

Address of Inspection: **1234 Dream Street**
Leafy Suburb, NJ

LEGAL NOTICE:

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GENERAL INFORMATION

Inspector's Sidebar:

As a Professional Home Inspector (#014500) in the State of New Jersey, I am pleased to be of assistance with your purchase. Our reports are meant to be as helpful as possible in supporting a purchase decision, but they are not all inclusive. As such, if you see something at the home that you would like explained to you by the Seller, do not hesitate to raise this issue with your Attorney; it does not have to be part of the home inspection report to be important to you. Sometimes a Buyer calls after the report is written and indicates that he/she has questions about something that was not in the report. It is perfectly within your rights to ask the Seller for any clarification, whether included in my report or not. If you believe it to be a **"Major Visual Defect"**, I encourage you to call me to discuss it further.

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Items that are "Disclaimed" were inaccessible, not included in this inspection or items that otherwise could not be thoroughly, visually inspected at the time of the inspection. Disclaimed items may be inspected at a later date for an additional fee. The HomeTeam makes every effort to complete a thorough visual inspection of the property for you. *The presence of lead in the paint for homes built prior to 1978 is very likely; if the HomeTeam or its sub contractor's, are not specifically compensated for testing lead in the paint or any other environmental hazards, we expressly disclaim any responsibility for them.*

Interpreting This Report

Items underlined are items of concern that require maintenance or monitoring for further signs of deterioration. Items that are underlined and declared a **"Major Defect"** require careful review with your Attorney. They are items I have specific concerns about and appear to be unsafe, non functional or cannot be replaced, rendered safe or made functional for less than \$1,000. This is defined in the Inspection Agreement you signed at/prior to the inspection.

Italicized items are safety related/precautionary items and should be addressed prior to closing for your protection. As you review this report, you should make a list of the underlined, **"Major Defect"** and *italicized* items for further discussion with your Attorney. Throughout this report, the terms "right" and "left" describe the property as viewed from the street unless otherwise

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declared.

Mold

Mold is a rapidly emerging environmental issue affecting residents, the housing industry and home inspections. Medical studies are finding that molds are one of the most elusive, yet important causes of allergic symptoms. The toxic mold *Stachybotrys atra* found in some homes and office environments has been linked to fatal pulmonary disorders. Health hazards, such as mold, are not being evaluated unless we are specifically requested and compensated to do so. Our particular type of non invasive sample collection is a preliminary step to mold identification and remediation. In accordance with accepted current protocols, any mold that is discovered, but not tested, must be considered toxic and remediated appropriately. Mold testing is strongly recommended whenever mold is visible or suspected. Mold usually requires damp or wet areas and any above freezing temperature to flourish. Some common areas for mold growth are bathrooms, basement walls and ceilings, crawlspaces, behind basement finished surfaces, attic spaces, carpeted concrete slabs and under any plumbing fixture that has ever leaked. Some of these areas may be accessible to us during our inspection; most may not be, so be sure to look for any signs of mold during your closing walkthrough. Ken Marchi's Environmental Services offers various types of mold testing for buildings, which includes the collection of a sample or samples and the laboratory analysis. Mold sampling fees begin at \$160.00 per sample and rise in price from there based on the type of sampling required. Results are usually received within seven business days.

Permits

Permits are usually required in NJ when one has made alterations to a property to create new living space or has built additions to a property since 1973. We may not be able to determine the date of said additions, and as such, will list all obvious additions regardless of the actual date they may have been constructed. This property appears to have experienced additions/renovations that may require building/plumbing/electrical permits: **(rear patio and retaining walls, pool and pool related equipment, outdoor hot tub, kitchen solarium, finished basement and basement walkout)**. It is prudent for you to obtain information regarding these permits and the approved inspections for these improvements. This is strongly recommended to ascertain that all items are in compliance with the applicable building codes, regulations and safety standards. Please remember there is only one owner of record on any property and the owner of record may be liable for all past issues.

Routine Maintenance and Safety Items

Routine maintenance and safety items are not within the scope of this inspection, unless they otherwise constitute major, visually observable defects as defined in the "Inspection Agreement". Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items discussed at the time of the inspection, and should not be relied upon for such items. A property inspection does not insure that every item and condition at the property was inspected; please reference the "Inspection Agreement" you received and signed.

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Final Walk Through

The Buyer should recognize that it is their responsibility to completely check everything at the property during the final walkthrough, prior to closing, as conditions may have changed between our inspection and the actual closing date. The HomeTeam is not responsible for changing conditions.

