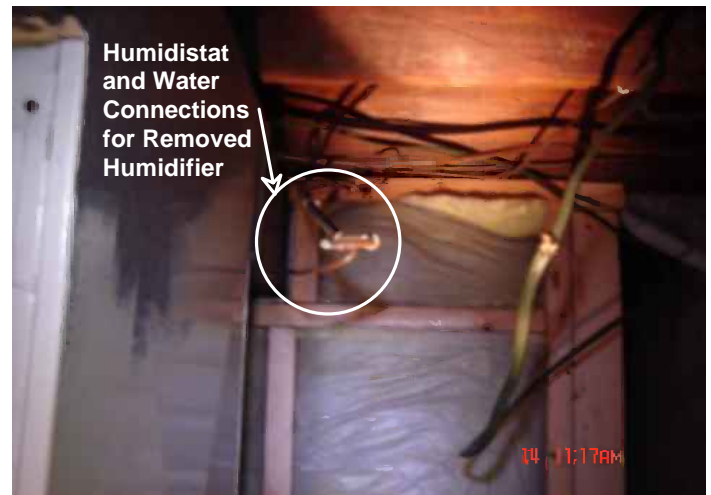
*Informational Conditions*

- The registers are reasonably clean and functional.

**Humidifier**

*Informational Conditions*

- There are controls and connections for a humidifier but it has been removed.



**Metal Ducting**

*Functional Components and Conditions*

- m The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

*Informational Conditions*

- A damper control in the basement is stuck due to paint.



## Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

### Main Chimney

#### General Lined Masonry

##### *Informational Conditions*

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

#### Common Observations

##### *Informational Conditions*

- There are small cracks in the chimney walls and grout joints which you may wish to have evaluated. However, such cracks are quite common, and rarely have any structural significance in a lined chimney. They can result from shrinkage, common settling, thermal extremes, moisture contamination, and the expansion and contraction associated with freezing and thawing,

#### Weather Cap-Spark Arrestor

##### *Informational Conditions*

- The chimney has a functional weather cap/spark arrestor.

#### Crown or Termination Cap

##### *Components and Conditions Needing Service*

- The crown, which is designed to seal the chimney wall and to shed rainwater, is washed out or deteriorated and should be replaced.

- The mortar on the crown is not contoured correctly to shed water, which is its intended purpose, and should be serviced.
  - See Attached Illustration 2



### Chimney Flashings

#### Components and Conditions Needing Service

- The vertical wall flashings of the chimney need to be resealed, and checked annually. Ideally, the flashings should be cut into the mortar between the bricks.

## Living Room Chimney

### General Lined Masonry

#### Informational Conditions

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

### Common Observations

#### Informational Conditions

- There are small cracks in the chimney walls and grout joints which you may wish to have evaluated. However, such cracks are quite common, and rarely have any structural significance in a lined chimney. They can result from shrinkage, common settling, thermal extremes, moisture contamination, and the expansion and contraction associated with freezing and thawing,

### Weather Cap-Spark Arrestor

#### Informational Conditions

- The chimney has a functional weather cap/spark arrestor.

### Weather Cap and Spark Arrestor

#### Functional Components and Conditions

- m The spark arrestor and weather cap on the prefabricated chimney is functional.

### Fireplace

#### Components and Conditions Needing Service

- There are creosote deposits in the fireplace that could lead to a chimney fire. The chimney should be cleaned by a specialist and serviced as necessary before using the fireplace. These deposits are often caused by burning low-quality, green, or soft wood, such as pine. Be sure to use properly seasoned hardwood in all fireplaces.

## Family Room Chimney

### General Lined Masonry

#### *Informational Conditions*

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

### Weather Cap-Spark Arrestor

#### *Informational Conditions*

- The chimney has a functional weather cap/spark arrestor.

### Chimney Flue

#### *Informational Conditions*

- A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

#### *Components and Conditions Needing Service*

- Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.



### Fireplace

#### *Components and Conditions Needing Service*

- √ There are cracks, loose bricks, or missing mortar in the refractory bricks of the fireplace, which is not uncommon, but which should be serviced by a licensed chimney sweep. The implication of this is that heat and flames could get into the wall and possibly start a fire.



- There are creosote deposits in the fireplace that could lead to a chimney fire. The chimney should be cleaned by a specialist and serviced as necessary before using the fireplace. These deposits are often caused by burning low-quality, green, or soft wood, such as pine. Be sure to use properly seasoned hardwood in all fireplaces.



