

This Ole House Home Inspections

Inspection Report

John Homebuyer

Property Address:

456 Main Street
New Town, NJ

Inspection Date - 11/1/2006



This Ole House Home Inspections

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Date: 11/1/2006	Time: 10:00 AM	Report ID: MainSt
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Property: 456 Main Street New Town, NJ	Customer: John Homebuyer
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Introduction and Definitions

This inspection report is the final and exclusive findings of your home inspection which was governed by the Pre Inspection Agreement you signed. It is important that you read the ENTIRE report and take the recommended actions or consider their costs prior to the expiration of the contingency of your home purchase agreement. All systems described in the NJ Statutes & Regulations that were visible and accessible were inspected and are reported on. This report represents the condition of the home on the day of inspection. From that day to the day you close on this property, systems may fail, pipes may break, the roof may leak, and other damage to the home may occur. For this reason it is important that you take the opportunity to re-inspect this home the day before you close to assure yourself that it is in an acceptable condition. In addition, the seller may have represented that certain reported defects were corrected. The Attorney's Summary at the end of this report can be a guide to follow as verification of acceptable completion of such repairs. Information determined by third parties (Wood Destroying Insect, Radon, etc.) will be sent under separate cover.

The following are definitions of comment descriptions used in this report:

Inspected (IN) – The component or unit was visually observed. If no other comments were made, it appeared to be functioning as intended allowing for age and normal wear and tear.

Monitor (MN) – The component is functional. However, its condition suggests that future events may call for remedial action.

Repair or Replace (RR) – The item, component or unit is not functioning as intended and needs to be repaired or replaced.

Not Inspected (NI) – The item, component or unit was not inspected and there are no representations regarding functionality. The reason for not inspecting will be noted.

Orientation – When this report uses phrases such as "right rear corner" or "left front bedroom" it assumes orientation as one faces the home from the front.

IMPORTANT NOTICE: This is a CONFIDENTIAL home inspection report on the above named property. This report and the information contained herein is the sole property of person(s) or entity(s) identified above as "Customer" and This Ole House Home Inspections LLC (herein TOH). Neither Customer or TOH may assign this ownership to any third party without the express written consent of the other. This report is invalid if utilized by any other person, party or entity, including but not limited to insurance companies, lending institutions, real estate agents and/or brokers, for any purpose. This report is not to be used as a property insurance inspection report for the purpose of qualifying and/or obtaining homeowners insurance coverage, nor is this report to be utilized by a lending institution as an appraisal or as an adjunct to an appraisal. Use of this report by any person, party or entity other than those named as Customer on this report for any purpose at all is unauthorized and therefore prohibited. Any person, party or entity engaging in such unauthorized and prohibitive use forfeits any and all rights to any claim against TOH and it's principles and/or partners and/or employees for any reason whatsoever in relation to any and all information contained in this home inspection report.

Style of Home:
Modified cape

Weather:
Clear - below 65 degrees

Precipitation in last 3 days:
No

Age Of Home:
Over 50 Years

Client Present:
Yes

Home Occupied with Furniture Present:
No

1. General Overview and Advisories

This report represents the condition of the home as it was found it on the day of inspection. From that day to the day you close on this property, systems may fail, pipes may break, the roof may leak, and other damage to the home may occur. For this reason it is important that you take the opportunity to re-inspect this home the day before you close to assure yourself that it is in an acceptable condition. In addition, the seller may have represented that certain reported defects were corrected. The Attorney Summary at the end of this report can be used as a guide for you to follow as verification of acceptable completion of such repairs, if any.

Permits & Inspections Advisory: This home has undergone reconstruction and renovation. It is not known if any construction permits were obtained, or if any post-construction, post-renovation inspections were performed and/or approvals issued. The renovations may, or may not have, been performed in accordance with local municipal requirements. This inspection should not be taken as an endorsement or certification of such renovation(s).

Styles & Materials

First Floor Rooms:

Living Room
Dining Room
Kitchen
Study
Powder Room

Second Floor Rooms:

Three Bedrooms
One Bathroom

Crawlspace(s) -:

Three

Attic:

Unfinished

Basement:

Unfinished

2. Exterior & Grounds

Inspection of the Exterior and Grounds includes: wall coverings and trim; entrance doors and window exteriors, window wells, decks, balconies, steps, porches and applicable railings, walkways, driveways and patios. It also includes vegetation, grading, drainage, and retaining walls with respect to their effect on the condition of the building.