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The inspected property consisted of an attractive and well located two story colonial style home. The property was occupied at the time of the inspection. This property has a poured concrete and wood frame structure and is covered with stone veneer and wood clapboard type siding. Trim that is covered cannot be inspected and is disclaimed. There were no major visual defects on the visible portions of the siding. The veneer siding should have weep holes to allow any moisture that builds up behind the veneer to escape. Sometimes these holes are not visible and sometimes they just are not there. Weep holes are always recommended for masonry veneer siding. The approximate temperature at the time of the inspection was 10 to 15 degrees Fahrenheit, and the weather was sunny, but very windy. The utilities were on at the time of the inspection. The buyer and seller were present during the inspection.

EXTERIOR:

The property was situated on a lightly to moderately sloped lot. The general grade around the property was inadequate to direct rain water away from the foundation at the rear of the home and should be addressed. Many properties have inadequate grading as a common condition. When grading is inadequate, the property should be properly graded so that rainwater flows away from the home; the downspouts should direct water away from the home and any condition that promotes moisture against the foundation should be corrected. At all times a minimum of six inches of free space should be maintained between the lowest level of siding and the soil level. This is usually not the condition found at most properties, but is important as this will help prevent the intrusion of wood boring pests and possible moisture damage to the sill plate. The age of the property, as reported by the buyer was said to be 4 years old.

There was a decorative brick paver walkway leading to the brick/stone/concrete covered entry way in the front of the home. There were no major visual defects observed in the walkway or the entry way. *All stoops should have handrails/safety railings and spindles with proper spacing for safety reasons. You should do what you believe is safe for you and your family.* Any open joints/cracks in the concrete surfaces should be cleaned and sealed to prevent water intrusion and monitored periodically for further deterioration.

Trees and/or shrubs growing close to the property should be trimmed back to allow air and sunlight to access the area adjacent to the foundation and no tree limbs should overhang any of the roof surfaces. Stumps/deteriorating fencing within 10 feet of the home should be removed to prevent wood boring pest attraction. These steps will discourage wood boring pests and help

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prevent dampness against the foundation.

Any item on the following list and its related equipment which was NOT inspected or tested by the HomeTeam as part of this inspection is disclaimed from this report; this usually includes all oil tanks, propane tanks, cisterns, **saunas**, outbuildings, sheds, **Jacuzzi type tubs**, tiled shower pans, **swimming pools**, outdoor hot tubs, **in house waste ejector systems**, septic systems, ponds and wells/cesspools. If we have been engaged to inspect any of these items, they will be discussed within this report. If we arranged for additional testing, those reports will be sent under separate cover.

RETAINING WALL(s):

There were retaining walls constructed of decorative block located at rear of the home. The walls were in good condition. All retaining walls should have proper drainage outlets to allow for hydrostatic pressure to be released before damaging the wall; they were visible at the time of our inspection. If they were not present, they should be created. A qualified mason should provide advice on their location. There were no major visual defects observed in the wall(s).

DRIVEWAY:

There was an asphalt driveway at the front of the property which leads to the garage. Driveway surfaces require routine maintenance every three to five years. All driveway grading should disperse water away from the garage entrance and the building foundation. All open joints/cracks in driveway surfaces should be cleaned and sealed to prevent water intrusion and deterioration. There were no major visual defects observed in the driveway.

GARAGE:

The attached garage was designed for three cars with access provided by three overhead-style doors. The Lift Master brand electric garage door opener(s) were tested and found to be functional. The automatic safety reverse on the garage door(s) was tested and found to be functional. *Today's safety standards suggest the garage door to the interior have a self closing device - this should be properly adjusted for your safety.* The visible sections of concrete garage floor and apron area were in average condition with some minor cracking that should be sealed. *The structural components of the stairs leading into the home are damaged and the unit's stair treads are out of level; this should be corrected by a qualified carpenter for your safety.*

Generally, an attached garage is considered a one hour, fire rated space. A fire rated door to the living space is required and no penetrations should exist in the walls or ceilings that might allow flames to enter these areas and travel towards the living space. Unless otherwise noted, the door between the living space and the attached garage appears to be appropriate. The separation walls are intact as required for fire safety reasons. The separation ceilings are intact as required for your safety. There were no major visual defects observed in the garage or the door mechanisms.

PATIO:

There was a decorative concrete paver type patio located at the back of the home. All patio surfaces should have a slight slope away from the foundation to prevent water from resting against the foundation that may cause deterioration which could be very expensive. This one is properly sloped. The joint between the patio and the foundation should always be sealed to prevent water intrusion. When water gets beneath the patio, it could freeze and expand which will most likely cause cracking/settlement. There were no major visual defects observed at the patio.

