



Inspection Report
95 Old Stage Road
East Brunswick NJ
Scott Frederick

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INSPECTION CONDITIONS

FRONT OF DWELLING



CLIENT & SITE INFORMATION:

Report #:
0818091.

DATE OF INSPECTION:
August 18, 2009.

APPROXIMATE START TIME OF INSPECTION:
9:00 AM.

APPROXIMATE COMPLETION TIME
11:15 AM.

CLIENT NAME:
Scott Frederick.



INSPECTION SITE:

- 95 Old Stage Road
East Brunswick, NJ.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

APPROXIMATE OUTSIDE TEMPERATURE in F:

85.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF DWELLING:

40 + / -

DWELLING / BUILDING TYPE:

Bi-Level.

OTHER INFORMATION:

INSPECTOR:

Scott Frederick - NJ Home Inspector License # 24GI00074800.

OCCUPANCY STATUS

The dwelling is currently occupied.

PRESENT AT THE INSPECTION

Buyer, Buyers Agent.

IMPORTANT GENERAL REPORT INFORMATION

- There may be areas in the report where recommendations to consult a licensed or qualified contractor is stated. ANY TIME A RECOMMENDATION TO CONSULT A LICENSED OR QUALIFIED CONTACTOR OR ENGINEER IS NOTED, **THE RECOMMENDATION(S) SHOULD BE FOLLOWED OR PERFORMED PRIOR TO CLOSE OF TITLE.**
- The Narrative Outline Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of the inspection, and should not be considered inspected at this time. Items found to "APPEAR SERVICEABLE" are capable of being used. Some serviceable items may, however, show wear and tear.
- This report contains technical information that may not be readily understandable to the lay person. Therefore, verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.

REPORT LIMITATIONS

- Verification of whether any oil / fuel tanks exist or existed at one time on the property is not part of this general home inspection. Property scans or environmental testing of any kind is not performed as part of this general home inspection or part of our services.
- **THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR HOME INSPECTION SERVICES.** The condition of hidden and concealed surface areas including, but not limited to the back of drywall, paneling, wallpaper, insulation, and alike can not be determined as part of this general home inspection. **If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a**



qualified mold testing company prior to close.

- This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that **existed at the time of the inspection only.** The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect or recommendation for improvement was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged are excluded from the report.
- Systems and conditions which are not within the scope of the home or building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement or adequate sizing of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Sheds, pools, hot tubs, and related components are not part of this inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection.
- The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. **The report is not intended to be a warranty or guarantee** of the present or future adequacy or performance of the structure, its systems, or their component parts.
- Important notice to third parties or other purchasers: Receipt of this report by any purchasers other than the parties contracted for this inspection is not authorized by this inspection company. We recommend that you retain a qualified, licensed professional inspector to provide you with your own inspection and report on this property. This report is copywrited. No reproduction is permitted without the express written consent of the inspection company providing this report.

GROUNDS

DRIVEWAY:

TYPE:

Asphalt.

CONDITION

- Sealant is recommended on the driveway as part of maintenance.

SIDEWALKS:

TYPE:

Concrete.

FURTHER ATTENTION RECOMMENDED:

- Significant cracks were observed at the sidewalk or walkway. These cracks warrant further attention and / or repair.



GRADING:

SITE:

Relative to the dwelling, the site is - slightly sloped.

CONDITION:

- Poor grading near the foundation was observed. The grading surface should slope away from the house to allow proper rain water drainage. We recommend minor regrading to assure all water drains away from the home's foundation. Failure to regrade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. Client should consult a grading or landscaping contractor.

RETAINING WALLS:

- The retaining walls are, block, The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



PATIO:

TYPE:

Pavers.

FURTHER ATTENTION RECOMMENDED:

- The patio surface was settled inward towards the house. Recommend repair or replacement of the patio. This condition can cause water penetration under slabs, in crawl space or basement.



DECKS:

TYPE:

Trex or composite type material. Wood may be used for framing.

CONDITION:

- The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection.



PORCH

TYPE:

Concrete.

CONDITION:

- Common settlement type cracks were observed to the porch.

EXTERIOR STEPS

CONDITION:

- Loose bricks or mortar were observed at the steps. Recommend evaluation and repairs as needed for increased safety. Client should check with their homeowners insurance company for further information on requirements.

RAILINGS

- The railings were loose and should be repaired / secured. Client should check with their homeowners insurance company for further information on requirements.

LIMITATIONS OF INSPECTION

- This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.
- Recent studies have shown pressure treated wood to be hazardous to the soils below. Client is advised to contact a lumber manufacturer for further information on pressure treated lumber.
- **Playsets, determination of fence ownership, sheds, out buildings, hot tubs, pools, and any electric support is not part of this inspection and outside the scope of our services.**

EXTERIOR - FOUNDATION

WALLS:

MATERIAL:

Vinyl Siding, Stone Veneer.

