

Home Inspection Report



123 45th St.
Anytown, NJ 00000

Prepared for: John and Mary Homebuyer

Prepared by: AtlantiCape Inspections, LLC
7809 Wellington Ave.
Margate, NJ 08402

Inspected by: I. G. "Zack" Lilienfeld, PE
NJ Home Inspector Lic. #24GI00050500

AtlantiCape Inspections, LLC

08:07 March 18, 2014

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Functional, with no obvious signs of defect.
Defective	Item needs repair or replacement. It is unable to perform its intended function.
Marginal	Item is not fully functional, deficient, or beyond its anticipated service life and may require adjusting, cleaning or servicing.
Maintenance	Item needs routine maintenance service.
Advisory	Follow-up or monitoring for change is advised.
Not Present	Item was not present or not found.
Not Inspected	Item was unable to be inspected either for safety reasons, or lack of utility service, inaccessible, or disconnected at time of the inspection.

General Information

Inspection Type: *This is a single family home inspection. In performing this inspection, I follow as a basic minimum, the standards of practice set forth in the New Jersey statute for licensed home inspectors. These standards can be found in the regulations at the following URL:*
<http://www.njconsumeraffairs.gov/laws/hiacregs.pdf>

Report prepared by Isaac G. "Zack" Lilienfeld, P.E.

NJ Home Inspector Lic. #24GI00050500

You have contracted with AtlantiCape Inspections, LLC to perform a generalist inspection. Generalist inspections are essentially visual, and distinct from those of specialists, in that they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air, soil or other materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant or material defects, or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the New Jersey home inspection standards that can be found online. The home inspection is not intended to document cosmetic defects. A home inspection is not an engineering inspection.

It is important to understand that "perfection" is not the standard by which properties are judged in a home or condo inspection. The State of New Jersey standards call for identification of material defects only. And, this service is not a municipal code inspection, which is performed by code officials at the time a home is built or when major renovations or additions are implemented with a municipal building permit. An existing home is not required to be brought "up to code" when sold, a popular misconception promoted by some contractors.

With a home, condominium or other inspection service, be aware that some material defects may be hidden



General Information (Continued)

and thus go undiscovered on the day of the inspection visit. And, some defects occur intermittently and only become evident with everyday use which cannot be reasonably simulated during a home inspection, such as a shower pan leak that is revealed only when someone takes an extended shower. Or, a rainwater leak that is only revealed during a wind-driven rainstorm from a particular direction, and leaves no visible trace otherwise. And lastly, components that were functional or acceptable on the day of the inspection may fail at any time after the inspection. A home inspector cannot, nor are we required to, predict the remaining life of any component or system. A home inspection service will not be able to reveal hidden or latent defects.

GENERAL COMMENTS ABOUT ENVIRONMENTAL ISSUES FOR YOUR INFORMATION:

Most buildings built after 1978 are generally assumed to be free of asbestos and many other common environmental contaminants. However, be advised that older homes can contain components that would not be considered environmentally safe by today's standards. As a matter of course during a home or condo inspection, I may discover a material that I believe to be containing asbestos, lead, or other material that may be a health concern to building occupants. This could include paint, pipe insulation or linoleum-type floor tiles. However, a home inspection service does not include testing or verifying these materials, so if you are purchasing an older property, part of your due diligence would be to have an environmental assessment performed by a qualified individual. You can generally assume that older homes will contain lead-based paint, often painted over by modern latex paint. Additionally, asbestos-containing floor tiles are often covered over by sheet vinyl, carpeting etc. during a home's lifetime. These conditions are usually discovered by a contractor when a home is renovated; a home inspection will not include invasive inspection techniques to confirm the existence of hidden materials such as these. You can learn more about contaminants that can affect you home from a booklet published by the Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold growth is a concern to many home buyers. Mold can range from being a simple nuisance to the extreme case of toxicity. Mold grows when moisture and temperature conditions are conducive and in the presence of a food supply such as cellulose, and will become dormant when those conditions that encourage its growth change. There is a wealth of published information available on the Internet discussing mold, mold remediation and other resources, produced by the EPA and state environmental agencies, and others. Home inspections do not include mold inspections or testing, which are a specialty. In fact, mold can only be confirmed by testing; some materials appear to be mold but are not. Should I discover suspected organic growth during my inspection service, I will so note in my report with a recommendation of further evaluation by a specialist. However, since organic growth occurs in damp conditions, I attempt to find the root cause such as a pipe leak, roof leak, or general damp conditions such as found in some crawlspaces. If you are sensitive to, or generally concerned about mold, I recommend that you include a mold inspection as part of your due diligence. You can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from



General Information (Continued)

which it can be downloaded.

