



Confidential Inspection Report

LOCATED AT:
194 Pleasant Avenue
Bellview Heights, New Jersey 07101-2345

PREPARED EXCLUSIVELY FOR:
Dr. Michael Smith

INSPECTED ON:
Wednesday, February 13, 2019



Inspector, John J. Hayes NJ 24GI 00172500
ClearView Home Inspections, L.L.C.



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Basement FLOOR

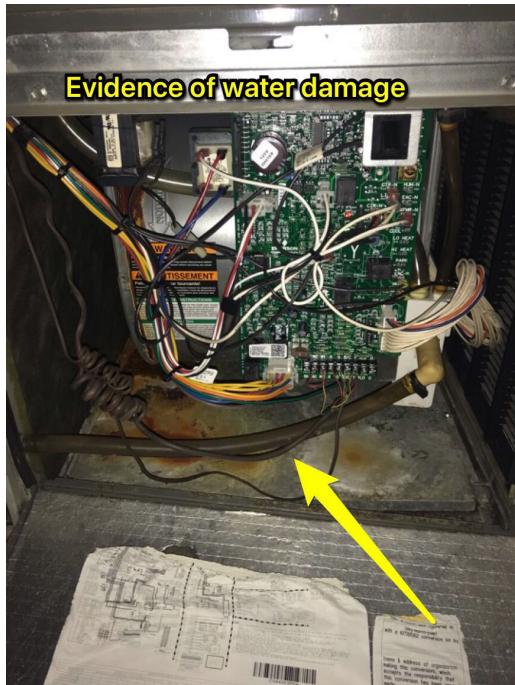
ATTN 1: The tile floor covering, where visible in portions of the basement, is a type that frequently contains asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.



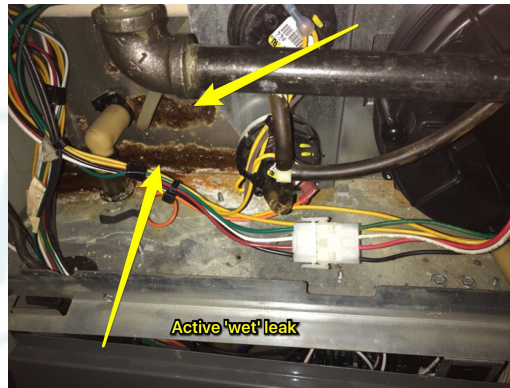
Heat - Forced Hot Air

GENERAL COMMENT

OK **URG** **2:** The two heating systems in the house both responded to normal operating controls. Components appear properly installed and are currently serviceable. Routine maintenance will keep them functional and maximize their service life. NOTE: The Trane XV90 model furnace showed signs of active water penetration. This should be further investigated by a professional HVAC technician.



Trane XV90



Trane XV90

Air Conditioning

GENERAL COMMENT

FYI **URG** **3:** The air conditioning compressors are older units - one is near the end of its normal expected service life, and the other appears to be well beyond it. These units can theoretically last 20 years by some estimates. Although as of last summer they may have been operating and in serviceable condition, the need for replacement should be expected within the next few years. NOTE: A/C systems have been known to provide service well beyond their anticipated life expectancy especially if they have been well maintained.

Garage

GENERAL COMMENT

URG 4: The finished surfaces, hardware, windows, and doors in the attached garages were found to be generally in good condition at the time of our inspection.

NOTE: There is a second, detached garage on the property. The roof on this garage is seriously compromised, and must be replaced, including the under-sheathing and potentially any damaged structural support below. Additionally, there is a significant depression in the roof surface. We recommend repair or replacement by a NJ Licensed roofing contractor.



Detached Garage roof underside



Wednesday, February 13, 2019
Dr. Michael Smith
194 Pleasant Avenue
Bellview Heights, New Jersey 07101-2345

Dear Dr. Michael Smith,

We have enclosed the report for the property inspection we conducted for you on Wednesday, February 13, 2019 at:

194 Pleasant Avenue
Bellview Heights, New Jersey 07101-2345

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

OK = Serviceable. This icon means that a system or component was inspected, was found to be in acceptable condition, and was capable of performing its intended function at the time of the inspection. Imperfections may exist that are cosmetic in nature and are not interfering with the essential functions of the system or component.

FYI = Highlighted. This icon describes an issue that we deem important for you to know. We may use this to highlight something that is serviceable yet done in a substandard fashion or not functioning to its full potential. Items with this icon do not pose any structural or safety hazards.