CONDITION:

- Evidence of moss or mildew related discoloration was observed at the siding / wall covering. Recommend cleaning / power washing by a qualified power washing company prior to close. Mold related testing is not performed. Refer to limitations of inspection.

FURTHER ATTENTION RECOMMENDED:

- Damaged siding was observed at *****. Recommend repair. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred.

TRIM:

MATERIAL:

Wood, Metal.

FURTHER ATTENTION RECOMMENDED:

- Moisture related damage to the trim was observed at *****. Recommend repair to damaged areas. Concealed evidence may exist in areas not readily visible. Further evaluation would require removal of wallboards, which is not performed as part of this inspection.



CHIMNEY OR FLUE:

MATERIAL:

The heating / water heater chimney or flue is, A direct vent flue is present for the the heating unit. No chimney is present for this unit.

the water heater. No chimney is present for this unit.

CRAWL SPACE / RAISED FOUNDATION:

FOUNDATION:

The foundation is block.



CONDITION:

- The crawl space area was entered.
- Common settlement cracks typical of this style foundation were observed at the visible and accessible areas.
- Moisture stains were observed on the foundation walls at the time of the inspection. While this is fairly common of a home in this area, this may also be an indication of occasional water penetration. Client should obtain disclosure / history information from the seller regarding any previous water penetration. Refer to limitations of inspection regarding moisture conditions.

FRAMING TYPE:

The floor joists are 2 X 10, The support beams are 2 X 10, The column support is block.

FRAMING CONDITION

- The framing was notched for installation or cut to allow passage of ducts, pipes or wire. Although this may have been common practice at the time of installation, today's construction limits cuts in floor joists and support framing. Additional support may be helpful. Client should consult a qualified framing contractor for further information and / or evaluation.

FURTHER ATTENTION RECOMMENDED:

- Evidence of a previous fire was observed. The client is advised to obtain information from the seller and the local fire department prior to close. Hidden evidence may exist in areas not visible or accessible. Further inspection would require destructive testing, such as the removal of flooring and / or wall boards, which is not performed as part of this inspection.

BASEMENT

FOUNDATION:

The foundation is concrete.

CONDITION:

- A channel was present at the perimeter of the foundation wall. These are sometimes referred to as french drains. They are typically installed to channel any water that seeps through the foundation to a sump pit. Client is advised to obtain disclosure information from seller regarding any previous water penetration prior to close. Refer to limitations of inspection regarding moisture conditions.
- A waterproofing system or material appears to have been installed after original construction. A water related condition may now or may have existed. Client is advised to obtain contractor and warranty information (if any) from the seller.
- The Bilco type passage door appeared rusted / damaged. These types of doors are not completely watertight and do have a tendency to pass some rainwater. Sealing at the exterior is recommended on a regular basis. Recommend repair or replacement of door.
- A radon mitigation system is present. We recommend periodic checking of the gauge located in the basement to ensure the system is operating at all times. A full system inspection is not performed as part of this inspection and is outside the scope of our services.

FURTHER ATTENTION RECOMMENDED:

- Water was present in the basement sump pit. No sump pump was present. Recommend installation of a sump pump. Client should obtain disclosure / history information from the seller regarding any previous water penetration.

FRAMING TYPE:

The floor joists are pre-fabricated / engineered joists, The support beams are (engineered lumber) micro / powerlam style beams, The column support is steel columns.



STAIRS / RAILINGS

- Considering today's standards, the stairs were too steep which is a safety hazard.

FURTHER ATTENTION RECOMMENDED:

- Evidence of fungus and suspected mold was observed in the basement at***** A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to close regarding testing, treatment, and further inspections / evaluation.

LIMITATION OF INSPECTION

- THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES. If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified mold testing company prior to close.
- The confirmation of past or future water penetration is beyond the scope of this inspection. The inspector cannot, and does not offer an opinion or warranty as to whether a basement or crawl space is or has been subject to water penetration. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Our chimney review is limited to the visible and or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection including but not limited to the presence of a flue lining or for deterioration, damaged integrity, loose or missing mortar, adequacy of installation, draft or smoke tests.
- Wall insulation type and values is not determined as a part of this inspection. UFFI insulation or hazards are not identified. Lead paint testing is not performed. Conditions behind walls were hidden / concealed. A non-destructive, visible inspection was performed. Further inspection would require destructive testing such as the removal of siding and / or wallboards, which is not performed as part of this inspection.

ROOF SYSTEM

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

- Walked on roof.

ROOF COVERING STATUS:

- Two layers of shingles appear to be present at the roof. Today's standards allow two layers of shingles. Confirmation of additional layers would require destructive testing, which is not performed as part of this inspection.
- The shingles appear to have been installed directly over the original wood shingles. The shingles may show inconsistencies at the surface areas including lifting of the shingles. The existing conditions will most likely reduce the life expectancy of the roof. Upon replacement, new plywood sheathing will be needed.