## AC Systems

The components of most air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Split AC Systems

### Common Observations

#### Informational Conditions

- The split system is functional but beyond its design life. Therefore, it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current.
- The Amana compressor data plate was illegible, so we were not able to determine the age or capacity of the air conditioning system. The owner states that the air conditioning system is under contract with Whalen & Ives who service it each Spring, so we suggest that you call them for more detailed information. Based on the MLS listing which states the home as having 1966 square feet, and industry standard calculations, we estimate that this home requires 24,000 - 34,000 BTU's of cooling. Remember that units that are too large often make the home feel clammy because they cool down the home too quickly without removing the humidity. A properly sized air conditioning system runs long enough to remove the humidity as well as cool the air.

When replacing any air conditioning unit or other major appliances, we recommend that you select appliances with a high Energy Star rating. Such appliances will save energy and energy costs. To replace this unit, we recommend selecting a unit with a SEER of 15 or higher. The minimum SEER as of 1/1/2006 is 13.

SEER (Seasonal Energy Efficiency Ratio) is the total cooling of an air conditioner or heat pump in BTU's during its normal annual usage period for cooling divided by the total electrical energy input in watt-hours during the same period.

### Condensate Drainpipe

#### Informational Conditions

- The primary condensate pipe discharges at by compressor.

### Condensing Coil Disconnect

#### Informational Conditions

- The electrical disconnect at the condensing coil appears to be functional.

### Refrigerant Lines

#### Informational Conditions

- There was an unusual amount of condensation on the refrigerant lines that should be monitored. We do not think that the lines are leaking, but because the unit is under a service contract, you may want to ask the company and perhaps schedule a free service call.



## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

- The attic can be accessed through a hatch in the hallway ceiling.

#### Method of Evaluation

##### *Informational Conditions*

- We evaluated the attic by direct access.

#### Common Observations

##### *Informational Conditions*

- Portions of the attic are being used for storage. However, its framing was not engineered for such use and storage should be limited to lightweight items.
- There is no smoke detector in the attic.
- There is evidence of leaks near the chimney

#### Framing

##### *Informational Conditions*

- The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed. The rafters are 2x8 and the roof is sheathed with plywood.

#### Ventilation

##### *Components and Conditions Needing Service*

- The power ventilation port screens are damaged, which will allow rodents or other pests to enter and contaminate the area.



- The soffit vents are covered with insulation, which limits ventilation and causes high heat in the attic. This heat could contribute to premature failure of the roof covering.

- See Attached Illustration 3

#### **Electrical**

##### *Informational Conditions*

- The electrical components that are fully visible appear to be in acceptable condition.

#### **Heat Vents**

##### *Informational Conditions*

- The heat vents appear to be functional.

#### **Plumbing Vents**

##### *Informational Conditions*

- The drainpipe vents that are fully visible are in acceptable condition.

#### **Exhaust Ducts**

##### *Informational Conditions*

- The bathroom vent fan is covered by insulation in the attic, which severely restricts airflow. The vent should be ducted to the exterior, as noted elsewhere in this report.

- See Attached Illustration 4

##### *Components and Conditions Needing Service*

- The bathroom exhaust duct should be extended to an exterior vent port, to prevent build-up of moisture in the attic. Moisture in the attic could cause old and rot.

#### **Batt Insulation**

##### *Informational Conditions*

- The attic floor is insulated with approximately three-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.
  - Insulation could be improved by having a professional contractor add more. This will help save money on energy and utility bills.
- See Attached Illustration 5

## **Bedrooms**

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### **1st Guest Bedroom**

#### **Location**

##### *Informational Conditions*

- The first guest bedroom is located on the middle level at the rear of the home.

#### **Outlets**

##### *Informational Conditions*

- There are not as many outlets as would be required by current standards.
- None of the outlets could be accessed for testing due to furniture or storage etc.

### **2nd Guest Bedroom**

#### **Location**

##### *Informational Conditions*

- The second guest bedroom is located midlevel, right.

#### **Outlets**

##### *Informational Conditions*

- There are not as many outlets as would be required by current standards.

*Components and Conditions Needing Service*

- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.

## Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## General Comments

### Environmental Observations

*Informational Conditions*

- It is recommended that there be a smoke alarm in each bedroom and living or family room.
- We did not see any carbon monoxide alarms which are recommended. A carbon monoxide alarm should be installed near combusting appliances such as gas or oil fired heating systems and water heaters.

## Main Entry

### Closets

*Components and Conditions Needing Service*

- The closet door needs to be shaved or trimmed to close easily, and should be serviced. no stop...

## Dining Room

### Outlets

*Components and Conditions Needing Service*

- One or more outlets have reversed polarity, and should be serviced.
- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.

## Office or Library

### Outlets

#### *Components and Conditions Needing Service*

- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.