ROOF STRUCTURE:

The main roof was a hip and valley design covered with asphalt/fiberglass type roof coverings. This typical roof covering has an average life expectancy of 18 to 22 years. Observation of the roof surfaces and flashings was performed from ground level with the aid of binoculars. Home inspectors are not required, and indeed are discouraged, from walking on roofing surfaces of any kind, as this may result in injury to them or damage to the roofing surface. The accepted standard is visual observation with binoculars. The age of the roof covering, as reported by the seller, was approximately 4 years. Some homes have "capped ends" at the roof edges that prohibits visual identification of the number of layers. There was one layer of shingles on the roof at the time of the inspection.

In most jurisdictions, only two layers of roofing are permitted before a complete "tear off" is required. The weight of three roofing surfaces may be too much for the structure to support and is discouraged. There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first third of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. All roof flashings should be evaluated periodically for signs of leaks and deterioration. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for that use. There were no major visual defects detected on the exterior of the roof.

The roof drainage system consists of aluminum gutters and downspouts which appear to be functional, but usually require cleaning and other maintenance seasonally. Gutters and downspouts should receive routine maintenance annually to prevent premature failure. The downspout diverters should direct the water away from the home to prevent water from resting against the foundation, causing subsequent deterioration and basement seepage. This is one of the major causes of basement moisture or wetness. Underground discharge piping, used to direct rainwater from the downspouts, may become clogged and not allow the water to drain away from the foundation properly; timely maintenance is necessary. There were no major visual defects observed on the visible portions of the gutters or downspouts.

CHIMNEY:

There was one b-vent chimney and one stone veneer covered wood framed chimney chase at the center rear and left side exterior of the home, respectively. Evidence of moisture/air

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intrusion was visible at the interior of the family room and from the exterior of the home at the rear side of this chimney chase. This should be more closely evaluated by a qualified roofing person. The condition of the flashing at this area is in question. Observation of their exteriors was made from the ground, with the aid of binoculars. The interior of the chimneys was not inspected and there is no representation of their condition. If this is of concern to you, a qualified mason/chimney sweep should be consulted to determine its exact condition. All flashings should be maintained on a regular basis to prevent water leaks. All masonry chimneys over 15 years old or chimneys that offer current evidence of deterioration should be evaluated by a certified chimney sweep using video technology to determine the exact condition of the chimney and flue piping. This should be done prior to closing as repairs could be very expensive. There were no other major visual defects observed on the exterior of this chimney.

FOUNDATION:

EXTERIOR: The visible sections of the exterior foundation were constructed of poured concrete.

INTERIOR: 80% of the interior foundation was hidden due to the finished surfaces/personal storage items and could not be completely and thoroughly inspected, that area is disclaimed. The visible portion of the interior foundation was constructed of poured concrete.

The beam pocket area in the utility room was damaged and has not been repaired. The rebar is exposed; this condition should be addressed by a qualified mason. You should ask the Seller if this foundation has undergone any other repairs, since foundation repairs/issues can be very expensive.

All foundations are closely examined for the presence of cracks. Accessible interior foundations are plumbed every five feet with a four foot level to determine if the walls have any measurable deflection. It should be noted that a single inspection cannot determine whether movement of a foundation has ceased. We are not responsible for changing conditions. Most foundations have had some type of previous repair and if skillfully done may not be easily detectable. Any visible repaired areas should be monitored for signs of further deterioration. Any visible major repairs to a foundation are noted in this report. All cracks should be sealed and monitored periodically for signs of further deterioration. There were no major visual defects observed at the visible portions of the foundation.

BASEMENT:

The full basement was a walkout and was finished with a recreation type area, utility room, workout room with sauna, full bathroom, wet entertainment bar with waste ejector/dishwasher/refrigerator, wine coolers and home theater area. It also contained the following types of systems: furnaces and water heater. There was no insulation visible at the conditioned surfaces. *The basement stairs should have two handrails with spindles or solid side walls for safety reasons.* The appropriate head room at the base of the stairs for a finished basement is 6'8"; this is available in this basement.

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A WORD ABOUT FINISHED BASEMENTS: Most homes we inspect that have finished basements do not have building or other permits and often do not have two points of adequate egress for fire safety. Although these are common conditions, they may be violations of the law/fire safety codes and may be putting you and your family at risk. Finished basements should have adequately sized windows or an additional exit door to the outside for emergency egress purposes; the correct sizes of these windows/doors should be verified with the local fire safety official. Finished basements require permits (building/plumbing/electrical). When no permits are available (which is often the case), the finished basement should (at minimum) be covered by a letter from a licensed electrician/plumber, etc. certifying that the wiring/plumbing was evaluated by said professional(s) and was installed in accordance with the applicable codes. Basements that have been finished without the benefit of permits may not have used pressure treated lumber as prescribed in the building regulations. If no vapor barrier was installed behind the finished surfaces, there may be unhealthy mold/mildew conditions developing which are hidden from our inspection. If mold is a concern to you, we can arrange for mold testing.