Buried fuel oil tanks can be found in many areas of the state, in particular in areas where there are no basements for placing oil tanks and when natural gas was unavailable at the time of construction. Older buried fuel oil tanks are subjected to long-term corrosion and can begin to leak at some point in their lifetime, a condition that creates an environmental concern via soil or ground water contamination. In many cases, original oil-fired heating systems were converted to natural gas, at which time the buried fuel tank may or may not have been properly abandoned or removed. When performing my inspection service, I look for outward signs that a buried fuel oil tank may have existed, such as copper tubing entering the crawlspace or basement wall, a fill tube found in a driveway, or a circuit breaker labeled "oil burner". However, over time all outward indications of the existence of a buried fuel oil tank may have been covered up. So, especially with older homes, I recommend that as part of your due diligence, that you consider having an environmental specialist investigate the grounds for a buried tank.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of my generalist service. While radon is prevalent in Central and North Jersey and central eastern Pennsylvania, it is not generally found to be a concern in Atlantic or Cape May counties, where the sub-surface rock formations are not the same. Radon tiers are published for counties and cities, and you can find them on the EPA or state department of environmental protection websites.

In summary, my generalist inspection service does not include verifying the existence of, or testing for, environmental contaminants, which may be buried, incorporated into building materials, hidden behind building finishes or located in inaccessible areas. Obtaining the services of specialists to confirm or disclaim the existence of environmental contaminants should be considered as part of the due diligence of a homebuyer.

Property Information

Property Address: *123 45th St.*
City: *Anytown State: NJ* Zip: *00000*
Contact Name: *John and Mary Homebuyer*
Phone: *(609) 000-0000*

Client Information

AtlantiCape Inspections, LLC

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General Information (Continued)

Client Name: *John and Mary Homebuyer*

Client Address: *456 78th St.*

City: *Newtown* State: *NJ* Zip: *11111*

Phone: *(609) 000-0000*

E-Mail: *Homebuyer@mail.com*

Inspection Company

Inspector Name *Zack Lilienfeld*

Company Name *AtlantiCape Inspections, LLC*

Inspection Company Address: *7809 Wellington Ave.*

Inspection Company City: *Margate* State: *NJ* Zip: *08402*

Inspection Company Phone: *609-431-0202*

Inspection Company E-Mail: *AtlantiCape@gmail.com*

File Number: *20140000-Homebuyer-2BR*

Inspection Fee: *\$400.00*

Conditions

Others Present: *Client* Property Occupied? *Occupied*

Year Constructed: *c. 1955* Entrance Faces: *North*

Inspection Date: *3/17/2014*

Start Time: *2:30 PM* End Time: *5:30 PM*

Electric On? *Yes*

Natural Gas On? *Not Applicable*

Fuel Oil or Propane Service? *Not Applicable*

Water On? *Yes*

Temperature: *32F*

Weather: *Partly cloudy* Soil Conditions: *Frozen, Snow covered*

Space Below Grade: *Crawlspace*

Building Type: *Townhouse (fee-simple)* Garage/Carport: *None*

Sewage Disposal: *Municipal Treatment Plant* How Verified? *Visual Inspection*

Water Source: *Municipal water system* How Verified? *Visual Inspection*

Additions/Modifications? *None*



Lots and Grounds

For full inspections, when inspecting the lot and grounds, I visually examine for proper ground slope, vegetative overgrowth, damaged hard surfaces and defects with fences and gates. I examine decks, porches and balconies and their components as well. I am unable to comment on the existence of buried tanks or environmental issues, as these require the serviced of specialists.

For condominium inspections which are essentially interior-only inspections, the only exterior components I inspect are those associated with decks, balconies and porches.