FURTHER ATTENTION RECOMMENDED:

- Damaged or missing shingles were observed at *****. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Client should obtain full disclosure / history information from the seller prior to close.

EXPOSED FLASHINGS:

CONDITION:

- The flashings had evidence of patching and repair. Given this condition, it is likely that the roof has leaked at one time. Client should obtain full disclosure / history information from the seller prior to close.

FURTHER ATTENTION RECOMMENDED:

- Sealing of flashings is needed at plumbing, vent pipes, chimney, wall, valley seams, (skylights if present) and any other through roof projections.



GUTTERS & DOWNSPOUTS:

CONDITION:

- The property has a full gutter system.
- The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.

ATTIC:

ACCESSIBILITY:

- **The property has a full attic.**
- The attic was entered.
- **The roof framing is constructed with truss framing.**

CONDITION:

- The powered ventilation fan was operational at the time of the inspection. This does not however guarantee future conditions.
- Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

INSULATION:

- The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

FURTHER ATTENTION RECOMMENDED:

- Evidence of fungus and suspected mold was observed in the attic . A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to close regarding testing, treatment, and further inspections / evaluation.

LIMITATIONS OF INSPECTION

- THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES. If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified mold testing company prior to close.
- Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is recommended to avoid water problems at the roof, trim and foundation.
- Not all roof materials can be walked on without causing damage. Not all shingles are checked for attachment. This



inspection is limited. The report is an opinion of the general quality and condition of roof covering. The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leakage. The foregoing is an opinion of the general quality and condition of the roofing material. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall or during shifting or high wind condition. Many times, this situation is not present during the inspection.

GARAGE - CARPORT

TYPE:

LOCATION:

Attached, One car.

GARAGE DOOR(S):

CONDITION:

Springs on the vehicle door were worn or not functioning properly. Recommend replacement as needed to prevent the possibility of personal injury.

DOOR OPENER:

- The automatic opener was an older type, which may not be equipped with a safety reverse device. Recommend replacement and / or a safety reverse kit be installed for increased safety.

GARAGE FIRE WALL / BARRIER:

CONDITION:

- The visible and accessible areas of the firewall appeared serviceable at the time of the inspection. (A firewall is generally considered any wall or ceiling between the house or living space and garage.)

GARAGE DOORS:

DOOR TO LIVING SPACE:

- The interior door was a standard hollow interior style door and did not appear to be fire rated. Ideally, a fire rated door should be installed.

EXTERIOR PASSAGE DOOR:

- The passage door rubbed at jamb. Recommend adjustments or repair.

LIMITATION OF INSPECTION

- THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES. If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified mold testing company prior to close.
- Determining the rating of fire walls and or doors is outside the scope of our services. Condition behind walls were hidden/concealed Further inspection would require destructive testing such as the removal of wall boards which is not performed.

PLUMBING

MAIN WATER LINE:

LOCATION & TYPE:

- The visible material of the main line / pipe coming in from the street appears to be copper.
- **The main valve is located at the basement.**



CONDITION:

- The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.
- The main water system appears to be supplied by public / city water.

PLUMBING SUPPLY LINES:

TYPE:

- **The visible material used for the supply lines is copper.**

CONDITION:

- The visible portions of the supply lines had minor corrosion observed at the accessible areas.

FURTHER ATTENTION RECOMMENDED:

- Active leaks were observed in the supply line at *****. Recommend further evaluation and repair by a licensed plumber.

PLUMBING WASTE LINES:

TYPE:

The material used for the waste lines is Plastic.

CONDITION:

- A septic system appears to be present at the property. Septic system testing and evaluation are outside the scope of this inspection. Client is advised to consult with a licensed plumber or licensed septic certification specialist for evaluation and testing prior to close.



LAUNDRY:

LOCATION:

- **The laundry facilities are located at the second level.**

CONDITION:

- The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection. Recommend steel braided washer hoses or if not present, single lever shut-off valve be installed at some point. This will reduce the possibility of existing rubber hose breakage, which can occur over time. For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis. Tracing of dryer vent ducts behind walls, ceilings, and through insulation is not performed.
- For increased fire safety, any flexible duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on a regular basis.
- Client should consider installation of a pan under the washer for increased water protection. Ideally, this pan should be piped to a drain.