Remember, when living space is added, the heating and cooling systems should be adequately sized to heat/cool all of the finished space. Sometimes this is not the case. Whenever possible, the Seller should confirm that all conditioning equipment is adequate for all of the finished space within the home.

The basement was dry at the time of the inspection. Basements are usually below grade and there exists a vulnerability to moisture penetration after heavy rains. Wet basements are always considered to be a "Major Defect".

Floating slab construction, French drains, sump pumps and other water prevention systems may not have been designed into the home originally; they should be considered if a waterproof basement is required. The presence of efflorescence on the walls of a basement (a white powdery residue) suggests that moisture is against the foundation. The conditions that cause this moisture should be identified and corrected. Foundations that are continually subjected to moisture can become structurally compromised which could be very costly. Moisture against foundations should be minimized or eliminated to prevent premature foundation failure. All unsealed openings at the foundation should be sealed.

Common causes of efflorescence and basement moisture are: improper downspout diversion, improper grading of the soil near the foundation, open joints between the driveway and the foundation, improper patio grade, and patio cracks that allow rainwater to seep beneath it and flow towards the foundation. Any or all of these conditions should be evaluated and corrected, as appropriate, to try to eliminate water from resting against the foundation. There were no major visual defects observed in the basement.

FLOOR STRUCTURE:

The sub floor in this home was 90% hidden from view and could not be visually inspected; that area is disclaimed from this inspection report. The visible floor structure consisted of a plywood sub floor, supported by two-inch by ten-inch Silent Floor type wood joists spaced 16 inches on center. There was a 6 by 12 -inch steel center beam and four-inch steel posts for

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load bearing support. The header atop the main beam (visible in the utility room) has been severely notched out for passage of the ductwork. This appears to be in conflict with traditional and accepted standards for construction. This should be evaluated by the local construction code official and approved as necessary in writing or it should be corrected in accordance with accepted standards. This may qualify as a "Major Defect". Digital photos available as needed. There were no other major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were copper pipe. The visible waste lines consisted of PVC plastic pipe.

All accessible and operational plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Some shutoffs for various plumbing fixtures may not have been operated for a long time; this allows corrosion to take hold and may require careful handling of that shutoff to prevent it from breaking. *All water discharge piping (clothes washer/condensate piping) into the slop sink/laundry tub should be elevated at least 2" above the "flood rim" to prevent back siphoning and possible contamination problems.* Signs of visible corrosion (greenish or white discoloration) on the plumbing piping indicate areas that are "at risk" for leaks, they should be monitored periodically for signs of leaks and further deterioration.

SAFETY ADVISORY: *Some brands of flexible gas piping with brass color connectors (usually found at a clothes dryer/water heater/ gas range/heating system) have been recalled for safety reasons; they should be replaced with flexible piping that has stainless steel connectors for your safety.* We may not have been able to observe all of this piping at the time of our inspection; if you see it, consider replacing it for your protection. Visible and accessible gas shut off valves are usually required to be located within three feet of the appliance. *Commonly, this shut off is behind the dryer/gas stove at floor level where it is not easily accessible; care should be taken or it should be re located for ease of access.*

Water flow throughout the home (at all of the accessible fixtures) appeared to be average; this includes the water closet flush valves and the exterior sill cocks, if operable. Water pressure was tested at the pump and found to be 30 to 50 (from the pump) pounds per square inch. Water pressure above 80 pounds per square inch should be regulated down to a lower pressure as most appliances using water are not manufactured to operate properly at these pressures. Normal signs of prior leaks and prior repairs to some of the plumbing fixtures were observed; all appeared to be inactive at the time of the inspection. There were no major visual defects observed in the visible portions of the plumbing system.

A Word about Bathrooms: Tiled tub and shower areas should have properly maintained grout and caulking to prevent water intrusion into the wall/floor cavity and subsequent deterioration. Loose tiles, missing grout or caulking, and/or tiles that show evidence of repair are conditions that require further, more intrusive evaluation to determine if any deterioration has occurred. Flooring that feels spongy/soft by applying light foot pressure, requires further, more intrusive investigation to determine if there is/was any moisture damage to the sub floor surface. These conditions are often hidden at our visual inspection. The following conditions of concern were

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noted in this home's bathroom(s): the Jacuzzi tub shower wand was non functional and should be repaired prior to closing.