Styles & Materials

Siding Material:

Aluminum

Appurtenance:

Enclosed rear porch

Exterior Entry Doors:

Wood

Steps to Building:

Masonry front (2)
with handrails
Masonry rear
with handrails
Wood rear
with handrails

Window Wells:

Masonry

Driveway:

Asphalt

Sidewalks & Walkways:

Concrete

Slate

Patio:

Concrete

Chimney(s):

Two Brick

		IN	MN	RR	NI
2.0	EXTERIOR WALL COVERING	X			
2.1	EAVES, SOFFITS, FASCIAS & TRIM	X			
2.2	DOORS (Exterior)			X	
2.3	WINDOW EXTERIORS				X
2.4	DECKS, BALCONIES, PORCHES, STEPS AND APPLICABLE RAILINGS			X	
2.5	VEGETATION, GRADING, DRAINAGE, SIDEWALKS & WALKWAYS, DRIVEWAYS, PATIOS, WINDOW WELLS AND RETAINING WALLS			X	
2.6	CHIMNEYS			X	

IN MN RR NI

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Comments:

2.2 The rear entry door is equipped with a keyed deadbolt. In the event of an emergency, keyed deadbolts limit egress and present a safety hazard. I recommend that the keyed deadbolts be replaced with unkeyed units.

2.3 The basement windows are badly damaged and should be replaced.

2.4 There are two front entrances. The lower stair on the left entrance has a riser of more than 8 inches presenting a tripping hazard. Have the grade at this stair raised to provide an 8 inch riser. The bricks on the right entrance stair are loose and present a safety hazard. The brick work on this porch has deteriorated to the point where the porch should be replaced. Have this porch and entranceway replaced.

There is a rear entrance with a masonry porch. This porch has deteriorated to the point where it is unsafe to use. Replace this porch.



2.4 Picture 1 Left lower stair



2.4 Picture 2 Right stair



2.4 Picture 3 Side Entrance



2.4 Picture 4 Rear porch

2.5 The tree limbs that are in contact with roof or hanging near roof should be trimmed.

Note that maintenance of the grading within a minimum five feet of the home is important to prevent rainwater from penetrating the foundation and basement. The slope should fall away at a minimum of 1/2 inch per foot. It is important to note that often the use of landscape stones and/or mulch mask negative grading and make it appear to be positive. Also the foundation shrubs near the home should kept cut back at least one foot to prevent foundation and/or siding damage.

The masonry window wells are full of debris and leaf fall. This is an attraction to insects and vermin. I recommend that this window wells be replaced with metal units with plastic domes installed. Keep the window wells open and clear.

The asphalt driveway is badly damaged and is beyond repair. This driveway should be replaced.



2.5 Picture 1

2.6 There are two chimneys adjacent each other. The visible exterior sections of the chimneys have mechanical damage which if not corrected can lead to internal damage to the chimney(s). The interior components of chimneys are not visible without specialized equipment, and were not inspected. This chimney is more than 20 years old. The National Fire Protection Association and the National Chimney Sweep Guild recommend that chimneys more than 20 years old be given a level 2-chimney inspection to rule out hidden safety defects. I recommend you have the mechanical damage repaired, the chimney flues cleaned and a level 2-chimney inspection performed.

There is an antennae mounted on one of the chimneys. Chimneys are not designed to carry the weight of foreign objects like antennas and can be damaged by antennas and the mounting equipment. This equipment should be removed from the chimney. In addition the second chimney was constructed with the antennae still mounted on the first. When the antennae is removed, The mortar between the two chimneys may be damaged. Be sure that this mortar is repaired.



2.6 Picture 1

3. Garage

Inspection of the garage(s) includes interiors (when applicable), doors and automatic door operators using permanently installed controls. The Exterior and Roof(s) are discussed in those sections respectively.

Styles & Materials

Garage Door Type:

Two manual

Garage Type:

Attached

		IN	MN	RR	NI
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE DOOR(S) & OPERATORS			X	
3.3	GARAGE STRUCTURE AND FRAMING	X			
3.4	GARAGE FLOOR				X
3.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME			X	

IN MN RR NI

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Comments:

3.2 The left garage door did not open when tested and the right door was blocked by debris and could not be tested. Have these doors demonstrated functional and repaired if they are not functional.

3.4 Excess storage on the garage floor limited my view and it could not be inspected.

3.5 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection against fire. This door should be replaced with a fire rated door.

4. Roofing

The roof, roof drainage system, flashings, and penetrations are inspected by visual observation from the ground with the aid of field glasses. Additional evaluation of the roofs for signs of leakage or abnormal moisture penetration is made by inspection of finished and unfinished interior surfaces.

Styles & Materials

Roof Sytle(s):	Viewed roof(s) covering from:	Roof Covering(s):	
Gable	From ground with binoculars	Laminated Asphalt	
Chimneys:	Flashings:	Gutters and Downspouts (Leaders):	
Brick	Aluminum	Aluminum	

		IN	MN	RR	NI
4.0	ROOF TYPE	X			
4.1	ROOF COVERINGS			X	
4.2	FLASHINGS	X			
4.3	ROOF PENETRATIONS	X			
4.4	ROOF DRAINAGE SYSTEMS			X	

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Comments:

4.1 The roof has accumulated moss on the side that is not washed by sunlight. The overgrown tree adjacent to this area that shades the roof and contributes to the moss growth. The attic space under this area was not accessible and could not be observed. I recommend that a qualified roofing contractor repair this section of roof and inspect the remaining roof and flashings. Follow the advice given.