LIMITATION OF INSPECTION

- THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES. If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified mold testing company prior to close.
- City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is not determined. This report is based on the visible and accessible conditions observed at the time of this inspection. Conditions can and sometimes do change thereafter.
- Sprinkler systems and their associated components, such as valves, timers, attached well pumps, are outside the scope of this inspection.
- Underground piping and fuel tanks cannot be judged. Verification of underground fuel storage tanks or the possibility of whether an underground tank or tanks exist is not part of the inspection and outside the scope of our services and expertise. Client is advised to consult with a state licensed tank testing company for further information or certified testing. GAS LEAK TESTING IS NOT PERFORMED.
- WASHING MACHINES / DRYERS ARE NOT TESTED, MOVED OR INSPECTED. Condition of the walls or flooring under these appliances cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves, if turned, may be subject to leaking. Tracing of dryer vents and termination points is beyond the scope of this inspection.
- Underground pipes, pipes that could not be readily viewed, were inaccessible, or pipes inside walls cannot be judged for sizing, leaks, or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Client should contact a water quality testing company or licensed plumber for further information. The inspector does not check pipe sizing. Pressure and flow testing is not performed.

HEATING - AIR CONDITIONING



HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT:

Basement.

SYSTEM TYPE:

Forced Hot Air.

FUEL TYPE:

Natural Gas.

SIZE OF UNIT:

100,000 BTU.

HEATING SYSTEM CONDITION:

CONDITION:

- The heating system was operational at time of inspection. This may not, however, be an indication of future operation or condition.

VENTING:

- The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

BURNERS:

- The heating unit burner flames had an unusual flame pattern and were orange in color. The gas flames should be blue in color to indicate proper combustion. This condition has sometimes been known to indicate a cracked heat exchanger or general cleaning may be needed. Since this could be a carbon monoxide concern, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close.

DISTRIBUTION:

The distribution system is ductwork with registers, There were missing grilles / registers at *****

CONTROLS:

- The thermostat was loose at the time of inspection.

AIR FILTERS:

- The air filter was dirty. Suggest replacing as soon as possible.

AIR CONDITIONING:

LOCATION:

- The exterior condensing unit is located at the rear.

The return temperature was:

80.

The supply temperature was:

70.

The temperature difference was:

10.



Temperature readings indicate:

The temperature split between the supply and the return of the A/C system was "less" than the minimum of 16 degrees at the time of inspection. Recommend further evaluation by a licensed air conditioning contractor. The system may need cleaning, repair or additional refrigerant may be needed.

CONDENSATE COMMENTS:

The main condensate water pipe from the air conditioning coil has been piped to the french drain. Since large amounts of condensate (water) can discharge from this pipe during hot / humid days, recommend installing a condensate water pump to remove condensate to the exterior or if possible, extending condensate drain line to the exterior. This is a fairly simple modification, although client is advised to consult an air conditioning contractor before doing so.

LIMITATION OF INSPECTION

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- The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of the inspection. Some furnaces are designed in such a way that heat exchanger inspection is almost impossible. Safety devices and limit controls are not tested by this company.
- Annual inspections by a qualified heating and air conditioning contractor are always recommended.
- The A/C temperatures indicated where those taken at the time of the inspection. Temperatures may vary due to interior or exterior temperature, humidity, heat load or various other conditions. Testing of refrigerant levels, refrigerant leak detection, efficiency, continuance of operation after inspection, heat load calculations and life expectancy is outside the scope of this inspection.
- The findings of this inspection are based on conditions observed at the time of inspection. Conditions can change following an inspection. There is no guarantee of conditions after the inspector leaves the premises. We strongly advise that the buyer check all appliances for operation, leaks (where applicable) and obvious deficiencies, etc. during their final walkthrough. GAS LEAK TESTING IS NOT PERFORMED.
- The condition of the flue piping and/or material located in inaccessible areas could not be determined. When ducts or pipes are present in / under the slab: The condition of ducts and / or piping below slabs were not fully visible or accessible and could not be determined. Further evaluation of ducts in the slab or flue pipes would require either disassembly and/or camera / scope work, which is well beyond the limitations of this inspection.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

- The electrical service is underground. The electrical service has three conductors. The electrical system has 120 / 240 volts. The electrical disconnects are breakers.

MAIN ELECTRICAL PANEL(S):

MAIN PANEL / BREAKER LOCATION

- A main panel is located at the basement.

SIZE / AMPERAGE:

- The electrical capacity of main breaker was listed / labeled as 150 amps.

MAIN PANEL COMMENTS:

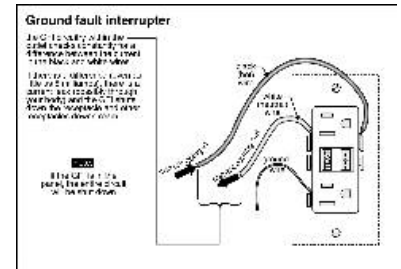
- The main panel appeared to be in serviceable condition at the time of the inspection.

WIRING COMMENTS:

GFCI (Ground Fault Circuit Interrupter) is a safety device for outlets near a possible water source.