WATER HEATER: *Age related replacement recommended*

There was a 75 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White. Information on the water heater indicated that it was manufactured 4 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. *An overflow leg was present and did terminate close to the floor.* Your safety depends on the presence and satisfactory operation of a T & P valve and an overflow leg terminating close to the floor. The average life of a water heater is five to ten years; units in this range and older should be budgeted for replacement as they may fail at any time. When a water heater fails, the full volume of the tank may be discharged and the incoming water pressure will cause water to flow into and out of the tank until the water supply is shut off. This could cause a flooding condition. *Today, all water heaters should have a ground wire connecting the incoming water supply line to the outgoing water line for proper electrical grounding to continue; this one does have this wire. Slip joint screws are required at the flue piping.* The water heater was functional.

Periodic homeowner maintenance of a water heater may prolong its useful life. This might include carefully opening the water heater drain valve and allowing the very hot water to flow into a pail until it runs clear. This may permit some of the mineral deposits to be removed from the water heater and may prolong its average useful life. Hot water should never be consumed directly from the tap, without boiling it first, for safety reasons.

The gas meter was located on the exterior wall. Although no testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

ELECTRIC SERVICE:

The underground electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall. The aluminum service wire entered a General Electric, breaker type service panel, located on the utility room wall with a 200 ampere and 120/240 volt rated capacity. A 100 amp GE sub panel was also located in the utility room and was in serviceable condition. The branch circuits within the panels were copper. There was no visible presence of aluminum wiring in the 120 volt circuits. These branch circuits and the breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. Unless otherwise noted, the ground bond for the electrical system appears to be appropriate.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. *Receptacles that are loose in the wall should all be properly secured for your safety.* The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located within 6 feet of wet

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fixtures and outdoors. The present and tested GFCI's were functional.

GFCI receptacles were introduced as an electrical safety feature in the mid 1980's. Homes built prior to this are not usually required to have them; however, the HomeTeam strongly recommends the addition of these devices to your electrical system for safety reasons. *They should be installed at every location that has a water source within six feet of the receptacle; usually bathrooms, the kitchen, the exterior, the garage, swimming pools, hot tubs and basements and crawl spaces.* An electrician should install these devices for your safety.

Arc fault circuit interrupters are recommended for use in all bedroom circuits of residential structures. The AFCI is a breaker device intended to provide protection from the effects of arc faults by recognizing and responding to the unique characteristics of arcing. They will deenergize the circuit when the fault is detected. For your safety, all 120 volt, 15 and 20 amp circuits to bedrooms should be protected. Electrical fires/shock may be avoided when these devices are in place. An electrician should install these devices for your safety.

The following recommendations are offered for all homes: uncovered electrical boxes should all be covered as should exposed wiring terminations. Extension cords and receptacle multi tap devices should not be used for permanent sources of power as they may be unsafe. High hat light fixtures should be clear of any insulation in the attic space and the appropriate lamp types and sizes should be used.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric/cable/satellite/internet company equipment were beyond the scope of this inspection. The electrical service appears to be adequate.

SMOKE ALARMS:

There were some smoke alarms in the home. At minimum, smoke alarms should be installed on all levels of the home. For safety reasons, the smoke alarms should be tested upon occupancy and occasionally thereafter. The batteries (if any) should be replaced with new ones when you move into the house, and the units tested on a monthly basis thereafter. Fire alarms incorporated into a home security system are beyond the scope of this home inspection. Wet/dry systems are disclaimed.

CO DETECTORS:

The installation of carbon monoxide detectors is strongly recommended and is now required for your safety. Please follow the manufacturer's recommendations for location of these important safety devices. Ken Marchi's HomeTeam endorses the Nighthawk, corded, digital readout detector for residential CO detection.

WINDOWS and DOORS:

A representative number of accessible windows and doors were operated and found to be functional. Older homes usually have fatigued sash mechanisms/severed sash cords that do not allow either of the sashes to remain open by themselves which is a safety hazard; the

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windows should be repaired or replaced. All windows may NOT have been operated due to draperies, furniture or decorative items that limit easy access. All windows should be operated by you prior to closing. Windows that are stuck or painted shut should be free to open for safety reasons, particularly in the bedrooms.