4.1 Picture 1

4.4 The gutters are clogged on all four sides. This can permit water to penetrate the foundation and basement. I recommend that the gutters be cleaned and kept clean.

5. Structural Components, Basements and Crawlspace

Inspection of the visible foundation walls, beams and columns is performed. In addition, structural floor, wall, ceiling, and roof systems are observed. My evaluation of the condition of the floor and wall support system is based upon direct inspection of a limited amount of visible framing, as well as observation of floor and wall surface condition. Further, I observe the unfinished portions of basements and crawlspaces including the floor, subsurface moisture control and signs of past and current dampness and water entry. Finished portions of basements and attics are noted in the Interior section of the report. In addition insulation and ventilation of crawlspaces is checked. Overall functional evaluation of the structure takes into consideration the age of the building and the methods used at the time of construction.

Styles & Materials

Foundation:

Masonry block

Beams:

Solid wood

Columns or Piers:

Steel columns

Temporary wood

Basement:

Partial

Crawlspace (3):

Observed from entry

Floor & Ceiling Structure:

Concrete basement

Dimensional lumber

Wall Structure:

Dimensional lumber

Roof Structure:

Dimensional lumber

Method used to observe attic:

From entry

Attic info:

Attic hatch

Basement & Crawlspace Dampness/Water management:

None

IN MN RR NI

		IN	MN	RR	NI
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	X			
5.1	BEAMS & SILLS			X	
5.2	COLUMNS OR PIERS			X	
5.3	FLOORS (Structural)	X			
5.4	WALLS (Structural)	X			
5.5	CEILINGS (structural)	X			
5.6	ROOF STRUCTURES AND ATTICS	X			
5.7	WATER/MOISTURE MANAGEMENT	X			

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Comments:

5.0 There are three crawlspaces. One on the left and two adjacent spaces on the right. All three were blocked by debris and could not be entered. they were inspected from the entrance.

5.1 There is termite damage to areas of the sill in the rear crawlspace. See the Wood Destroying Insects report for further information.

5.2 The structure above the right front crawlspace is supported by 4 X 4 beams on temporary wood columns that are not sitting on proper footings. This section of the home has inadequate support and can be unsafe. I recommend that these columns be placed on proper footings.



5.2 Picture 1 Temporary columns

5.7 There is no water management present in this home. The basement was dry on the day of inspection. However, I returned two days later to retrieve the radon screening canister. It had rained earlier that day and there was idle water on the basement floor. Follow the advice in Section 2 regarding grading and in Section 4 regarding gutter cleaning. After correcting the grading and clogged gutters, monitor the basement for continued water intrusion. If it continues, consult a firm specializing in basement water proofing. Follow the advice given. I recommend the same procedure for the crawlspaces.

6. Interior

The inspection includes observation of the type and functional condition of interior walls, ceilings, floors, doors, windows and stairs. A representative number of accessible windows and doors are operated. This report indicates any abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

Ceiling Materials:

Sheetrock
Plaster

Wall Material:

Sheetrock
Plaster

Floor Covering(s):

Fitted carpet
Hardwood
Sheet goods

Interior Doors:

Raised panel

Window Types:

Double-hung
Casement
Awning
Vinyl framed
AGED

		IN	MN	RR	NI
6.0	CEILINGS			X	
6.1	WALLS			X	
6.2	TRIM	X			
6.3	FLOORS	X			
6.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
6.5	DOORS (REPRESENTATIVE NUMBER)	X			
6.6	WINDOWS (REPRESENTATIVE NUMBER)			X	

IN MN RR NI

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Comments:

6.0 The plaster ceilings in the upstairs are damaged (cracked). Have this damage repaired by a qualified contractor expert in working with plaster.

There is a place on the kitchen ceiling that has a water stain. This area was tested with a moisture meter and found to be dry. Have this area primed with a stain killer primer and painted

6.1 The plaster walls in the upstairs are damaged (cracked). Have this damage repaired by a qualified contractor expert in working with plaster.

6.6 There is a mix of window types; awning, casement and double hung. These windows are aged and in an advanced state of disrepair. Have these windows replaced with modern, insulated units.

7. Electrical System

Inspection of the electrical system includes: service entrance system, service equipment, service grounding, main disconnect (if visible), main and sub panels and their location. Branch circuit conductors, their over current devices, and the compatibility of their ampacities. The presence of knob and tube branch wiring and of solid conductor aluminum branch wiring. The operation of a representative number (one per room, if accessible) of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls. The polarity and grounding of all accessible receptacles near plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures. The operation and existence of ground fault circuit interrupters (GFCI). The inspection does not include any wiring not part of the electrical power distribution system such as central vacuum and low voltage systems or devices.

Exterior lights are often controlled led by light/motion sensors or timers. In that event they are not tested.