ATTN = Attention needed. This icon means that a system or component was not functioning completely and should be addressed to properly maintain the safety and/or integrity of the structure. Although these items may not present an immediate or structural concern, neglecting the issue may result in further damage or a safety hazard.

URG = Urgent Issue. This icon means that urgent attention is needed for the system or component and should be addressed immediately to avoid structural damage or safety hazards.

LIM = Limitation. This icon means that a system or component could not be fully accessed for a thorough inspection. This may be followed by an assessment of what limited information could be ascertained, or a recommendation to have the item accessed and inspected prior to closing.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, John J. Hayes
ClearView Home Inspections, L.L.C.



Table of Contents

Executive Summary.....	2
Introduction.....	9
Introductory Notes.....	9
Exterior/Site/Ground.....	10
Structure.....	14
Roofing.....	14
Basement.....	15
Crawl Space.....	18
Heat.....	19
Air Conditioning.....	20
Water Heater.....	22
Plumbing.....	23
Electrical System.....	25
Attic.....	29
Insulation/Energy.....	29
Garage.....	30
Interior.....	31
Bedroom.....	31
Bathroom.....	32
Hallway.....	33
Entry Area/Hall.....	33
Living Room.....	33
Dining Room/Area.....	33
Family Room.....	34
Library/Office.....	34
Den.....	34
Kitchen.....	34
Laundry Area.....	35
Utility Room.....	36
Screened Porch.....	36

Pool/Spa.....36

Conclusion.....37

Locations of Emergency Controls.....37

Environmental Concerns.....38

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

NOTES

The house was estimated to be approximately 65 years old (+/-).

The weather was sunny at the time of our inspection.

Over the course of this inspection the temperature was estimated to be about 40 - 45 degrees.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

Exterior/Site/Ground

BASIC INFORMATION

Site grading: Generally sloped away from the structure, with the exception of the front elevation, which is flat and level.

Retaining wall locations: On property there are 2 retaining walls: one at the south-west side wrapping around to the garage in back, and the other in the backyard at the far side of the pool area.

OK **FYI** Retaining wall material: The retaining wall near the driveway is made of brownstone, and is in need of general maintenance of the mortar. The retaining wall below the pool area is made of concrete, and appears to be in good shape.



Driveway: Asphalt. The driveway is in need of maintenance in spots. Large cracks, surface degradation and a small sink-hole should be tended to.



FYI

ATTN

LIM

Walkways: Stone set in mortar. While part of the main walkway was covered with snow, certain visible areas showed a need for general maintenance - missing stone, cracked/missing mortar, etc.



Walk at Front Steps

Backyard Patio: Brick set in mortar. Certain areas are in need of maintenance with missing mortar.

Primary exterior wall covering: Brick

FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

EXTERIOR PLUMBING

FYI

ATTN

The hose bibs are not a 'freeze-proof' design. Interior shutoff valves should be installed and utilized in the winter to prevent freezing of the exposed pipes. Hose bibs should be drained and hoses removed, drained, and stored.

MASONRY WALLS

OK

The masonry walls appear to be properly installed and in good condition.

GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

FYI

The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

ATTN

The gutters are unscreened and are subject to the accumulation of leaves and debris. We recommend the addition of gutter guards to help prevent this and keep the gutter system functioning as designed. This is even more important in the presence of large trees around the home/building.

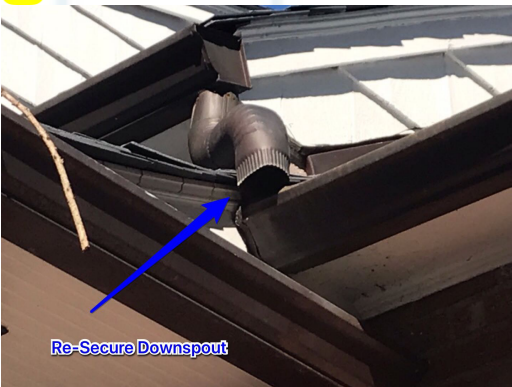
DOWNSPOUTS

The downspouts generally appear to be properly installed and in serviceable condition.

NOTE: There is a crushed downspout which should be fixed.



ATTN One or more of the downspouts are loose and should be re-secured during regular maintenance.



ATTN One or more downspouts empty water into underground drainage pipes. These underground drainage pipes must be kept free of leaves and debris. Proper drainage should be monitored during periods of heavy rain and, if backup occurs, the pipes must be cleared.



STAIRS

The exterior stairs show routine wear but appear to be properly constructed and in serviceable condition. Maintenance, when necessary, will maximize service life and keep the stairs in safe condition.