1. *Acceptable* Driveway: *Concrete*
2. *Acceptable* Walkways: *Pavers, Concrete*
3. *Acceptable* Grading: *Flat*
4. *Acceptable* Vegetation: *Shrubs*
5. *Acceptable* Fences and Gates: *Wood*

Decks and Porches

Porches and decks are exterior structures attached or abutting the home, and may or may not have roofs or overhangs. Porches generally are located at entrances and have concrete, flagstone or paver surfaces, and are set on a solid foundation such as compacted soil or concrete pads. They typically abut the structure and are on a different foundation as the home.

For reporting purposes, I classify decks as wood structures which are built-up on a structural support system, usually wood framing, and they can be attached or free-standing. I visually inspect the deck or porch components including walking surfaces, railing systems, and structure, which may include beams, posts or columns. Note that with some porches and some decks, the structure cannot be observed due to being blocked or obstructed by low clearances, solid or dense lattice skirting, or soffit material. Also, the subfloor such as plywood under a fiberglass membrane cannot be directly observed, and so hidden defects such as rot may exist.

Rear Decks and Porches

1. *Acceptable* Deck/Porch Surface: *Composite plank*
2. *Not Present* Guardrail: *None Not required.*
3. *Not Inspected* Supported By: *Wood framing The structure beneath the deck was enclosed, so could not be visually inspected.*
4. *Acceptable* Steps/Staircase: *Composite tread with wood frame*
5. *Acceptable* Door(s): *Wood hinged with glass*

Front porch entry Decks and Porches

6. *Acceptable* Deck/Porch Surface: *Concrete*
7. *Not Present* Guardrail: *None Not required*
8. *Acceptable* Supported By: *Earth fill or concrete*
9. *Acceptable* Outlets: *120 VAC ground fault protected*
10. *Acceptable* Steps/Staircase: *Concrete treads*



Decks and Porches (Continued)

11. *Defective* Door(s): *Wood hinged The front door is jammed in its frame requiring considerable effort to open and close. Additionally, when closed, there are gaps between the door and frame indicating poor weatherstripping. I recommend having the door shaved or otherwise serviced, to restore proper function, and the addition of weatherstripping to eliminate excessive air leakage.*

Exterior

Exterior components were evaluated to determine the existence of defects affecting the function or safety of the building. It should be noted that wall and roof coverings, flashings and other components by design are often masking other components which cannot be evaluated as a result. Thus, hidden defects may exist. This is especially true of components designed to shed water, since even a small undetectable defect can admit significant amounts of water into a wall or roof. I look for indications of such water entry conditions such as discoloration, peeling paint, wet carpeting, and water stains, however some leaks can occur without such evidence showing up on the interior.

Front, Left Side, Rear Exterior Surface

1. *Acceptable* Wall Covering Type: *Aluminum siding*
2. *Acceptable* Fascia and Rakeboard: *Aluminum-capped*
3. *Acceptable* Soffits: *Aluminum*
4. *Acceptable* Window Screens: *Fiberglass mesh*
5. *Acceptable* Exterior Lighting: *Surface mount*
6. *Advisory* Hose Bibs: *Gate The side hose bib had the hose attached, which is not advisable when entering the winter months because ice can form inside the area that would normally drain, and cause freeze damage to the device.*
7. *Advisory* Outside Shower: *Hot and Cold Winterized, could not test.*

Roof

As part of my inspection, I attempt to examine all roof areas to determine the physical condition of the roof covering. Depending on conditions, I may walk the roof, view it from the ground or an upper window or roof surface, or from a ladder set at the roof's edge. Home inspection standards of practice do not require a home inspector to walk the roof, because conditions could make this either impractical, unsafe, or could cause damage the roofing material. So, I do not walk roofs that are steeply pitched, have fragile covering such as clay tile, contain organic growth that can make them slippery, are wet or snow-covered, or are visibly damaged. It is permissible by the Standards and common practice to view an inaccessible pitched roof from the ground or with a ladder against the eaves at various points around the structure. If I am unable to view part or all of a roof, I will note this in my report as well as the reason for not being able to inspect it.