COMMENTS:

Only some GFCI receptacles were present. Where not present, GFCI receptacles are recommended at bathroom(s), kitchen, exterior, and garage (if present).



GENERAL COMMENTS:

- Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.
- Junction or switch box covers were missing at *****. Recommend installation of covers for increased safety.

LIMITATION OF INSPECTION

- Tracing of circuits is not performed as part of this inspection. Condition of wiring in walls or concealed areas can not be determined as part of this inspection.
- Condition of wiring inside walls, under or behind insulation or in concealed areas were not visible or accessible for inspection.
- In an occupied home or a home containing storage and furnishings, some receptacles, switches and/or outlets can be covered or blocked from readily accessible access. Some of these items can be hidden or covered from view. These items can not be checked without disturbance of furnishings or storage which is not performed.
- When storage or personal item belongings are present in garage, basement, attic or crawl spaces, wires, junction boxes, and or wire splices can be blocked from view. Our inspection is limited to readily visible and readily accessible areas as they exist at the time of inspection. Storage, floorboards, and insulation (where present) often prevents a full visual inspection. Further evaluation would require the removal or disturbance of personal belongings and /or insulation which is not performed. When storage is present: Once items are removed, for an additional fee, the inspector can return for a more complete visual inspection of areas that may have been blocked or covered by storage.
- As per ASHI (American Society of Home Inspectors) standards, The inspector does not test each and every light fixture, switch or receptacle.

INTERIOR

ENTRY DOORS:

COMMENTS:

- The door was weathered.
- The storm door screen was torn. Recommend replacement.

INTERIOR DOORS:

COMMENTS:

- The interior door(s) were damaged. Recommend repair or replacement as needed.



REAR / SIDE EXTERIOR DOORS:

TYPE:

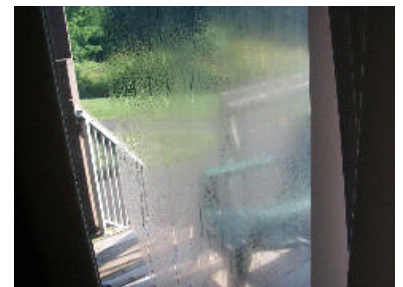
The rear door is sliding glass

COMMENTS:

- The screens on the exterior doors were damaged. Recommend replacement.

FURTHER ATTENTION RECOMMENDED:

- The thermal pane exterior door(s) appears to have lost its / their thermal seal. An indication that thermal glass doors have lost their thermal seal is moisture, condensation, and hazing between the panes. While mostly cosmetic, this condition is generally not repairable and the door(s) will most likely need replacement at some point.



WINDOWS:

The windows are:
Wood.

FURTHER ATTENTION RECOMMENDED:

- Exterior frame weathering and some deterioration was observed at the window sills. Recommend repairs / maintenance as needed. Water penetration may have occurred.
- The *****windows would not remain in the open position. Broken or worn sash cords or springs were noted. Recommend repairs as needed.



INTERIOR WALLS:

The interior walls are:
Drywall, Paneled, Wallpapered.

CONDITION:

- There were common settlement type cracks and nail pops observed.
- Wallpaper peeling was observed in a few areas. This may be related to age, poor installation, or moisture. The condition behind wall paper can not be determined without removal, which is not performed.

MOISTURE RELATED CONCERNS:

- Stains were observed on the wall at *****. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.
- Evidence of suspected mold or mold related stains / discoloration was observed at *****. When tested with a moisture meter, the areas indicated a dry condition at the time of inspection. This may not, however, be an indication of future conditions. We suspect this area was subjected to water or high moisture at one time. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company and the EPA website <http://www.epa.gov/iaq/molds/moldguide.html> prior to close regarding testing and treatment. Refer to limitations of inspection and our inspection agreement.



CEILING:

The ceilings are:
Drywall.

MOISTURE RELATED COMMENTS:

There were moisture stains on the ceiling at bedrooms, When tested with a moisture meter, the stained area indicated a dry condition at the time of inspection. This is not an indication of future conditions. Please refer to limitations of inspection regarding mold / moisture related conditions.



FLOORS:

The floor covering is:
Carpet, Wood, Tile, Pergo / laminate type.

CONDITION:

- Stains at the carpeting / floor covers were observed.
- Cracked floor tiles were observed and should be repaired at, bathroom.

FURTHER ATTENTION RECOMMENDED:

- The floors were damaged at *****. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

SMOKE & CARBON MONOXIDE DETECTOR:

SMOKE DETECTOR:

- When the test button was depressed, the smoke detector responded at the time of the inspection. Only one detector is tested, typically at the bedroom area. The inspector does not spray the detectors with simulated smoke. Tracing, testing or determination of hard wired smoke detector circuits is well beyond the scope of this general home inspection. If further information is required, client should contact the town fire marshal.