The primary windows were constructed of wood, casement/double hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

WALLS and FLOORS:

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified when the interior wall and ceiling surfaces have been recently painted. Any interior wall or ceiling surfaces that show evidence of water leaks (**family room ceiling near edges of fireplace facade**), peeling paint or prior repairs should be monitored periodically for signs of further deterioration. Water stains (brown spots) on walls/ceilings are usually good indications that water leaks are/were present and these areas should be monitored periodically for signs of further leaks. If these areas are accessible, a moisture meter will be employed to determine if the area is wet and reported accordingly. Ceiling surfaces covered with tiles or suspended ceiling materials are not removed and cannot be visually inspected; these areas are disclaimed. Minor settlement cracks/nail pops and sheet rock tape tears are attributed to settlement or unfortunately, are a failure of today's workmanship or lack thereof. Unless they suggest a major visual defect, they will not be mentioned in this report. There were no major visual defects observed in the interior walls or ceilings.

FLOORS:

Visible portions of the uncovered flooring throughout the home were inspected and unless otherwise noted, appear to be in serviceable condition.

FIRST LIVING LEVEL:

The first living level consisted of a kitchen, den/office, dining room, family room, laundry room, domestic quarters with bath, butler pantry, glass conservatory addition and powder room. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, screens, window coverings, etc., is not addressed. There were no major visual defects observed on the first living level.

The visible portions of the kitchen cabinets and counter tops were in good condition. Most cabinets are filled with personal/storage items and cannot be completely inspected; those areas are disclaimed. You should look at all these areas at your closing walkthrough when they are all empty. Permanently installed appliances were "turned on" to determine "operational function only". No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

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The clothes washer and clothes dryer were located in the laundry room and were checked to see if they "operate only" and if the dryer vents to the exterior of the home. *Dryers should be directly vented to the outside with the proper metal dryer duct. This duct should not exceed ten feet in length and have minimal turns to avoid the possibility of restrictions and lint fires. The dryer duct should be cleaned every three months for your safety.* The kitchen contained the following appliances:

The General Electric, electric built-in ovens and Jennair gas range top were inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Gas appliances (dryers, stoves, ovens, water heaters) should have easily accessible gas shut off valves at the appliance. Sometimes they are not visible at the time of our inspection; you should be certain these valves are in place prior to closing for safety reasons. Built in ovens should have a gas shut off valve beneath them in the supply line; this is often concealed by storage items and is disclaimed. Please check for it during your closing walkthrough when all cabinets should be empty.

The Broan vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability and reduce the risk of grease fires.

The Amana refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Bosch dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

SECOND LIVING LEVEL:

The second living level consisted of a family bathroom, guest bedrooms and a master bedroom suite with full suite style bathroom. There were no major visual defects observed on the second living level.

FIREPLACE:

There was one fireplace in the home. The fireplace was examined to determine if there were any major visual structural defects or hazardous conditions in the areas visually accessible from the hearth. We cannot make any representation as to the condition of the visually inaccessible areas of the flues, chimneys, or fireplace. All fireplaces should have a flue liner; often this is not visible to a home inspector. A professional chimney sweep should determine if one is in place; if not, one should be installed.

The draft of the fireplace was not evaluated and the draft will change under different use and atmospheric conditions. We cannot make any representation as to the adequacy of the draft of the fireplace. The visual condition of the fireplace at the time of the inspection is indicated as follows: A wood-burning fireplace was located in the family room. The damper did appear to be

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functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

There may be hidden defects, not fully visible at the time of the inspection. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned by a professional chimney sweep and then re inspected prior to closing. The fireplace was not tested for operation or function.

ATTIC STRUCTURE:

This attic was accessed through pull down stairs in the bedroom. The attic above the living space was insulated with batted insulation, approximately 10/12-inches in depth and did not have any flooring. Ventilation throughout the attic was provided by soffit and roof vents. Attic ventilation is very important to prevent mold, control temperature to provide for a comfortable interior temperature and assist in the maintenance of your roof shingle warranty. All attic ventilation should be balanced so that the air inflow matches the air outflow. If you have an attic fan, it must be properly sized for the attic and the air intake must closely match or exceed the exhaust capacity of the fan; this is usually not the case and is very important.

All bathroom exhaust fans should discharge the moist air outside of the home (this could not be verified); when it discharges into the attic space, it can create an excessive moisture condition conducive to mold.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing. The plywood sub roofing has been damaged and should be repaired wherever damage is identified. The condensate line for the cooling unit does not appear to have a trap or visible pump and should have one for proper operation.