### Location

#### *Informational Conditions*

- The office located on the lower level at the rear of the building.

## Den

### Closets

#### *Components and Conditions Needing Service*

- The closet door is functional but damaged, and should be repaired or replaced. knob

### Outlets

#### *Informational Conditions*

- There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

#### *Components and Conditions Needing Service*

- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.

### Location

#### *Informational Conditions*

- The den is located on the lower level at the front of the home.

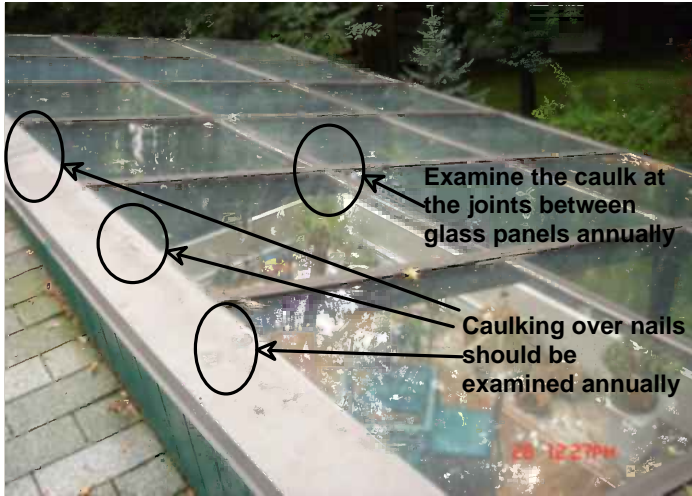
## Sun Room

### General Sunroom Comments

#### *Other Conditions*

- q Sunrooms and solariums have special considerations the homeowner should be aware of. We will mention some of them here, but this is not meant to be an all inclusive list of the problems that might be found.

The sloped glazing is susceptible to leakage because the water gets hung up on the lips and edges supporting the glass. Flashings at curbs and solarium/wall intersections are also common leak spots. Wooden trim and framing is especially susceptible to rot. The caulking on the flashings need to be carefully inspected each year and repaired as necessary.



### Outlets

#### *Components and Conditions Needing Service*

- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.
- One or more of the outlets boxes are loose in the wall and should be repaired by a licensed electrician. As the box moves back and forth, the wires can bend and eventually break or come loose from the terminals and start a fire.

## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### General Garage Comments

#### Garage Size

##### *Informational Conditions*

- Garage is a two-car garage

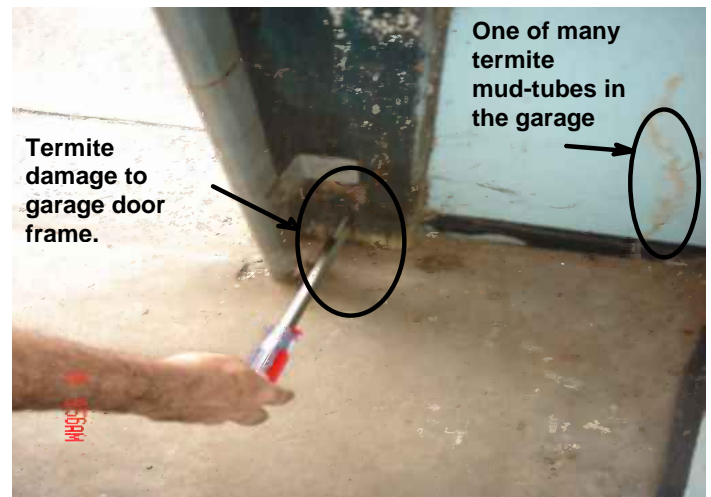
#### Garage Door & Hardware

##### *Components and Conditions Needing Service*

- One or more of the garage door tracks are not securely attached and should be serviced. The garage door springs place a tremendous load the tracks, and if they come loose, serious property damage or injury can occur.



- √ There is termite damage in and around the garage door which should be further evaluated by a licensed exterminator. There is also an ant infestation, and many termite mud-tubes in the garage.



### Automatic Openers

#### Informational Conditions

- One or more openers is not equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature.
  - See Attached Illustration 6
- One or more openers is functional, but it does not auto-reverse or may need to be adjusted.
  - See Attached Illustration 7
- One or more openers is functional but noisy, and may need service.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be

secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## **Kitchen**

### **A Renovation or Addition**

#### *Components and Conditions Needing Service*

- The fire extinguisher was not found and should be installed. While not all jurisdictions require a fire extinguisher in the kitchen for a certificate of occupation, we highly recommend it.