Main Roof Surface

1. Method of Inspection: *Visual, from the ground at various vantage points*
2. Roof Shape: *Hip*
3. *Acceptable* Material: *Asphalt shingle - dimensional*
4. Age Estimated: *8 -12 years*



Roof (Continued)

5. *Not Inspected* Flashing: *None Any flashing would be hidden.*
6. *Acceptable* Valleys: *Asphalt shingle*
7. *Acceptable* Gutters: *Aluminum*
8. *Acceptable* Downspouts: *Aluminum*

Electrical

I examine and/or test electrical components that are accessible and deemed safe to approach. I inspect the condition of the service attachment, open service cables and the exterior of meter and disconnect compartments. I also inspect the electrical panel and remove the cover to inspect wiring, breakers and connections within. I report on observe defects such as mis-rated wires/breakers, double-tapped breakers, open knockouts or breaker positions, and evidence of overheating. In keeping with NJ home inspection standards of practice, I do not operate circuit breakers, except that I do trip-test ground-fault and arc-fault protected breakers to confirm proper function. And, I test branch circuit receptacles with a circuit tester. Inspection of electrical components does not include load-testing of circuits to determine if they can carry their rated load. And, I cannot report on those electrical components that are hidden within walls, ceilings and floors, or components blocked from access by furniture or other items placed in the way.

1. Service Size Amps: *100 Volts: 120-240 VAC*
2. *Acceptable* Service Type: *Overhead to bracket*
3. *Acceptable* Meter Base: *Left side*
4. *Acceptable* Main Disconnect: *100 Amp, In panel*
5. *Acceptable* Service Cable: *Cable from service drop to meter, Cable from meter to panel*
6. *Not Inspected* 120 VAC Branch Circuits: *indeterminate Unable to evaluate, panel cover could not be removed.*
7. *Not Inspected* 240 VAC Branch Circuits: *Unknown Unable to evaluate, panel cover could not be removed.*
8. *Acceptable* Conductor Type(s): *Romex*
9. *Acceptable* Grounding Method: *Grounded to metal plumbing pipe*

Kitchen Electric Panel

10. Panel Type: *Main Panel The panel was a main with no subpanels.*
11. *Acceptable* Panel Manufacturer: *Seimens*
12. *Not Inspected* Panel Observations: *Panel cover sealed to the wall I was unable to remove the panel cover to inspect the components within, because the cover was painted to the wall, and attempting to remove it would have damaged the wall finish.*
13. Panel ampacity: *125 Amps*
14. *Acceptable* Main Breaker Rating: *100 Amps*
15. *Acceptable* Breakers: *Copper and Aluminum*
16. Is the panel bonded? *Indeterminate*



Plumbing

I inspect the type, physical condition and function of domestic water piping and drain-waste-vent (DWV) piping that is accessible and visible on the day of the inspection. I look for damage, leaks and improper connections. For a determination of the potential for drain blockages, you would need to consult with a plumbing contractor who would have the tools to determine if a partial blockage exists that I would not be able to determine from routine flow testing.

1. *Acceptable* Incoming Water Line: *Cast iron*
2. *Acceptable* Main Water Shutoff: *Crawlspace*
3. *Acceptable* Domestic Water Lines: *Polyethylene (PEX)*
4. *Acceptable* Drain Pipes: *Cast iron, PVC, copper*
5. *Advisory* Service Caps: *Not visible Service caps are needed to allow drain clogs to be cleared without cutting the drainpipe open. In the crawlspace, I found no service caps. So, I recommend having a plumber add them where needed.*
6. *Acceptable* Vent Pipe: *Cast iron*

Front bedroom closet Water Heater

7. *Acceptable* Water Heater Operation: *Functional at time of inspection*
8. Manufacturer: *Whirlpool*
9. Model Number: *EEH50RD045V* Serial Number: *0518114060*
10. Type: *Electric* Gallon Capacity: *50 Gal.*
11. *Acceptable* BTUH Capacity: *4,500 watts*
12. Year Manufactured: *2005* Area Served: *Living unit*
13. *Defective* TPRV and Drain Tube: *Pipe The temperature-pressure relief (TPR) valve was missing its required outlet pipe. I recommend installing the pipe at the exit to the TPR valve and terminating it within 6" of the floor, per industry standard practice.*

Kitchen

In kitchens, I evaluate the operation of dishwashers, built-in microwave ovens, as well as ranges, ovens and garbage disposals. These appliances are tested for operability and not performance. I check wall, ceiling and floor finishes, counters, and cabinets. I operate sinks and vent fans. I test outlets and verify that those within 6' of the sink are ground fault protected. And, I check lights and ceiling fans for function. Plug-in tabletop appliances like toasters, can openers and coffee makers are not evaluated as part of a home inspection service.