In order to prevent personal injury, damage to the home and /or introduction of dangerous or illegal conditions, a licensed electrician should carry out all repairs and/or replacements recommended to the electrical system.

Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum
100 AMP

Main Panel Capacity:

100 AMP

Main Panel DisconnectType:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
BX (Armored)

		IN	MN	RR	NI
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN DISCONNECT DEVICE, MAIN AND SUB PANELS			X	
7.2	BRANCH CIRCUITS	X			
7.3	CONNECTED RECEPTACLES, SWITCHES AND FIXTURES			X	
7.4	PRESENCE AND FUNCTIONALITY OF GROUND FAULT (GFCI) RECEPTACLES NEAR PLUMBING FIXTURES, AND RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS			X	
7.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			

IN MN RR NI

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Comments:

7.1 The main panel is a model known as "Pushmatic" which utilizes hard to find circuit breakers. Consider replacing this unit.

7.3 I discovered several ungrounded two prong outlets in this home. Have a licensed electrician determine if the electrical system will support grounded outlets. If not, the two prong outlets should remain and three prong units should not be installed. In this case it is important that equipment requiring three prong ground connections not be used in these outlets. Also the use of "three prong" adaptors in these outlets will expose the user to a shock hazard. On the other hand, if the system will support grounded outlets then the electrician should replace all two prong outlets with grounded three prong units.

There is no light fixture in the kitchen sitting area. Have a light fixture installed

7.4 The receptacles in the kitchen, the powder room, garage, basement and the exterior do not have GFCI protection. This is a shock hazard. I recommend an electrician install GFCI receptacles in all wet areas.

7.5 The main panel box is located in the study.

There is a sub panel is located in the basement.

8. Plumbing System

The plumbing inspection includes the water service, material, and location of the main shutoff. The materials used in the distribution system and their condition is also reported on including any observed leaks. The functional water flow at multiple appliances is observed. All functional plumbing fixtures except outdoor fixtures are operated. The waste, drainage and venting systems are inspected and reported on. As are any water heaters including their size, fuel used, venting, condition and approximate age.

In order to prevent damage to the home and /or introduction of dangerous or illegal conditions, a licensed plumber should carry out all repairs and/or replacements recommended to the plumbing system.

Styles & Materials

Water Source:
Public

Water Service Entrance (main):
Copper

Distritribution (inside the home):
Copper
Galvanized
Brass

Plumbing Waste:
Cast iron

Gas lines:
Black iron

Waste disposal:
Public

Water Heater Power Source:
Natural gas

Water Heater Capacity:
40 Gallon (3-4 people)

Water HeaterAge:
On borrowed time

		IN	MN	RR	NI
8.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES			X	
8.1	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
8.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
8.3	NATURAL GAS SUPPLY	X			
8.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS			X	
8.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior/exterior fuel storage and piping)			X	
8.6	MAIN FUEL SHUT OFF (Describe location)	X			
8.7	LAUNDRY			X	

IN MN RR NI

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Comments:

8.0 The water distribution piping contains galvanized iron and brass. This pipe has a typical service life of 30 to 50 years. This pipe cannot be relied upon to provide significant additional service, and will probably have to be replaced in the near future. Monitor this piping for failure and take appropriate action when necessary

8.1 The water meter and main shut off is located in the basement.

8.2 The cast iron drain piping was functional on the day of inspection. However, the iron sections of the drain are now very old and are likely to have internal corrosion, limiting its service life. Have these drains video scanned by a licensed plumber and replace them as needed.

8.4 The water heater is more than 10 years old. Units of this type have an expected service life of approximately 10 years depending on maintenance. I recommend that you budget to replace this unit soon.

The TPR (Temperature Pressure Relief) valve on the water heater does not have an extension that reaches to within 6 inches of the floor. This is a scalding hazard. Until the unit is replaced, I recommend that a 3/4 inch unthreaded metal pipe that extends to within 6 inches of floor be installed.



8.4 Picture 1

8.5 The heating system for this home uses natural gas. There exists an abandoned above ground storage tank in the left front crawlspace. This tank should be properly removed by a firm licensed to remove storage tanks. In addition, the history of this home is not known. There may be buried storage tanks on this property. If absolute knowledge regarding the presence or absence of buried tanks is desired, I recommend verification of removal or decommissioning of such tank(s) or a search for abandoned buried tanks by a firm specializing in that service. If such tanks are present, I recommend that this tank should be properly removed by a firm licensed to remove underground storage tanks.

8.6 The main fuel shut off is at the gas meter in the basement

8.7 The washing machine drain hose is plumbed directly into the waste line. This condition can permit sewerage to back up into the washer. The drain hose should be emptying into a drain and a trap greater than 2 inches.

The washing machine is equipped with rubber water supply hoses. These hoses are prone to bursting and are a leading cause of water damage in homes. I advise that any rubber laundry supply hoses (even new ones) be replaced with braided stainless steel units that are available in home centers at reasonable cost.