### **Flooring**

#### *Informational Conditions*

- The floor has no significant defects.

### **Walls & Ceiling**

#### *Functional Components and Conditions*

- m The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

- m The windows are functional.

### **Sink & Countertop**

#### *Informational Conditions*

- The sink and countertop are functional.

### **Cabinets**

#### *Functional Components and Conditions*

- m The cabinets are functional, and do not have any significant damage.

### **Valves & Connectors**

#### *Functional Components and Conditions*

- m The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### **Faucet**

#### *Functional Components and Conditions*

- m The sink faucet is functional.

### **Trap and Drain**

#### *Functional Components and Conditions*

- m The trap and drain are functional.

### **Garbage Disposal**

#### *Functional Components and Conditions*

- m The garbage disposal is functional.

### **Gas Range**

#### *Functional Components and Conditions*

- m The gas range is functional, but was neither calibrated nor tested for its performance.

### **Dishwasher**

#### *Functional Components and Conditions*

- m The dishwasher is functional.

### **Exhaust Fan or Downdraft**

#### *Functional Components and Conditions*

- m The exhaust fan or downdraft is functional.

### **Lights**

#### *Functional Components and Conditions*

- m The lights are functional.

## Outlets

### *Components and Conditions Needing Service*

- Our test equipment indicates that one or more of the GFI outlets failed to trip, and should be further evaluated by a qualified electrician. A Ground Fault Interrupter (GFI) outlet is designed to help prevent electrical shocks. A GFI outlet that does not trip may not provide shock protection as well as a properly functioning GFI outlet.
- One or more of the outlets boxes are loose in the wall near the dining room and should be repaired by a licensed electrician. As the box moves back and forth, the wires can bend and eventually break or come loose from the terminals and start a fire.

# Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## Master Bathroom

### Size and Location

#### *Informational Conditions*

- The master bathroom is a full, and is located adjacent to the master bedroom.

### Doors

#### *Functional Components and Conditions*

- m The door is functional.

### Flooring

#### *Informational Conditions*

- The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### Windows

#### *Functional Components and Conditions*

- m The window(s) are functional.

### Cabinets

#### *Functional Components and Conditions*

- m The cabinets are in acceptable condition.

### Sink Countertop

#### *Informational Conditions*

- There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Informational Conditions*

- The sink employs an unconventional flexible drainpipe that we do not endorse, which could contribute to blockages.

### Stall Shower

#### *Functional Components and Conditions*

- m The stall shower is functional.

### Steam Shower

#### *Functional Components and Conditions*

- m The steam shower was tested, and found to be functional.

*Components and Conditions Needing Service*

- The steam generator temperature-pressure relief valve should be plumbed to the exterior.

**Toilet & Bidet**

*Functional Components and Conditions*

- m The toilet is functional.
- m The bidet is functional.

**Outlets**

*Functional Components and Conditions*

- m The outlets are functional and include ground-fault protection.

## Main Hallway Bathroom

**Size and Location**

*Informational Conditions*

- The main hallway bathroom is a full, and located off the main hallway.

**Doors**

*Functional Components and Conditions*

- m The door is functional.

**Flooring**

*Informational Conditions*

- The floor has no significant defects.

**Walls & Ceiling**

*Informational Conditions*

- The walls and ceiling are in acceptable condition.

**Windows**

*Functional Components and Conditions*

- m The window(s) are functional.

**Cabinets**

*Functional Components and Conditions*

- m The cabinets are in acceptable condition.

**Sink Countertop**

*Informational Conditions*

- There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

**Sink Faucet Valves & Connectors Trap & Drain**

*Components and Conditions Needing Service*

- The mechanical sink stopper is incomplete and should be serviced.

**Hydro-Spa**

*Functional Components and Conditions*

- m The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

*Components and Conditions Needing Service*

- The mechanical stopper does not engage, .
- There is no apparent access to service the hydro-spa motor, which is essential and should be provided. Also, the hydro-spa motor should be bonded and confirmed to have ground fault protection.

**Toilet & Bidet**

*Functional Components and Conditions*

- m The toilet is functional.

*Components and Conditions Needing Service*

- The flapper valve in the toilet tank sticks, which causes the toilet to free-flow, and should be serviced.

**Exhaust Fan**

*Components and Conditions Needing Service*

- The exhaust fan did not respond, and should be serviced.

## Lights

### *Functional Components and Conditions*

m The lights are functional.