ATTN The lowest tread of the stairs at the entrance nearest to the driveway is cracked and deteriorated. We recommend it be repaired or replaced. The base of the stairs near the kitchen shows mortar deterioration. This should be further examined and repaired. This will help prevent water penetration and further damage.



RAILINGS

ATTN The railings at the entrance near the driveway, and going up from the garage to the patio are not sturdy. We recommend that the railings be reinforced or reset in accordance with present standards.



VEGETATION

FYI We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff. Note: Proper strategic trimming can raise the temp a few degrees, sufficiently enough to help prevent growth of algae and lichens.

FYI There is ivy growing on the building. Ivy can be very pleasing aesthetically, but it can promote insect and rodent infestation and moisture penetration. We recommend the ivy be removed from the walls to avoid damage to trim, eaves, gutters, etc.

CHIMNEY

OK The two chimneys, and chimney caps, appear to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplaces in the house.

FYI **LIM** A visual observation of the flues, within the scope of a standard home inspection, may not detect defects beyond our limited view (12 to 18 inches) or where soot has accumulated. A more thorough inspection and cleaning can be performed by a chimney sweep.

MISCELLANEOUS

All outdoor gas fired accessories, including barbecues and/or fire pits, are beyond the scope of this inspection.

GENERAL COMMENT

OK The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions, if any, are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

Foundation type: Poured concrete

Exterior wall support: Brick masonry with a section of Brownstone on the North-West section of the house.

GENERAL COMMENT

OK **LIM** All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a

warranty that the roof is, or will remain, free of leaks.

EcoStar Rubber Shingles

BASIC INFORMATION

FYI **LIM** The roof on the main house is a single layer of EcoStar Rubber Shingles with a slate-like look, having a stated expected life of 50 years or more, according to the manufacturer. The roof surface appears to be in very good condition, and installed properly, with a combination of some steep and low slope areas. The visible flashings appear to be in good shape, as well as other roof penetrations such as vents.
NOTE: The roof was examined from the ground with Swarovski 8 x 30 binoculars, from upper windows where possible, as well as with a drone from above.



Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

Foundation material: Concrete

ACCESS

The basement is accessible from an interior stair.

The basement is a 'walk-out' and is accessible from an interior stair and the exterior via the garage.

BASE FOUNDATION

FYI There is a condition known as 'efflorescence' on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit/ mineral deposit is left when moisture in the foundation evaporates on the inside of the foundation.



FYI **LIM** Many of the basement walls and floors are finished and could not be inspected. The foundation and other elements of the support structure, where visible, have performed well and are in good condition for the age of the structure.

FLOOR

ATTN The tile floor covering, where visible in portions of the basement, is a type that frequently contains asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.



MOISTURE

FYI The basement was dry at the time of this inspection. However, we direct your attention to the item mentioned below. NOTE: there was a stain on the "Studio" floor, indicating the presence of leaking water at some point, as well as staining on the lumber in contact with the floor in the crawl space under the Sauna Room window.



SUMP PUMP

LIM The sump well was dry and the pump could not be safely operated. The pump should be tested when there is a sufficient amount of water to allow its operation without the possibility of causing damage. A French Drain runs along North-East portions of the basement Family Room walls.

PEST CONTROL

Containers of bait and/or traps for insects were seen in the basement, indicating potential past problems. No obvious recent activity was evident and it might be assumed that this problem has been solved. We suggest ongoing monitoring through a reputable pest control company.

There was no evidence of active wood-destroying pests and/or organism activity in the unfinished portions of the basement at the time of the inspection.

DRYER VENT

FYI While the dryer vent appears properly installed and in generally serviceable condition, condensed moisture accumulates and runs down the wall, causing degradation of the brick below and moss growth below.



Dryer Vent

GENERAL COMMENT

OK All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Crawl Space

The crawl space is where many of the building's structural elements and portions of its mechanical systems can sometimes be found. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. If found, significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist.

BASIC INFORMATION

Foundation type: Raised perimeter

FYI Foundation material: Concrete block

ACCESS

The crawl space is accessible from former exterior windows at the top of the wall in the "Studio" room in the basement.

LIM The majority of the crawl space was visible from one or more openings and the crawl space was not entered.

FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

GENERAL COMMENT

OK **LIM** All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Additional crawl space comments can be found under the heading crawl space.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

SYSTEM NOTES

FYI Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

There are two furnaces in the house: a Trane XE90, and a Trane XV90. Furnaces of this type generally have a life expectancy of 20 years (+/-). Their useful life can be extended with regular maintenance and upkeep.