Rear Kitchen

1. *Acceptable* Floor: *Vinyl floor covering*
2. *Acceptable* Walls: *Sheet rock*
3. *Acceptable* Ceiling: *Sheet rock*
4. *Acceptable* Countertops: *Laminate*
5. *Acceptable* Cabinets: *Enameled pressboard*



Kitchen (Continued)

- 6. *Defective* Windows: Vinyl double hung *The insulated glass top sash had a broken glass pane. I recommend having the insulated glass section replaced, to restore proper function.*
- 7. *Advisory* Lights: Recessed *The tenant related that two ceiling light bulbs were unscrewed, an explanation as to why only two recessed lights were operating out of four installed. I recommend asking that the bulbs be screwed back in so that you can confirm their operation during your pre-settlement walk-through.*
- 8. *Acceptable* Outlets: 120 VAC ground fault protected
- 9. *Acceptable* Sink: Stainless steel single bowl
- 10. *Acceptable* Sink Faucet: Cartridge-type
- 11. *Acceptable* Sink Drain: PVC
- 12. *Acceptable* Disposal: In-Sinkerator
- 13. *Acceptable* Microwave: Maytag
- 14. *Defective* Cooktop: Frigidaire *The left rear coil burner did not operate. I recommend having the appliance serviced to restore proper function.*
- 15. *Acceptable* Ventilator: On microwave oven recirculating
- 16. *Acceptable* Refrigerator: Frigidaire
- 17. *Acceptable* HVAC Source: Electric baseboard

Bathroom

In bathrooms, I evaluate the function of sinks, tubs, showers, and inspect for leaks. I test lights, outlets for proper function. I evaluate windows for proper function and verify that those within 60" of the standing surface of a tub or shower contain tempered or safety glass. I check to be sure that the toilet is secured to the floor and immovable. And, I check the function of the exhaust fan and if possible, trace the vent to confirm that it exits the building.

Hall Bathroom

- 1. *Acceptable* Doors: Solid wood
- 2. *Acceptable* Floor: Ceramic tile
- 3. *Acceptable* Walls: Sheet rock
- 4. *Acceptable* Ceiling: Sheet rock
- 5. *Not Inspected* Windows: Vinyl double hung *The window was covered with plastic, so I could not operate it and determine its function.*
- 6. *Acceptable* Lights (wall): Incandescent surface mount
- 7. *Acceptable* Outlets: 120 VAC ground fault protected
- 8. *Acceptable* Cabinet: Melamine
- 9. *Acceptable* Countertop: Cultured marble
- 10. *Acceptable* Sink/Basin: One piece sink/counter top
- 11. *Maintenance* Faucets/Traps: Cartridge-type faucet with a PVC trap *The sink had a very slow drain, suggesting an obstruction in the drain line. Since the bathtub had a similar condition, this may*



Bathroom (Continued)

Faucets/Traps: (continued)

involve a blockage down the line and for this reason, I recommend having a plumber investigate further and clear any obstructions to restore proper drainage.

- 12. *Maintenance* Tub/Surround: *Fiberglass tub and fiberglass surround The bathtub had a very slow drain, suggesting an obstruction in the drain line. Since the sink had a similar condition, this may involve a blockage down the line and for this reason, I recommend having a plumber investigate further and clear any obstructions to restore proper drainage.*
- 13. *Acceptable* Toilet: *Eljer*
- 14. *Acceptable* Ventilation: *Electric ventilation fan and window*
- 15. *Acceptable* HVAC Source: *Electric baseboard*

Bedroom

In bedrooms, I visually inspect walls, ceilings and floors, and will note material defects. Cosmetic defects may be mentioned but typically only when the cosmetic defect may relate to another condition such as water infiltration. Water stains will be further evaluated with a moisture meter, however only those areas which present a visual cue for water infiltration will be tested. I also test the operation and function of windows, doors, outlets, lights and ceiling fans, as well as check closets and their components. In keeping with home inspection standards of practice, I do not move furniture or belongings to gain access to blocked outlets or windows, and I do not pull up rugs to inspect the floors beneath.