## Outlets

### *Components and Conditions Needing Service*

- Our test equipment indicates that one or more of the outlets has more than a 10% voltage drop when operating under load, and should be evaluated further by a qualified electrician. The causes for voltage drop include, but are not limited to the following: loose or high resistance connections; undersized wiring; bad splices; a bad receptacle; or a cabling run that is too long. These conditions are serious and are the most common cause of electrical fires.
- One or more of the outlets boxes are loose in the wall and should be repaired by a licensed electrician. As the box moves back and forth, the wires can bend and eventually break or come loose from the terminals and start a fire.

## 1st Guest Bathroom

### Size and Location

#### *Informational Conditions*

- The first guest bathroom is a full, located lower level.

### Doors

#### *Functional Components and Conditions*

m The door is functional.

### Flooring

#### *Informational Conditions*

- The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### Cabinets

#### *Functional Components and Conditions*

m The cabinets are in acceptable condition.

### Sink Countertop

#### *Informational Conditions*

- There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

- The mechanical sink stopper is incomplete and should be serviced.

### Stall Shower

#### *Components and Conditions Needing Service*

- The hand sprayer is a replacement and does not fit in the holder and should be replaced.



### **Steam Shower**

#### *Components and Conditions Needing Service*

- The steam shower needs to be serviced, for the following reasons: The steam generator does not work and is rusty.



- The steam generator temperature-pressure relief valve should be plumbed to the exterior.

### **Outlets**

#### *Informational Conditions*

- There is no outlet close to the basin. There should be a GFI protected outlet close enough to the basin to allow the use of electric razors, toothbrushes, hair dryers, etc., without using extension cords. The outlet should not directly over the basin or within 3 feet of the tub or shower. Electrical cords extending across the bathroom are dangerous because they could come in contact with water and pose a shock hazard.

## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are

much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## Laundry Area

### Sink

#### *Functional Components and Conditions*

- m The laundry sink is functional, and does not need service at this time.

### Faucet

#### *Functional Components and Conditions*

- m The laundry sink faucet is functional.

### Valves & Connectors

#### *Functional Components and Conditions*

- m The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

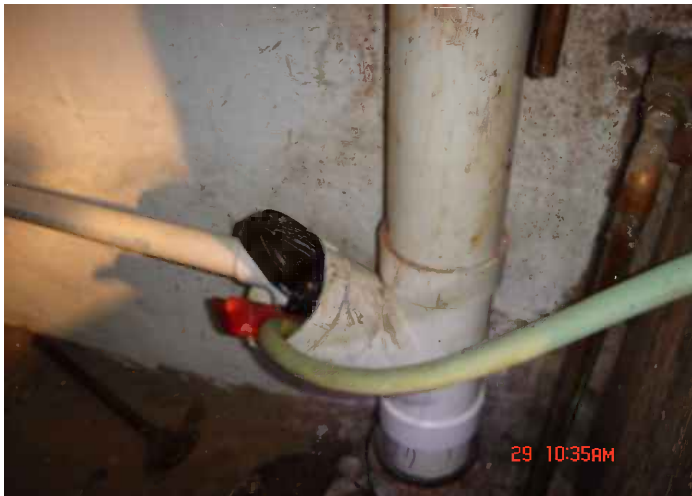
#### *Informational Conditions*

- The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

### Trap & Drain

#### *Components and Conditions Needing Service*

- The washer discharges into a sewer clean-out, rather than a standpipe with a trap. Because the sewer clean-out is left open, sewer odors can enter the home.



### Dryer Vent

#### *Components and Conditions Needing Service*

- The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Inspection Address:  
Inspection Date/Time:

123 Elm Street, Kenilworth, NJ 07033  
3/15/2006 9:00 am to 11:30 am

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### Laundry Ejection Pump

*Informational Conditions*

- Pump is rusty and shows signs of aging.



## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Main Stairs

**Handrails & Guardrails**

*Informational Conditions*

- If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

## Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

### Pool & Spa

#### General Comments

##### *Informational Conditions*

- The interior finish of pools and spas is rarely perfect and rarely remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

##### *Other Conditions*

- q We recommend that new pool owners attend "Pool School", which is run by local pool supply outlets. Check with the pool dealers in your local phone book for options.

#### Enclosure Safety Observations

##### *Components and Conditions Needing Service*

- Some areas of the enclosure that we will identify do not meet common safety standards for pool properties, which typically require enclosures to be forty-eight inches in height, measured on the side facing away from the pool and, therefore, should be bought into compliance.

#### Pool & Spa Observations

##### *Functional Components and Conditions*

- m We do not evaluate pools or spas as part of our inspection service, and you should have a pool specialist evaluate them before the close of escrow, and you should be aware of local ordinances governing pool and spa safety.

#### Diving Board

##### *Informational Conditions*

- Diving boards are inherently dangerous and responsible for serious injuries every year, and we recommend removing them.