Trane XE90: this system was dated to a 2000 manufacturing date (19 years), based on the serial number on the unit.

Trane XV90: this system was dated to a 2003 manufacturing date (16 years), based on the serial number on the unit.

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection.

BURNERS

The burners were inspected and found to be clean and in good working order.

CLEARANCE

There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

VENT

OK The heating system vent is properly installed and appears to be in serviceable condition where seen.

COMBUSTION AIR

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

There is adequate combustion air for these heating units.

DUCTS

The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

The thermostat appears to be properly installed and the units responded to the user controls.

HVAC WIRING

All accessible wiring appears in good condition.

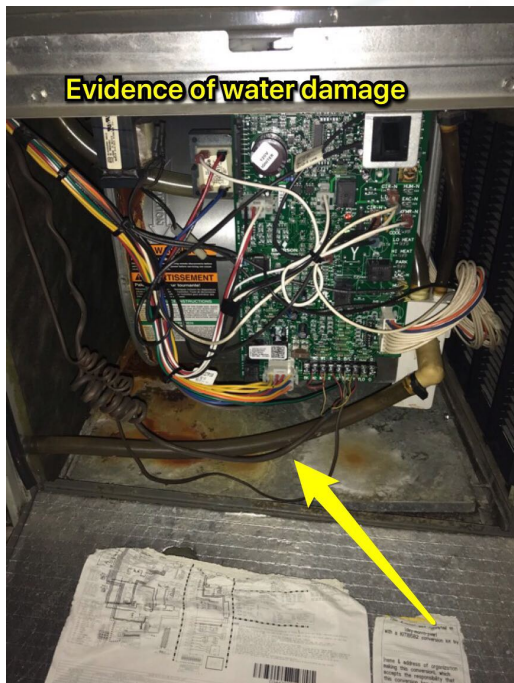
HVAC DISCONNECT

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

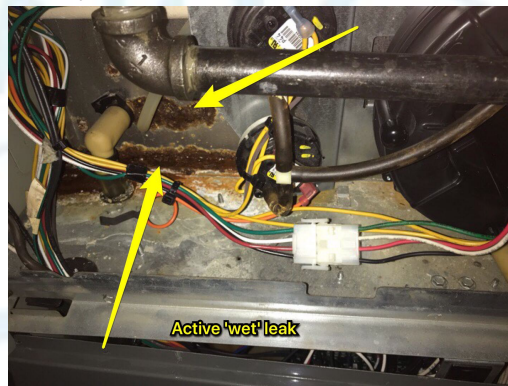
The local disconnect appears properly installed and in good condition.

GENERAL COMMENT

OK **URG** The two heating systems in the house both responded to normal operating controls. Components appear properly installed and are currently serviceable. Routine maintenance will keep them functional and maximize their service life. NOTE: The Trane XV90 model furnace showed signs of active water penetration. This should be further investigated by a professional HVAC technician.



Trane XV90



Trane XV90

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

Type of system: Gas heat with air conditioning.

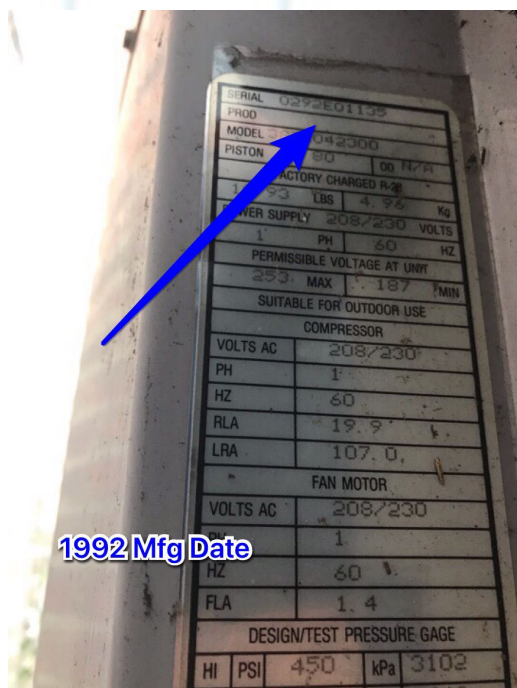
Number of units: There are two compressor units.

Arcoaire: the serial number indicates a manufacture date of 2005 (14 years).

Carrier: the serial number indicates a 1992 manufacture date (27 years).