CARBON MONOXIDE DETECTOR:

- No carbon monoxide detector was found. Recommend installation of at least one carbon monoxide detector prior to close. A constant monitoring detector using a digital read-out is recommended. Client should consult local fire or township building official for further information prior to close.

INTERIOR COMMENTS:

CEILING FANS:

- The ceiling fan(s) wobbled when operated. Mounting hardware of this or any other fan was not visible or readily accessible at the time of inspection. Recommend repair as needed.

SKYLIGHTS:

- The thermal pane skylight appears to have lost its thermal seal. An indication that thermal glass has lost its thermal seal is moisture, condensation, and hazing between the panes. While mostly cosmetic, this condition is generally not repairable and replacement is needed. Depending on the pitch of the roof, manufacturer, and installation procedures, skylights can be fairly high maintenance components. Skylights generally require exterior sealing at some point to reduce the possibility of leakage.





STAIRS & HANDRAILS:

STAIRS / RAILINGS

- An uneven rise / run was observed between the steps. This can be a tripping hazard. Steps should be equally spaced apart.

FIREPLACE/ WOOD STOVES:

LOCATION - TYPE:

- The fireplace is located at the living room.
The fireplace is pre-fabricated.

CONDITION:

- The damper latch was not operational and needs repair. Recommend further evaluation by a masonry, fireplace, or chimney specialist.
- Recommend chimney / flue and fire box cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly. When ash and wood are present, the fire box walls and base may not have been completely visible for inspection.

FURTHER ATTENTION RECOMMENDED:

- At the fireplace, the prefabricated fire wall was cracked with wear and deterioration observed. Typically, the prefabricated walls can be easily replaced. However, client should consult a qualified masonry, fireplace, or chimney specialist for further information and / or evaluation.

LIMITATION OF INSPECTION

- **THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES.** If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified mold testing company prior to close.
- Temperature, humidity, and cleanliness of glass can affect the inspection of thermal panes. Since the windows needed some cleaning, this condition limited an accurate inspection. In an occupied home, furnishings, personal item storage, and window treatments can prevent a full visual inspection of windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows at final walk through.
- **In an occupied home or home with storage, Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor's (if applicable) or Attorney's attention prior to closing of this property. The inspector can return to inspect areas that were not readily visible or accessible for a nominal fee if contacted and scheduled by client.**
- The condition of walls behind wallpaper, paneling and furnishings cannot be judged. Condition behind walls and cathedral ceilings were hidden/concealed and were not visible or accessible for inspection. A non-destructive visible inspection was performed. Further inspection would require destructive testing such as the removal of wall boards, wallpaper, and/or paneling which is not performed as part of this inspection.
- Determining odors or stains is not included. Floor covering damage / stains may be hidden by furniture and / or personal item storage. The condition of wood floors below carpets is not inspected. Further inspection would require destructive testing such as the removal of floor coverings or floor boards which is not performed.
- Mounting hardware of ceiling fans, light fixtures, and/or chandeliers were not visible or accessible for inspection.
- Wall insulation type and values is not determined as a part of this inspection. UFFI insulation or hazards are not identified. Lead paint testing is not performed.
- Intercom, music systems, alarm or security system testing is outside the scope of this inspection.
- When a fireplace is present: Our review is limited to the visible and or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection including but not limited to the presence of a flue lining or for deterioration, damaged integrity, loose or missing mortar, adequacy of installation, draft or smoke tests.



KITCHEN

GENERAL

COUNTERS & CABINETS

- Damage was observed under the sink. Previous leakage may have occurred. Recommend repair.
- The cabinets were loose. Recommend securing or repair as needed for increased safety.

KITCHEN SINK(S):

CONDITION:

- The sink was chipped.

RANGE/COOK TOP AND OVEN:

TYPE:

- The range is gas.

CONDITION:

The front left, burners were inoperable or did not ignite automatically. Recommend repair.

DISHWASHER:

FURTHER ATTENTION RECOMMENDED:

- The dishwasher leaked when tested. Recommend further evaluation and repair by an appliance repair company prior to close.

DISPOSAL:

CONDITION

- The disposal was not operational at the time of inspection. Recommend repair and / or replacement.

MICROWAVE:

CONDITION

- The microwave was operational at the time of inspection, this does not however guarantee future conditions. Testing of leakage or efficiency of cooking operation is not part of this inspection.