#### Heater

##### *Informational Conditions*

- The pool or spa heater is functional, but should be kept clean and serviced seasonally.
- The white PVC pipes at the pool/spa heater should be painted a dark color, to forestall ultra-violet deterioration.

##### *Components and Conditions Needing Service*

- The pool heater gas line is rusted and should be inspected by a licensed plumber.

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Inspection Date/Time: 3/15/2006 9:00 am to 11:30 am

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*Components and Conditions Needing Service*

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# Illustrations

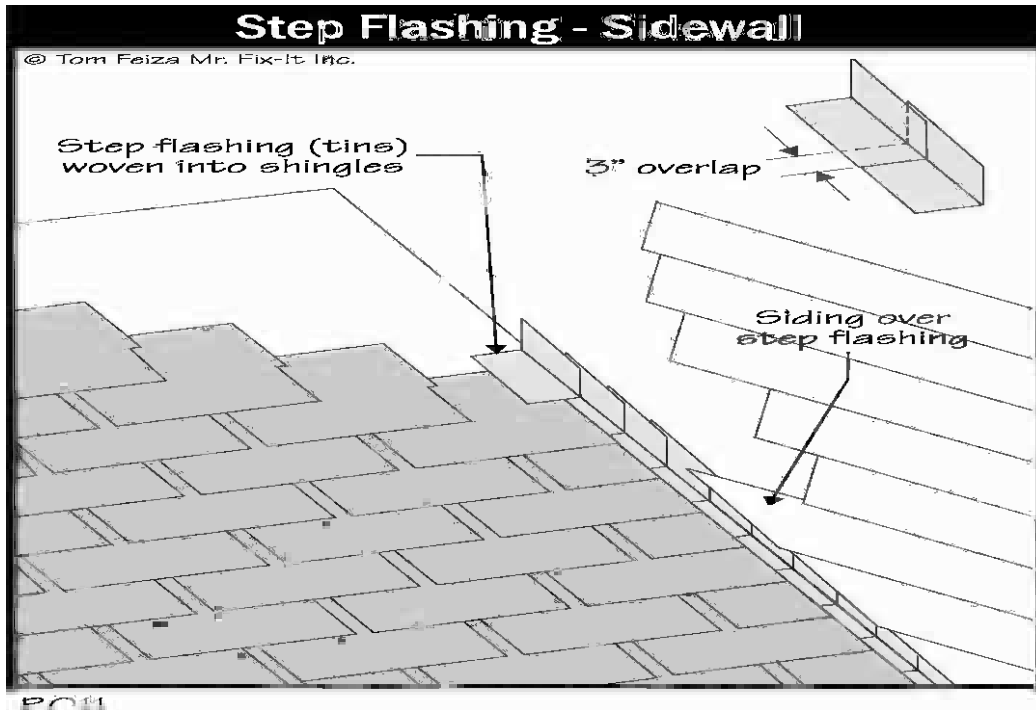


Illustration - 1 The wooden siding is close to or in contact with the roofing material