ARCOAIRE



Condenser location: Exterior

Electrical disconnect location: Adjacent to condensing unit

LIMITATIONS

LIM Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

GENERAL COMMENT

FYI **URG** The air conditioning compressors are older units - one is near the end of its normal expected service life, and the other appears to be well beyond it. These units can theoretically last 20 years by some estimates. Although as of last summer they may have been operating and in serviceable condition, the need for replacement should be expected within the next few years. NOTE: A/C systems have been known to provide service well beyond their anticipated life expectancy especially if they have been well maintained.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: basement



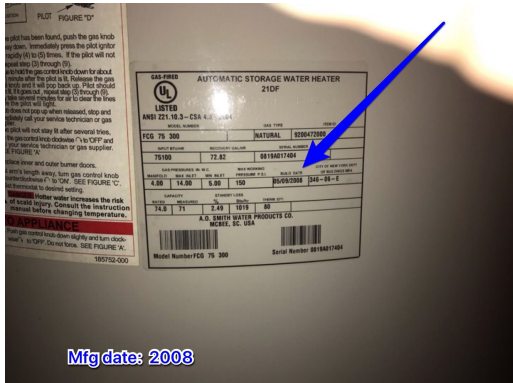
Energy source: Natural gas

Capacity: 75 gallons

Unit type: Free standing tank

Output: adequate for a home this size.

FYI Age: Estimated to be approximately 11 years old, as is visible on the data label. Water heaters can sometimes last well beyond the warranty period stated. However, the life expectancy varies greatly depending upon local water chemistry, system use, operating temperatures, and maintenance provided. Typically hot water heaters of this type have a life expectancy of 8-12 years but can last much longer. NOTE: Monitor for any leaks and replace when leaks occur.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is located at the meter in the basement.



MAIN SUPPLY

FYI There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

DRAIN LINES

FYI **ATTN** The visible drain piping appears to be generally properly installed and in serviceable condition. We recommend a full camera review of the entire waste system. NOTE: There is evidence of corrosion of the cast iron drain line in the basement. Recommend further investigation by a licensed plumber.

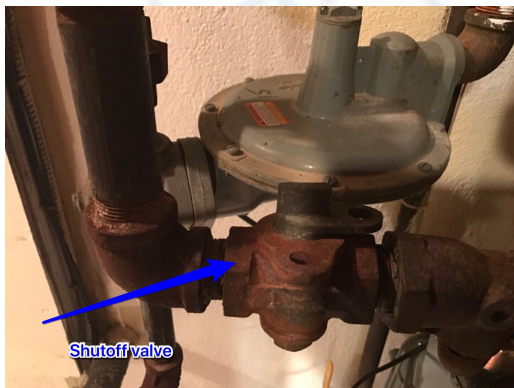


GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

The gas meter is in the basement. The main gas supply shutoff valve is located to the left of the meter, in front of the regulator. This valve should be turned 90 degrees (either way) in order to shut off the gas, should the need arise.



Gas Meter

GENERAL COMMENT

OK The plumbing system appears to be in good condition.

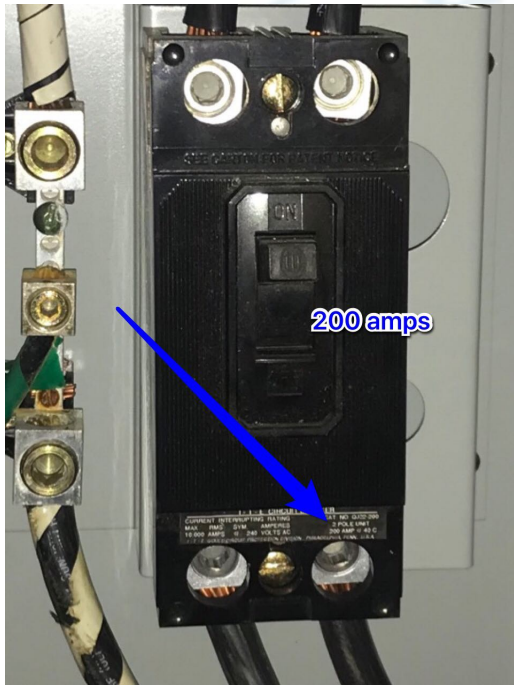
Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop

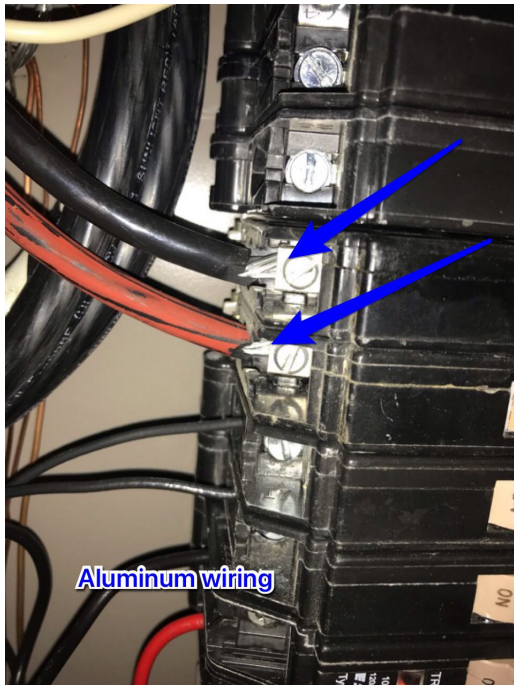
Capacity (available amperage): 200 amperes



Main Disconnect in Sauna Room

Branch circuit protection: Circuit breakers

Wiring material: Copper and aluminum wiring where seen.

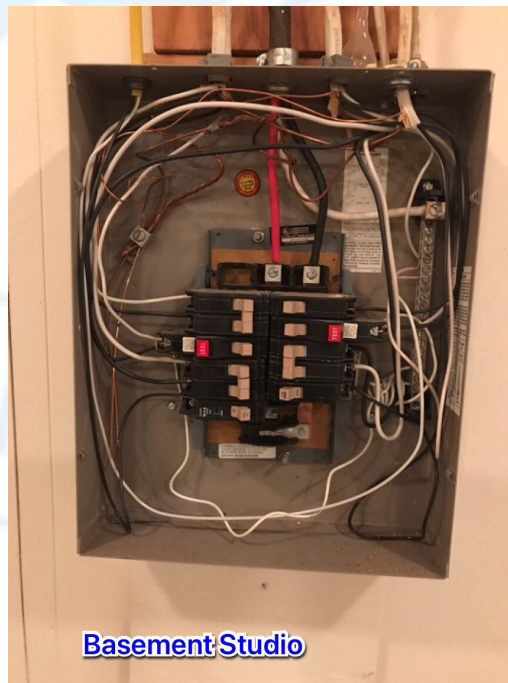
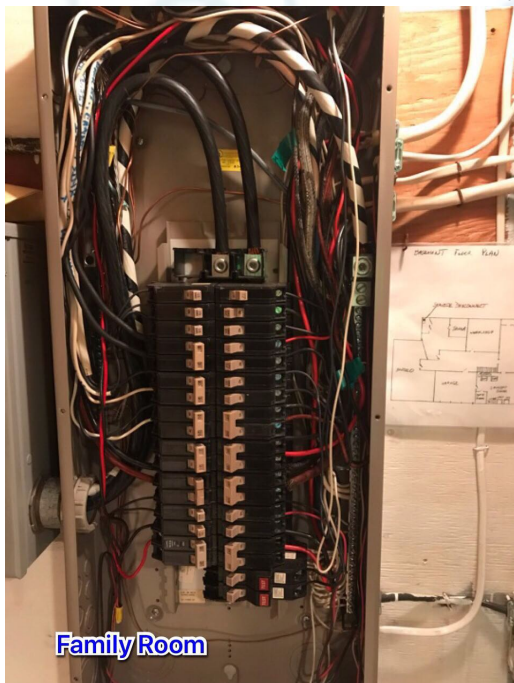


SERVICE DROP

The service drop appears to be properly installed and in good condition.

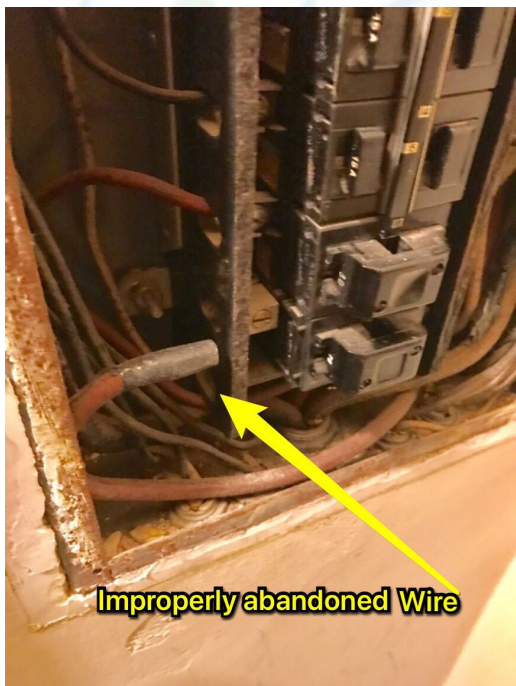
BREAKER SUBPANEL

Additional distribution panels, or subpanels, are located in the basement family room, the basement studio, the main hall closet and the small pantry off the main floor office.