The clothes dryer is not vented to the exterior of the building. This will result in the accumulation of excess moisture in the basement which can lead to the buildup of mold. Do not use this appliance until it is vented to the exterior.



8.7 Picture 1 Washer drain

9. Kitchen

The kitchen inspection includes the functional observation of the cabinets, counter tops, sinks, dishwasher, range/cook top and built in oven, garbage disposal, trash compactor and ventilating fan and permanently installed microwave ovens. The components that are part of the general structure e.g. windows, floors, etc. are reported on in the Interior section of the report.

Most of the fixtures and appliances (except the dishwasher) were functional on the day of inspection. However the entire kitchen is now quite old and can be assumed to be beyond their useful service life. I recommend you consider remodeling this kitchen.

Styles & Materials

Dishwasher:

Not functional
GENERAL ELECTRIC

Exhaust/Range hood:

Functional
BROAN

Countertops:

Laminate

Refrigerator:

Functional
KENMORE

Water Flow:

Good

Floor:

Sheet Goods

Range/cooktop/oven:

Functional

Cabinetry:

Wood

		IN	MN	RR	NI
9.0	COUNTERTOPS & A REPRESENTATIVE NUMBER OF CABINETS	X			
9.1	SINK	X			
9.2	REFRIGERATOR	X			
9.3	DISHWASHER			X	
9.4	RANGES/OVENS/COOKTOPS	X			

IN MN RR NI

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Comments:

9.3 The dishwasher did not drain when operated. This is a very old unit. Replace this unit.

10(A). Powder Room

Styles & Materials

Sink:
Lavatory

Water Flow:
Good

		IN	MN	RR	NI
10.0.A	TOILET	X			
10.1.A	SINK			X	
10.2.A	FAN & VENTILATION	X			

IN MN RR NI

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Comments:

10.1.A The sink drain stopper did not function or is missing. I recommend the stopper be replaced and/or repaired.

10.2.A Ventilation is provided by a window.

10(B). Hall Bath

Styles & Materials

Tub & Shower:

Built in tub with Shower
Stall Shower

Sink:

Vanity

Water Flow:

Good

Shower Walls:

Fiberglass

Floor:

Ceramic Tile

		IN	MN	RR	NI
10.0.B	TOILET	X			
10.1.B	SINK	X			
10.2.B	TUB & SHOWER			X	
10.3.B	SHOWER	X			
10.4.B	FAN & VENTILATION	X			

IN MN RR NI

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Comments:

10.2.B The tub drain is very slow. I recommend a licensed plumber be engaged to clear this drain.

10.4.B Ventilation is provided by a window.

There is an electric heater installed in the ceiling. Care should be taken to not hang flammable items under this heater.

11. Heating / Central Air Conditioning

The heating system inspection consists of visual evaluation of permanently installed heating systems and energy sources including operation using normal operating controls. External components of chimneys, flues, and vents, where readily visible are also inspected. A limited inspection of the internal components of the heating system are also part of this inspection, however full inspection of interior components and heat exchangers is not always possible without extensive disassembly, which is not done in a home inspection. When possible, an attempt is made to test heating sources in each room. The limited time of this inspection does not always make that possible especially with circulating hot water and steam systems. In order to prevent damage to the equipment, heat pumps cannot be tested when the temperature has been above 65 degrees Fahrenheit for at least three days.

The central cooling system inspection consists of visual evaluation of permanently installed heating systems including operation using normal operating controls. Testing of cooling sources in each room is done. In addition, permanently installed hard-wired, through-wall individual cooling systems are inspected. In order to prevent damage to the equipment, air conditioners cannot be tested when the temperature has been below 65 degrees Fahrenheit for at least three days. Room air conditioners that are not permanently wired are not tested.

I recommend that service agreement(s) be acquired on all heating and air conditioning equipment. Such agreements are often available from the the local utility.

A visual inspection of fireplaces and solid fuel appliances including external components of chimneys and vents is performed. In the case of a natural gas fueled fireplace, an attempt to operate the appliance using normal controls is made.

Styles & Materials

Heat Type & Energy Source:

Steam boiler

Heat Distribution:

Baseboard convectors
Radiators

Fireplace Type:

Wood Burning

Fireplace Type (2nd unit):

Wood Burning

Chimney(s):

Brick

		IN	MN	RR	NI
11.0	HEATING EQUIPMENT	X			
11.1	NORMAL OPERATING CONTROLS	X			
11.2	EQUIPMENT CLEARANCE AND MAKE UP AIR	X			
11.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
11.4	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
11.5	VENTS AND VENT CONNECTORS	X			

IN MN RR NI

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Comments:

11.0 This home is heated by a steam boiler. Steam systems are by nature slow to adjust to outside temperature changes. In addition, regulation of the temperature throughout the home is usually imperfect. The rate at which radiators fill with steam can be adjusted somewhat by changing the size of the air release valves installed on the radiators, however you may still find that some rooms are warmer or colder than others. Because of the time needed to fill the radiators and/or convectors with steam, it was not possible to test the functionality of all those units. The boiler was functional on the day of inspection. Have this boiler serviced by a qualified technician before placing it into service now and before each heating season. Have the technician instruct you on the safe and efficient operation of this boiler including the monitoring of the water level in the boiler and the periodic draining of sediment during the heating season.