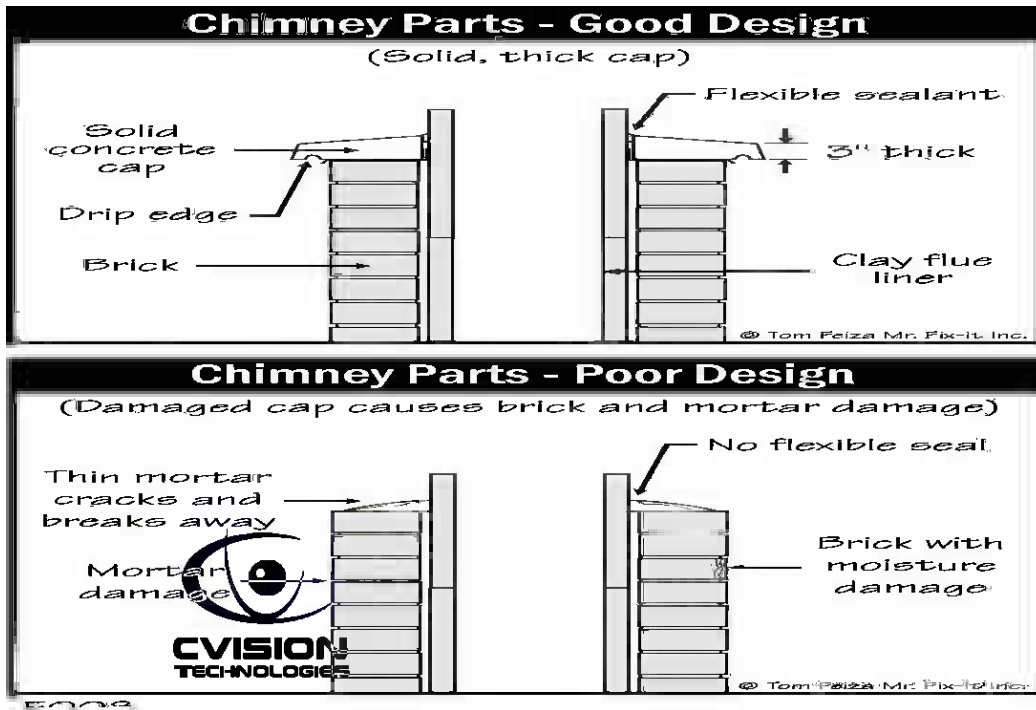
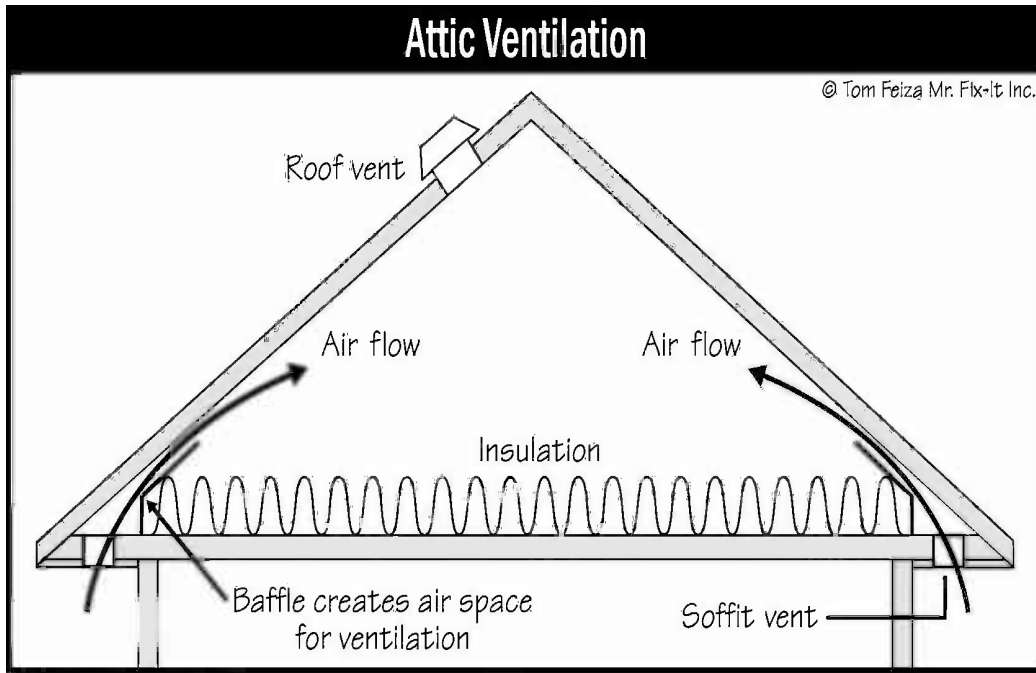


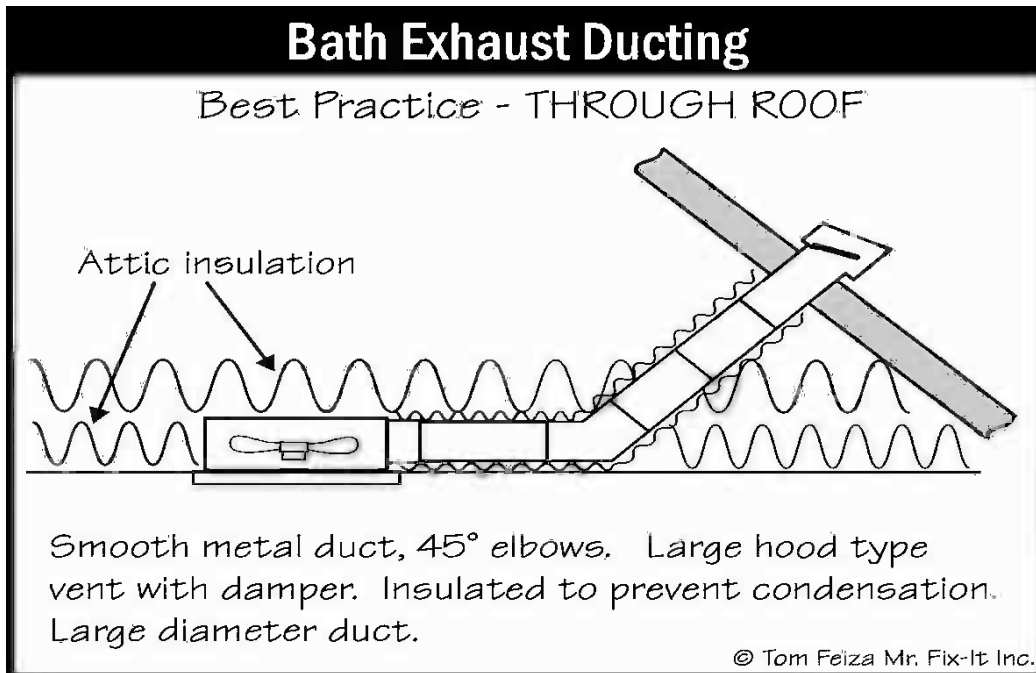
Illustration - 2 The mortar on the crown is not contoured correctly to shed water which is its intended purpose