Main Hall Closet



Main Hall Closet

FYI **ATTN** The subpanels were opened and the inspected circuitry was found to be installed and fused correctly. There appear to be improperly abandoned wires in the Hall Closet sub-panel. This should be further investigated by a NJ Licensed electrician.

RECEPTACLES: OVERALL

FYI The receptacles within the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times. The tested receptacles properly matched their wire type.

FYI Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

FYI A number of the receptacles are ungrounded, as is typical in older homes. For maximum safety, all kitchen, bathroom, garage, and exterior receptacles should be grounded. The remaining plugs need not be grounded unless required by a specific use.

SWITCHES: OVERALL

FYI We checked a representative number of switches and found them operating and generally in serviceable condition, with the exception of the laundry area, in the sauna room in the basement.

We tested a representative number of switches and found several to be without an obvious function. This is not necessarily a deficiency, but we suggest consultation with an electrician as to their purpose.

LIGHTS: OVERALL

The light fixtures in this home are generally in serviceable condition.

GFI PROTECTION

ATTN Incomplete GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. Note: some exterior and interior examples are pictured below.



METER

Ok the meter appears to be installed correctly and was operating and in serviceable condition.



GENERAL COMMENT

OK **FYI** The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

OK **LIM** Access to lateral parts of the attic are located in two of the upstairs bedroom closets. Full access to the ridge area of the attic is not possible due the construction of the top floor of the house. We were not able to fully inspect the roof structure due to the construction of the home. All visible portions of the roof structure appeared to be in good shape.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we

suggest that you consult professionals.

ATTIC INSULATION

OK Insulation installed between the roof rafters appears to be professionally installed and in good serviceable condition. We believe the structure to be fully insulated and energy efficient.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

RECEPTACLES

The receptacles appear to be properly installed and were operational.

SWITCHES

All switches were functioning and in good serviceable condition.

LIGHTS

The lights in this area functioned normally, appear to have been properly installed and are in serviceable condition.

GARAGE DOOR OPENER

The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

FYI **LIM** Remote control garage door openers were not tested.

WALLS

The walls in the attached garage appear to be properly installed and in serviceable condition.

FLOOR

The floor is a concrete slab.

The floor is in good serviceable condition.

GARAGE DOORS

The attached garage is equipped with two roll up doors.

FIRE EXTINGUISHER

FYI There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

GENERAL COMMENT

URG The finished surfaces, hardware, windows, and doors in the attached garages were found to be generally in good condition at the time of our inspection.

NOTE: There is a second, detached garage on the property. The roof on this garage is seriously compromised, and must be replaced, including the under-sheathing and potentially any damaged structural support below. Additionally, there is a significant depression in the roof surface. We recommend repair or replacement by a NJ Licensed roofing contractor.



Detached Garage roof underside



LIM Due to the presence of personal belongings in both garage areas, access to portions of the areas were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

WOOD DESTROYING INSECTS

There was no evidence of wood destroying insects in the accessible portions of the garages at the time of inspection, including termites.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

Number of bedrooms: 5

GENERAL COMMENT

OK The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and in serviceable condition.

Bedroom

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors of all bedrooms were found to be generally in good serviceable condition at the time of our inspection.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC INFORMATION

The house contains 4 and 1/2 bathrooms.

RECEPTACLES

ATTN The GFCI protection next to the sink in the large master bathroom did not function properly when tested. We recommend the source of the problem be identified and corrected.

GENERAL COMMENT

ATTN **LIM** The finished surfaces in all bathrooms, hardware, windows, and doors were found to be properly installed and in generally in good serviceable condition at the time of our inspection, with the exception of items listed below. All fixtures were tested (sinks, toilets, tubs, showers, receptacles, fans, light switches, etc.) and were generally found to be functional and in good serviceable condition, although a majority of the fixtures are original to the house, and might be near the end of their useful lives.

NOTE:

Upstairs Pink Bathroom: The cold-water tub knob was difficult to turn off, and should be further investigated by a licensed plumber.

Large Master Bathroom: The right hand sink on the dual sink counter was shut off and inoperable, as was the bidet. It is suggested that they both be turned on and tested by a licensed plumber.