Because of the configuration of the HVAC unit, ductwork, framing and absence of a catwalk, which limited all safe physical access, it was not possible to inspect all areas of the attic. There was no active moisture visible in the attic space at the time of the inspection. Moisture stains are quite common in older homes. The absence of visible moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

HEATING INSPECTION REPORT:

The heating and ventilating system was inspected by the Master Inspector. Annual maintenance of heating systems is recommended and essential for safe and efficient performance; and, will maximize the system's useful life. In general, the average life of a well maintained forced hot air furnace is 15 to 22 years for a typical home.

The results of our visual/operational inspection of the heating system are described below. Annual preventative maintenance is recommended to keep any heating system in good working order. This home is heated by four sealed, gas forced hot air furnaces; two in the basement, one in the attic and one in the solarium/conservatory. They appear to have been manufactured

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less than 5 years ago. The heating distribution is accomplished via duct work. The units have an approximate heating capacity of 100,000 BTUH each except for the conservatory unit whose size could not be determined. Without removing the burners and with no viewing area of the heat exchangers, it was not possible to perform a thorough inspection. The heating system has no visible corrosion/deterioration and should be cleaned now and annually by a qualified heating technician. The heating units were found to be functional. All air leaks around the plenums should be sealed for efficiency. The supply ducts in the utility room are U shaped which is very unusual and not very efficient. A qualified heating contractor should evaluate their design prior to closing.

The ductwork for the basement water heater and heating units should conform to the accepted codes for this combination. This should be verified by the local plumbing sub code official for compliance.

Our inspection is based on the ASHI standards and is limited to general system operation and inspection of the "visible" portions of the heating system. The full heat exchanger is never visible and is a major source of problems. Our inspection may not uncover "hidden defects", discovered only by intrusive evaluation. Unless otherwise noted in this report, the presence of a heat source was verified in every living area of the home.

AIR CONDITIONING SYSTEM:

The air conditioner exterior condensing units were manufactured by Lennox and Sanyo? The units appear to have been manufactured 4 years ago (except for the conservatory unit which is newer). Termination of visible HVAC condensate lines were raised above the floor drain or drain inlet. *The condensate lines did have a condensate pump for the basement units but not the attic unit. The conservatory unit condensate line was not visible. HVAC condensate lines must be trapped or have a condensate pump and not be in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.*

Air conditioner manufacturers strongly recommend against testing air conditioning systems if the outside temperature has been 60 degrees F. or below during the 24 hour period prior to the inspection. This air conditioning system was not operated or inspected and is entirely disclaimed. When we cannot inspect the cooling system, it is due to reasons beyond our control. If you wish us to return to your home to inspect the cooling system when the temperature is appropriate, a return inspection fee of \$100.00 is required. We apologize for this inconvenience, but we have no control over prevailing weather conditions.

The HomeTeam provides the most thorough visual inspection possible, yet manufacturer's constraints do not permit us to evaluate this unit. We suggest you try to obtain a warranty from the Seller that the air conditioning system will operate in a satisfactory condition when the temperatures are appropriate. Please remember that the average life of a central air conditioning system is 10 to 15 years.

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DUCT WORK:

Airflow throughout the living areas of the house may be balanced by adjusting dampers in the supply ducts, or by adjusting supply registers. Proper returns should be located throughout the conditioned living spaces. We do not determine the adequacy of the systems. Duct work should be cleaned every three to five years during normal home activities. In multilevel homes, there will be normal temperature variations from room to room and level to level which is most noticeable during the heating and/or cooling seasons.

FILTER TYPE:

Disposable filters should be replaced on a regular basis to maintain their efficiency. Washable and electronic filters should be cleaned per the manufacturer's recommendations. Efficiency ratings are not within the scope of this inspection. Inexpensive disposable filters should be replaced on a monthly basis, even if they do not appear to be dirty. Other types of disposable filters should be replaced per the manufacturer's recommendation.

CONTROLS:

The control for the home conditioning system(s) was four 24 volt thermostats located on all levels of the home. Thermostats should not be located in drafty areas of the home for proper operation. The thermostats were found to be in working order.

WOOD BORING PEST INSPECTION:

PEST CERTIFICATION ISSUED

The wood boring pest inspection was performed separately by an ARACE Termite and Pest Control Company licensed technician. When certification is withheld, it means that one of the following conditions exist: a) the home is under warranty to another company and the treating company should be contacted to complete treatment and/or issue necessary certifications/transfer of warranties, b) if previously treated, the treatment(s) were not complete or satisfactorily performed in accordance with State guidelines, c) a wood boring pest condition exists that must be treated before certification is issued.

ARACE's complete report will be sent directly to your home. The cover letter is attached which summarizes the conditions found at your home at the time of the inspection. If you have any questions about the wood boring pest report, please call ARACE directly at 800-287-9869.