# Illustrations



V002

Illustration - 3 The soffit vents are covered with insulation



V019

Illustration - 4 The bathroom vent fan is covered by insulation in the attic

# Illustrations

## Insulation vs. Heat Loss

Typical cost of heat loss through 1 square foot of exterior surface.

Material	R Value	Heat Cost / Sq. Ft.
Single Glass	R1	\$2.40
Double Glass	R2	\$1.20
4" of Wood	R4	\$0.60
Basement w/ 1" Foam	R8	\$0.30
Typical Wall	R20	\$0.12
Attic Insulation	R40	\$0.06

Double the R value and cut the heat loss (cost) in half. Actual cost will change based on climate and heat source. The relationship is constant.

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1004

Illustration - 5 Insulation could be improved by adding more

## Garage Door Photo Eye Test

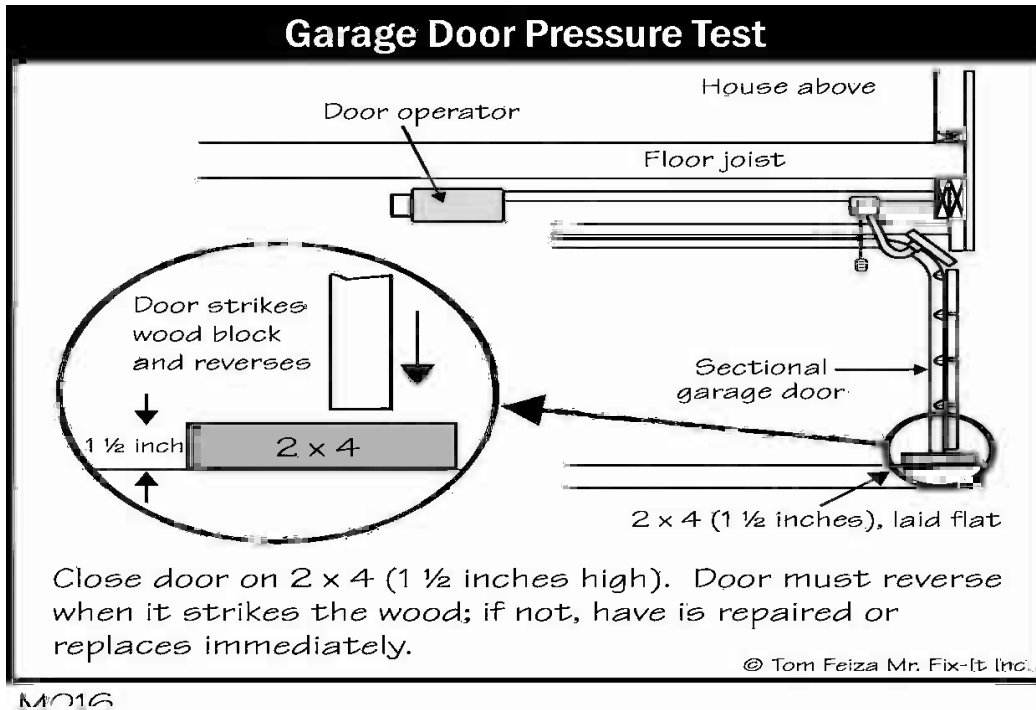
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While door is closing, cross the photo eye beam with any object; door should reverse to open position.

10017

Illustration - 6 One or more openers is not equipped with infra-red sensors that enables the door to auto-reverse

# Illustrations



M016

Illustration - 7 One or more openers is functional but does not auto-reverse or may need to be adjusted

## REPORT CONCLUSION

123 Elm Street, Kenilworth, NJ 07033

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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