The sunken jacuzzi tub could not be tested because the stopper mechanism was inoperable, and the tub could not be filled. It is suggested that a licensed plumber further investigate this situation.

It is beyond the scope of this inspection to turn on shut-off valves that are closed due to The possibility of failure.



Upstairs Bathroom



Master Large Bathroom



Master Large Bathroom



Master Large Bathroom

Hallway

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Entry Area/Hall

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Living Room

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

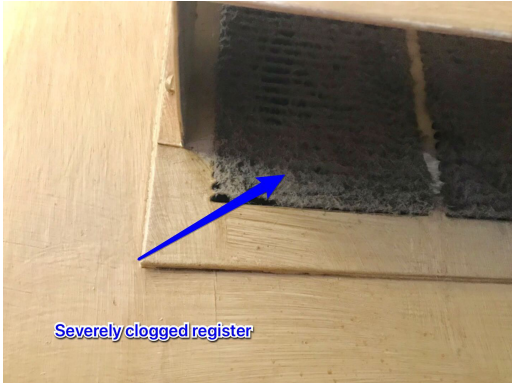
The receptacles are a combination of the two and three prong type. They appear to be properly installed were operational.

Dining Room/Area

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were all found to be generally in good serviceable condition at the time of our inspection. All receptacles and switches were tested and found to be properly installed and in good serviceable condition.

FYI The hooded ventilation registers were severely clogged with dust and dirt. They should be cleaned to ensure proper ventilation flow.



Family Room

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Library/Office

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Den

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

RECEPTACLES

ATTN There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



APPLIANCES: OVERALL

All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

GENERAL COMMENT

OK The finished surfaces, hardware, windows, and doors were all found to be generally in good condition at the time of our inspection. All appliances, lights, switches, and receptacles were inspected and found to be functioning and in serviceable condition.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

FIXTURES

ATTN The faucet needs to be replaced with one that flows directly into the sinks. The current installation is improper.



Laundry Area Sink

RECEPTACLES

ATTN There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



Utility Room

GENERAL COMMENT

LIM Due to the presence of personal belongings in this basement 'work room', access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

Screened Porch

FLOOR/WALLS/CEILING

OK **ATTN** The floor, walls and ceiling of the porch area were found to be in good condition. The louvered windows that were tested operated normally. Heat is provided by baseboard, and cooling by floor registers. NOTE: The hose bib on the porch was not tested. The outlet next to it should be converted to a GFCI for safety.

Pool/Spa

Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. Further review by a professional is always recommended.

GENERAL COMMENTS

LIM The pool and all related mechanical items are not reviewed as part of a NJ Home Inspection, and are not part of this inspection report. We suggest further review by a professional of all items relating to the pool's operation and safety.

Conclusion

COMMENTS

OK This structure appears to be well built utilizing quality materials and professional workmanship. If performed routinely, this type of construction requires average maintenance to keep it in serviceable condition. With a thorough and on going maintenance program this home should provide good service for years to come. Regular preventive maintenance will help to prolong its service life.

FYI Additional reportable conditions will, potentially, be discovered in the course of general repairs undertaken.

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Action Items Review. Please be sure to refer to this document for further useful information.

This home is in need of general maintenance/minor repair. Examples include mortar repairs, attention to gutters and downspouts, routine cleaning, etc.

OK This structure appears to be in sound condition, using construction methods and materials typical of its time. With a thorough and on going maintenance program this home should provide good service for years to come. Regular preventive maintenance will help to prolong its service life.

ATTN There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action. This refers specifically to the separate garage structure.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION

PLUMBING

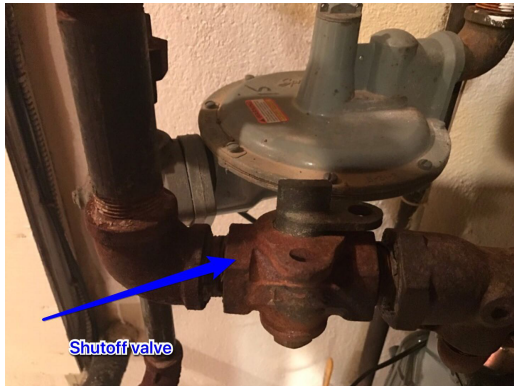
The domestic water supply main shut-off valve is located at the meter in the basement.



GAS METER LOCATION

PLUMBING

The gas meter is in the basement. The main gas supply shutoff valve is located to the left of the meter, in front of the regulator. This valve should be turned 90 degrees (either way) in order to shut off the gas, should the need arise.



Gas Meter

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.