RADON INSPECTION:

Radon gas is a Class A carcinogen and is a colorless and odorless gas released into the ground as a result of uranium decay in the soil. This invisible gas can be hazardous to your health when you are in an enclosed structure. Most real estate contracts indicate that you have the opportunity to test for the presence of radon gas and if the radon level is 4.0 pc/l or above, you may ask for remediation of this radon condition or decline to purchase the home. Prior to 1991, radon fans were permitted within the living space, after 1991, all radon fans were required to be outside the living space; either in the attic or on the exterior of the home.

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The NJ DEP (New Jersey Department of Environmental Protection) has new established guidelines and regulations stating that testing should be done at the lowest livable level of the home. It no longer recommends that a follow up test be done if initial test results are 4.0pc/l or higher. The home should be mitigated. Radon remediation systems typically cost \$1200 to \$1500 and radon is one of the easiest, and least costly environmental hazards to correct. If you have questions or concerns, please call me at 908-735-0928 or my lab, Radiation Data, directly at 609-921-7061 (ask for Keith Baicker). The radon test you requested will be analyzed by Radiation Data, a state licensed lab and will be sent to you (usually 6-9 days after the inspection).

ADDITIONAL INSPECTIONS:

Ken Marchi's HomeTeam Inspection Service has entered into sub contractor agreements with purveyors of various professional services after careful screening interviews with each company and their technicians. Each company maintains its own insurance and is solely responsible for the services they provide to you. While we endeavor to identify qualified firms for each type of service, we make no guarantees or representations regarding their performance and will not/cannot be held liable for actions directly related to their specific services. Any questions about there services should be directed to them specifically. If you have a problem with their performance, please call me personally so I am aware of the situation. I will make every effort to assist you with any problem resolution. Thank you for allowing the HomeTeam to assist you with your new home purchase.

WELL INSPECTION:

The well system inspection was performed separately by a licensed technician on our Team. Their report will be sent to you within five business days.

WATER QUALITY TESTING:

In accordance with the newly enacted, NJ Private Well Testing Act #A1306, effective September 14th, 2002, anyone who owns property with a private well, selling or leasing the property, must perform certain drinking water tests which cost approximately \$500.00. A NJ certified lab will be assigned to take the sample and submit the results to the NJDEP electronically. A copy of their report will be sent to you.

SEPTIC INSPECTION:

Your septic system was inspected by a fully certified and insured septic system company. Their report will be sent to you as soon as it is received and will describe the "open pit", video/visual evaluation of your system.

POOL INSPECTION:

Your pool and its related equipment will be inspected by a professional pool inspection company and their report will be mailed directly to you. This report will provide a complete description of your pool and its equipment with recommendations for improvement/repair.

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Digital color photos are usually supplied along with the narrative report for ease of understanding.

REINSPECTIONS-CLOSING WALKTHROUGHS:

When items could not be inspected, were repaired or you would like a pre-closing walkthrough; as a continuing service, I offer reinspections/walkthroughs for a base fee of \$200. The exact fee is determined by the services required. Please call me at 908-735-0928 if you are interested. Reinspections require you to provide a "list of agreed upon items" developed/approved by the Attorneys. This list should itemize the conditions corrected. I will inspect those specific items and provide a written report to you and your Attorney.

MOLD TESTING/INSPECTION ADDENDUM:

Background: The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate building materials in the dwelling, resulting in structural damage. Health effects include, but are not limited to, asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in chemical makeup, so does their individual reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer duration exposure. A Federal Protocol exists for mold like substances found in residential structures which is what I follow.

I have certificate #244 as an ESA microbial technician and follow 300 Series Advanced Mold Inspection Protocols and Procedures. This is currently the highest certification available to professional home inspectors at this time. It qualifies me to sample mold for insurance company claims and individuals. As such, I am fully qualified to take any of the following samples for you/your Seller.

The following comments apply to this inspection:

At the time of the inspection, no visible signs or conditions indicating mold like growth were visible. Mold may still be present in areas that are not readily visible. Complete mold investigation and sampling can be arranged with me for an additional fee. Please call me at 908-735-0928 if interested.

Thank you very much for the opportunity to work with you. Ken Marchi's HomeTeam Inspection Service prides itself on professional home inspections and quality report writing.

If you were pleased with our inspection work, please tell your friends. If displeased with any portion of our inspection work or our report, please call me immediately at 908-735-0928 or email me at kenmarch1@earthlink.net. All feedback is appreciated.

Best of Luck with your new home!