11.4 There is a wood-burning fireplace located in the living room and one in the dining room. The fireplace bed, back, and damper mechanisms were found to be in acceptable condition. I recommend you have the fireplace smoke chambers and flues professionally cleaned and repeated on a two-year interval. Never burn significant amounts of paper, cardboard, or unseasoned or soft wood in this

fireplace, as this may result in damage or an unsafe condition.

12. Attics, Insulation and Ventilation

The insulation and ventilation in the visible unfinished attics, basement and crawlspace(s) is inspected. The ventilation of those spaces is also observed. The existence of vapor barrier(s) is also observed.

Styles & Materials

Attic Ventilation:

Gable vents
Roof vents
Passive

Dryer Power Source:

Gas Connection

Dryer Vent:

None

Ventilation -Crawlspace:

Wall vent(s)

		IN	MN	RR	NI
12.0	ATTIC(S)	X			
12.1	INSULATION IN ATTIC			X	
12.2	INSULATION UNDER FLOOR SYSTEM	X			
12.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
12.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X			

IN MN RR NI

IN=Inspected, MN=Monitor, RR=Repair or Replace, NI=Not Inspected

Comments:

12.0 Attics were not floored and were inspected from the entrance hatches.

12.1 Most homes of this age and type were not insulated well enough to meet current standards for energy efficiency. Consequently, you may find that exterior walls feel cold, and the cost for heating this home may be higher than for a similar size home built to modern construction standards. I recommend that an insulation specialist determine what additional insulation measures are feasible for this home and that they be taken.

12.2 The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.

12.4 There is a "whole house" fan in one of the attics. It is important to make sure there is adequate ventilation (at least two lower level windows open) when operating this fan. Operating a whole house fan without adequate ventilation can depressurize the home. Depressurization can cause back drafting of appliances such as the furnace or boiler and water heater, drawing products of combustion into the home. I recommend that this unit be disabled and not used.

13. Miscellaneous

This section includes information or advisories that pertain to the entire property and not to one of the specific components reported on elsewhere.

		IN	MN	RR	NI
13.0	Radon	X			
13.1	Wood Destroying Insects	X			
13.2	Lead Paint				X
13.3	MOLD & FUNGAL CONDITIONS				X
13.4	SMOKE & CARBON MONOXIDE DETECTORS				X
13.5	ASBESTOS				X

IN MN RR NI

IN=Inspected, MN=Monitor, RR=Repair or Replace, NI=Not Inspected

Comments:

13.0 A screening test for radon levels is in progress results of which are pending results.

13.1 As a convenience and as a matter of expedience, a comprehensive inspection for the presence of wood destroying insects has been ordered for this property. The official results of this wood destroying insect inspection will be sent to you under separate cover by the provider of this service, Terminite, Inc, Tel: 908-353-6938. Please read this separate report carefully and be guided by recommendations found therein.

13.2 This inspection does not include an evaluation of painted surfaces for lead content. Homes built before 1978 probably do have surfaces covered with paint containing lead oxide pigment, which under certain conditions this can be a health hazard, especially for children and infants. If assurance on this existence of this condition is desired, I recommend testing and evaluation of the painted surfaces by a qualified company certified for lead testing.

13.3 Mold and other fungal organisms are a natural part of our environment. Certain types of construction and wet conditions in a home can, however, allow excessive growth of mold, and damage to the structure and a health risk may occur. Exterior walls that are impermeable to moisture can trap water under certain conditions, and this can lead to mold growth within the exterior walls of the home. Basement and/or crawl spaces that are prone to water entry, as well as poorly ventilated attic or closed cavity roof spaces are also areas where mold growth may occur and become a problem or potential health hazard. Note that water was observed on the basement floor. This may be the source of future mold build up. If assurance of whether or not this condition exists is desired, testing and evaluation is required to determine mold type (s) and concentration. This inspection does not include such testing for fungal organisms.

13.4 Installation of smoke and carbon monoxide detectors as per local code are recommended for this one family residence.

13.5 This inspection cannot guarantee that asbestos materials, which have been commonly used for insulation and some finish material, are present or absent from this home. Older homes usually have some asbestos building materials used in the construction, while more recently constructed homes are likely to have little or none. I DID observe evidence asbestos like material used for for insulation on the heating pipes and on the oven vent pipe in the home. Breathing asbestos can be a health hazard. I recommend you contact a private firm licensed to test for asbestos hazards and remediate as necessary.