LIMITATION OF INSPECTION

- THE FINDINGS OF THIS INSPECTION ARE BASED ON CONDITIONS OBSERVED AT THE TIME OF INSPECTION. CONDITIONS CAN CHANGE FOLLOWING AN INSPECTION. THERE IS NO GUARANTEE OF CONDITIONS AFTER THE INSPECTOR LEAVES THE PREMISES. WE STRONGLY ADVISE THAT THE BUYER CHECK ALL APPLIANCES FOR OPERATION, LEAKS AND OBVIOUS DEFICIENCIES, ETC. DURING THEIR FINAL WALKTHROUGH AND REPORT ANY ADVERSE CONDITIONS TO THEIR ATTORNEY PRIOR TO CLOSE.
- Self and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances are not moved.
- Determining adequacy of washing and drying functions of dishwashers is not part of this inspection. Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of visible / accessible leaks or whether any excessive corrosion exists. Dishwashers are not disconnected or pulled from under the counter as part of this inspection. The plumbing and electrical connections behind the dishwasher were not fully visible at the time of inspection.

- Refrigerators, freezers and built-in ice makers and special feature appliances such as built-in counter blenders, water coolers, etc., are not part of this inspection.
- In an occupied home, personal item storage, microwaves, etc., can block views of all counter and cabinet areas.

BATHROOMS

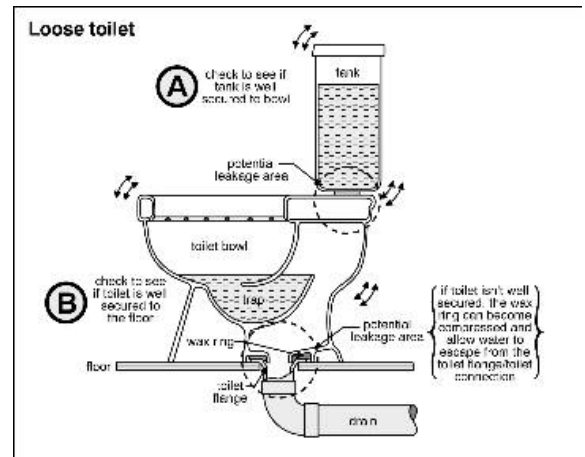
BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF TOILET:

- The toilet was loose at the floor. Recommend securing / repair as needed by a licensed plumber. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.



CONDITION OF SINK:

- The sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the sink appeared to be in serviceable condition at the time of the inspection.

FURTHER ATTENTION RECOMMENDED:

- The faucet leaked at the time of the inspection. Repair is recommended.

BATH VENTILATION:

- The bathroom exhaust ventilation terminated in the attic. Ideally the exhaust should extend to the exterior or very close to an attic air vent. Please refer to limitations of inspection regarding mold / moisture related conditions.

TUB / SHOWER PLUMBING:

- A whirlpool tub was present. When the tub was filled to a level above the waterjets to check the intake and jets, the pump did not respond to the on/off device. Pump and supply lines were not completely accessible. Client should consult a licensed plumber for further evaluation and / or repair.



TUB / SHOWER BASE AND WALLS:

- When pressure was placed on the shower or tub area walls and floor, movement was detected. There was evidence of moisture damage to the wall and floor. Recommend further evaluation and repair as needed by a qualified contractor. (conditions behind walls or tiles were concealed and could not be determined)

LIMITATION OF INSPECTION

- THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES. If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified mold testing company prior to close.
- The findings of this inspection are based on conditions observed at the time of inspection. Conditions can change following an inspection. There is no guarantee of conditions after the inspector leaves the premises. We strongly advise that you check the operation of all fixtures and check for leaks during the final walkthrough.
- Determining whether shower pans are watertight is beyond the scope of this inspection. Condition of walls behind tiles or panels were not visible and could not be determined.



Inspection Date: 08/18/2009 **Report Name / Number:** Frederick0818091

Scott Frederick
95 Old Stage Road
East Brunswick, NJ

REPORT SUMMARY

EXTERIOR - FOUNDATION

WALLS:

FURTHER ATTENTION RECOMMENDED:

- Damaged siding was observed at *****. Recommend repair. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred.

CRAWL SPACE / RAISED FOUNDATION:

FURTHER ATTENTION RECOMMENDED:

- Evidence of a previous fire was observed. The client is advised to obtain information from the seller and the local fire department prior to close. Hidden evidence may exist in areas not visible or accessible. Further inspection would require destructive testing, such as the removal of flooring and / or wall boards, which is not performed as part of this inspection.

BASEMENT

FURTHER ATTENTION RECOMMENDED:

- Water was present in the basement sump pit. No sump pump was present. Recommend installation of a sump pump. Client should obtain disclosure / history information from the seller regarding any previous water penetration.
- Evidence of fungus and suspected mold was observed in the basement at***** A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to close regarding testing, treatment, and further inspections / evaluation.

ROOF SYSTEM

ROOF:

FURTHER ATTENTION RECOMMENDED:

- Damaged or missing shingles were observed at *****. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Client should obtain full disclosure / history information from the seller prior to close.