13.5 Picture 1 Heating pipes



13.5 Picture 2 Oven vent

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Attorney Summary

This Ole House Home Inspections

This Ole House Home Inspections

2242 Woodalnd Terrace
Scotch Plains, NJ 07076
908-294-0953

Customer

John Homebuyer

Property Address

456 Main Street
New Town, NJ

This section of the home inspection report is a summary of the items that were found to be defective on the day of inspection. These items were either identified to be Repaired, Replaced or Monitored and are summarized here. For your information the complete report follows this summary. In the interest of saving space, all pictures are removed from the summary. If you would like pictures included, please contact me at 908-294-0953. All systems described in the NJ Statutes & Regulations that were visible and accessible were inspected and are reported on.

2. Exterior & Grounds

2.2 DOORS (Exterior)

Repair or Replace

The rear entry door is equipped with a keyed deadbolt. In the event of an emergency, keyed deadbolts limit egress and present a safety hazard. I recommend that the keyed deadbolts be replaced with unkeyed units.

2.3 WINDOW EXTERIORS

Not Inspected

The basement windows are badly damaged and should be replaced.

2.4 DECKS, BALCONIES, PORCHES, STEPS AND APPLICABLE RAILINGS

Repair or Replace

There are two front entrances. The lower stair on the left entrance has a riser of more than 8 inches presenting a tripping hazard. Have the grade at this stair raised to provide an 8 inch riser. The bricks on the right entrance stair are loose and present a safety hazard. The brick work on this porch has deteriorated to the point where the porch should be replaced. Have this porch and entranceway replaced.

There is a rear entrance with a masonry porch. This porch has deteriorated to the point where it is unsafe to use. Replace this porch.

2.5 VEGETATION, GRADING, DRAINAGE, SIDEWALKS & WALKWAYS, DRIVEWAYS,

PATIOS, WINDOW WELLS AND RETAINING WALLS

Repair or Replace

The tree limbs that are in contact with roof or hanging near roof should be trimmed.

Note that maintenance of the grading within a minimum five feet of the home is important to prevent rainwater from penetrating the foundation and basement. The slope should fall away at a minimum of 1/2 inch per foot. It is important to note that often the use of landscape stones and/or mulch mask negative grading and make it appear to be positive. Also the foundation shrubs near the home should kept cut back at least one foot to prevent foundation and/or siding damage.

The masonry window wells are full of debris and leaf fall. This is an attraction to insects and vermin. I recommend that this window wells be replaced with metal units with plastic domes installed. Keep the window wells open and clear.

The asphalt driveway is badly damaged and is beyond repair. This driveway should be replaced.

2.6 CHIMNEYS

Repair or Replace

There are two chimneys adjacent each other. The visible exterior sections of the chimneys have mechanical damage which if not corrected can lead to internal damage to the chimney(s). The interior components of chimneys are not visible without specialized equipment, and were not inspected. This chimney is more than 20 years old. The National Fire Protection Association and the National Chimney Sweep Guild recommend that chimneys more than 20 years old be given a level 2-chimney inspection to rule out hidden safety defects. I recommend you have the mechanical damage repaired, the chimney flues cleaned and a level 2-chimney inspection performed.

There is an antennae mounted on one of the chimneys. Chimneys are not designed to carry the weight of foreign objects like antennas and can be damaged by antennas and the mounting equipment. This equipment should be removed from the chimney. In addition the second chimney was constructed with the antennae still mounted on the first. When the antennae is removed, The mortar between the two chimneys may be damaged. Be sure that this mortar is repaired.

3. Garage

3.2 GARAGE DOOR(S) & OPERATORS

Repair or Replace

The left garage door did not open when tested and the right door was blocked by debris and could not be tested. Have these doors demonstrated functional and repaired if they are not functional.

3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection against fire. This door should be replaced with a fire rated door.

4. Roofing

4.1 ROOF COVERINGS

Repair or Replace

The roof has accumulated moss on the side that is not washed by sunlight. The overgrown tree adjacent to this area that shades the roof and contributes to the moss growth. The attic space under this area was not accessible and could not be observed. I recommend that a qualified roofing contractor repair this section of roof and inspect the remaining roof and flashings. Follow the advice given.

4.4 ROOF DRAINAGE SYSTEMS**Repair or Replace**

The gutters are clogged on all four sides. This can permit water to penetrate the foundation and basement. I recommend that the gutters be cleaned and kept clean.

5. Structural Components, Basements and Crawlspaces

5.1 BEAMS & SILLS**Repair or Replace**

There is termite damage to areas of the sill in the rear crawlspace. See the Wood Destroying Insects report for further information.

5.2 COLUMNS OR PIERS**Repair or Replace**

The structure above the right front crawlspace is supported by 4 X 4 beams on temporary wood columns that are not sitting on proper footings. This section of the home has inadequate support and can be unsafe. I recommend that these columns be placed on proper footings.

6. Interior

6.0 CEILINGS**Repair or Replace**

The plaster ceilings in the upstairs are damaged (cracked). Have this damage repaired by a qualified contractor expert in working with plaster.