EXPOSED FLASHINGS:

FURTHER ATTENTION RECOMMENDED:

- Sealing of flashings is needed at plumbing, vent pipes, chimney, wall, valley seams, (skylights if present) and any other through roof projections.



ATTIC:

FURTHER ATTENTION RECOMMENDED:

- Evidence of fungus and suspected mold was observed in the attic . A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to close regarding testing, treatment, and further inspections / evaluation.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

Springs on the vehicle door were worn or not functioning properly. Recommend replacement as needed to prevent the possibility of personal injury.

PLUMBING

PLUMBING SUPPLY LINES:

FURTHER ATTENTION RECOMMENDED:

- Active leaks were observed in the supply line at ***** . Recommend further evaluation and repair by a licensed plumber.

FUEL SYSTEM:

FURTHER ATTENTION RECOMMENDED:

Evidence of a suspected oil tank or previously used oil tank was observed: Oil lines at right of basement. Verification of the condition or location of fuel storage tanks is not part of this inspection and outside the scope of our services. Environmental tests, inspections, or evaluations of any kind are not performed as part of this general home inspection. Client is advised to consult with a state licensed tank testing and / or environmental company for certified testing prior to close. Client should also obtain disclosure information from the seller prior to close.

WATER HEATER:

FURTHER ATTENTION RECOMMENDED:

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

BURNERS:

- The heating unit burner flames had an unusual flame pattern and were orange in color. The gas flames should be blue in color to indicate proper combustion. This condition has sometimes been known to indicate a cracked heat exchanger or general cleaning may be needed. Since this could be a carbon monoxide concern, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close.

AIR CONDITIONING:

Temperature readings indicate:

The temperature split between the supply and the return of the A/C system was "less" than the minimum of 16 degrees at the time of inspection. Recommend further evaluation by a licensed air conditioning contractor. The system may need cleaning, repair or additional refrigerant may be needed.

INTERIOR

REAR / SIDE EXTERIOR DOORS:

FURTHER ATTENTION RECOMMENDED:

- The thermal pane exterior door(s) appears to have lost its / their thermal seal. An indication that thermal glass doors have lost their thermal seal is moisture, condensation, and hazing between the panes. While mostly cosmetic, this condition is generally not repairable and the door(s) will most likely need replacement at some



point.

WINDOWS:

FURTHER ATTENTION RECOMMENDED:

- Exterior frame weathering and some deterioration was observed at the window sills. Recommend repairs / maintenance as needed. Water penetration may have occurred.
- The ***** windows would not remain in the open position. Broken or worn sash cords or springs were noted. Recommend repairs as needed.

INTERIOR WALLS:

MOISTURE RELATED CONCERNS:

- Stains were observed on the wall at *****. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.

FLOORS:

FURTHER ATTENTION RECOMMENDED:

- The floors were damaged at *****. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

INTERIOR COMMENTS:

SKYLIGHTS:

- The thermal pane skylight appears to have lost its thermal seal. An indication that thermal glass has lost its thermal seal is moisture, condensation, and hazing between the panes. While mostly cosmetic, this condition is generally not repairable and replacement is needed. Depending on the pitch of the roof, manufacturer, and installation procedures, skylights can be fairly high maintenance components. Skylights generally require exterior sealing at some point to reduce the possibility of leakage.

FIREPLACE/ WOOD STOVES:

FURTHER ATTENTION RECOMMENDED:

- At the fireplace, the prefabricated fire wall was cracked with wear and deterioration observed. Typically, the prefabricated walls can be easily replaced. However, client should consult a qualified masonry, fireplace, or chimney specialist for further information and / or evaluation.

KITCHEN

DISHWASHER:

FURTHER ATTENTION RECOMMENDED:

- The dishwasher leaked when tested. Recommend further evaluation and repair by an appliance repair company prior to close.

DISPOSAL:

CONDITION

- The disposal was not operational at the time of inspection. Recommend repair and / or replacement.

BATHROOMS

BATHROOM AREA:

CONDITION OF TOILET:

- The toilet was loose at the floor. Recommend securing / repair as needed by a licensed plumber. While this



condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.

FURTHER ATTENTION RECOMMENDED:

- The faucet leaked at the time of the inspection. Repair is recommended.

TUB / SHOWER PLUMBING:

- A whirlpool tub was present. When the tub was filled to a level above the waterjets to check the intake and jets, the pump did not respond to the on/off device. Pump and supply lines were not completely accessible. Client should consult a licensed plumber for further evaluation and / or repair.

TUB / SHOWER BASE AND WALLS:

- When pressure was placed on the shower or tub area walls and floor, movement was detected. There was evidence of moisture damage to the wall and floor. Recommend further evaluation and repair as needed by a qualified contractor. (conditions behind walls or tiles were concealed and could not be determined)

This is just a summary and may not represent all items that may be of concern to you. Please read and review the entire report including important limitations of this inspection.