There is a place on the kitchen ceiling that has a water stain. This area was tested with a moisture meter and found to be dry. Have this area primed with a stain killer primer and painted

6.1 WALLS**Repair or Replace**

The plaster walls in the upstairs are damaged (cracked). Have this damage repaired by a qualified contractor expert in working with plaster.

6.6 WINDOWS (REPRESENTATIVE NUMBER)**Repair or Replace**

There is a mix of window types; awning, casement and double hung. These windows are aged and in an advanced state of disrepair. Have these windows replaced with modern, insulated units.

7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN DISCONNECT DEVICE, MAIN AND SUB PANELS**Repair or Replace**

The main panel is a model known as "Pushmatic" which utilizes hard to find circuit breakers. Consider replacing this unit.

7.3 CONNECTED RECEPTACLES, SWITCHES AND FIXTURES

Repair or Replace

I discovered several ungrounded two prong outlets in this home. Have a licensed electrician determine if the electrical system will support grounded outlets. If not, the two prong outlets should remain and three prong units should not be installed. In this case it is important that equipment requiring three prong ground connections not be used in these outlets. Also the use of "three prong" adaptors in these outlets will expose the user to a shock hazard. On the other hand, if the system will support grounded outlets then the electrician should replace all two prong outlets with grounded three prong units.

There is no light fixture in the kitchen sitting area. Have a light fixture installed

7.4 PRESENCE AND FUNCTIONALITY OF GROUND FAULT (GFCI) RECEPTACLES NEAR PLUMBING FIXTURES, AND RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS

Repair or Replace

The receptacles in the kitchen, the powder room, garage, basement and the exterior do not have GFCI protection. This is a shock hazard. I recommend an electrician install GFCI receptacles in all wet areas.

8. Plumbing System

8.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The water distribution piping contains galvanized iron and brass. This pipe has a typical service life of 30 to 50 years. This pipe cannot be relied upon to provide significant additional service, and will probably have to be replaced in the near future. Monitor this piping for failure and take appropriate action when necessary

8.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

The water heater is more than 10 years old. Units of this type have an expected service life of approximately 10 years depending on maintenance. I recommend that you budget to replace this unit soon.

The TPR (Temperature Pressure Relief) valve on the water heater does not have an extension that reaches to within 6 inches of the floor. This is a scalding hazard. Until the unit is replaced, I recommend that a 3/4 inch unthreaded metal pipe that extends to within 6 inches of floor be installed.

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior/exterior fuel storage and piping)

Repair or Replace

The heating system for this home uses natural gas. There exists an abandoned above ground storage tank in the left front crawlspace. This tank should be properly removed by a firm licensed to remove storage tanks. In addition, the history of this home is not known. There may be buried storage tanks on this property. If absolute knowledge regarding the presence or absence of buried tanks is desired, I recommend verification of removal or decommissioning of such tank(s) or a

search for abandoned buried tanks by a firm specializing in that service. If such tanks are present, I recommend that this tank should be properly removed by a firm licensed to remove underground storage tanks.

8.7 LAUNDRY

Repair or Replace

The washing machine drain hose to plumbed directly into the waste line. This condition can permit sewerage to back up into the washer. The drain hose should be emptying into a drain and a trap greater than 2 inches.

The washing machine is equipped with rubber water supply hoses. These hoses are prone to bursting and are a leading cause of water damage in homes. I advise that any rubber laundry supply hoses (even new ones) be replaced with braided stainless steel units that are available in home centers at reasonable cost.

The clothes dryer is not vented to the exterior of the building. This will result in the accumulation of excess moisture in the basement which can lead to the buildup of mold. Do not use this appliance until it is vented to the exterior.

9. Kitchen

9.3 DISHWASHER

Repair or Replace

The dishwasher did not drain when operated. This is a very old unit. Replace this unit.

10(A). Powder Room

10.1.A SINK

Repair or Replace

The sink drain stopper did not function or is missing. I recommend the stopper be replaced and/or repaired.

10(B). Hall Bath

10.2.B TUB & SHOWER

Repair or Replace

The tub drain is very slow. I recommend a licensed plumber be engaged to clear this drain.

11. Heating / Central Air Conditioning

11.4 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

There is a wood-burning fireplace located in the living room and one in the dining room. The fireplace bed, back, and damper mechanisms were found to be in acceptable condition. I recommend you have the fireplace smoke chambers and flues professionally cleaned and repeated on a two-year interval. Never burn significant amounts of paper, cardboard, or unseasoned or soft wood in this fireplace, as this may result in damage or an unsafe condition.

12. Attics, Insulation and Ventilation

12.1 INSULATION IN ATTIC

Repair or Replace

Most homes of this age and type were not insulated well enough to meet current standards for energy efficiency. Consequently, you may find that exterior walls feel cold, and the cost for heating this home may be higher than for a similar size home built to modern construction standards. I recommend that an insulation specialist determine what additional insulation measures are feasible for this home and that they be taken.