Front Bedroom

- 1. *Acceptable* Doors: *Solid wood*
- 2. *Acceptable* Floor: *Wood with rug*
- 3. *Acceptable* Walls: *Sheet rock Cosmetic issues, no water detected.*
- 4. *Acceptable* Ceiling: *Sheet rock*
- 5. *Acceptable* Windows: *Vinyl double hung*
- 6. *Acceptable* Lights: *Ceiling fan light kit*
- 7. *Acceptable* Outlets: *120 VAC One tested, the others were blocked by furniture.*
- 8. *Advisory* Ceiling Fan: *Surface mounted The ceiling fan wobbles excessively on high speed. I recommend having it re-balanced for safety reasons, otherwise the fasteners can become loose as can wire connections.*
- 9. *Acceptable* Closet: *Single, hinged door*
- 10. *Acceptable* HVAC Source: *Electric baseboard*
- 11. *Not Inspected* Smoke Detector:

Rear Bedroom

- 12. *Acceptable* Doors: *Solid wood*
- 13. *Acceptable* Floor: *Wood with rug*
- 14. *Acceptable* Walls: *Sheet rock*
- 15. *Acceptable* Ceiling: *Sheet rock*



Bedroom (Continued)

- 16. *Defective* Windows: *Vinyl double hung* *The insulated glass top sash of the left window had a broken glass pane. I recommend having the insulated glass section replaced, to restore proper function.*
- 17. *Not Present* Lights: *None*
- 18. *Not Inspected* Outlets: *None tested* *All of the outlets were blocked by furniture or the tenants possessions, so I could not test any.*
- 19. *Acceptable* Ceiling Fan: *Surface mounted*
- 20. *Not Inspected* Closet: *Single, hinged door* *The closet was totally filled with clothing, so I was not able to visually inspect it as a result.*
- 21. *Acceptable* HVAC Source: *Radiant heat*

Attic

I access the attic if it is safe to do so, and if clearances are sufficient and a flooring system is in place, in following home inspection standards of practice. I check the condition of rafters, bracing, insulation, ventilation, roof sheathing, and electrical and plumbing components in the space. If I cannot access the attic due to obstructions or excessive clutter, I will so note in the report.

Main Attic

- 1. Means of Access: *Pull-down staircase in hallway*
- 2. *Advisory* Attic Conditions: *Obstructed with belongings* *Most areas of the attic were obstructed by the tenant's belongings and could not be directly inspected. So, hidden defects could exist.*
- 3. *Acceptable* Roof Framing: *2x8 Rafter*
- 4. *Advisory* Roof Sheathing: *Wood plank* *The roof sheathing exhibited a patchy green material which I suspect is organic growth. However, this would need to be confirmed by a mold inspector, which I recommend given the large area of spotty coverage. Organic growth on the underside of roof sheathing is indicative of poor attic ventilation, which I comment on further along in this section.*
- 5. *Defective* Ventilation: *Attic fan - thermostatically controlled* *Ventilation is inadequate in this attic. A single attic fan is insufficient for this task. The existence of suspected organic growth on the roof sheathing (green patches mentioned earlier in this section) would seem to confirm poor ventilation conditions. So, I recommend having additional venting added, and any material determined to be mold by a mold inspector should be professionally remediated once the ventilation deficiency is corrected.*
- 6. *Acceptable* Insulation: *Loose fill*
- 7. *Not Inspected* Insulation Depth: *Indeterminate*



Attic (Continued)

- 8. *Defective* Attic Fan: *Direct drive The attic fan did not function on a wall switch or thermostatic control, and the blade was stiff when I tried to spin it. Additionally, the conduit protecting the electric wiring was detached from the fan housing, exposing the insulated wires, and the wiring box had no protective cover. I recommend having the fan serviced or replaced, and the wiring issues addressed by an electrician, for safety reasons.*
- 9. *Acceptable* Wiring/Lighting: *120 VAC lighting circuit*

Living Space

In living spaces, I evaluate the condition of ceilings, walls, floors, lights, ceiling fans and accessible outlets, accessible windows, doors, and closets. Often, furniture blocks access to windows or electric outlets. In keeping with home inspection standards of practice, I do not move heavy furniture or objects that could be damaged, to test blocked components. In those cases, I will be unable to evaluate the those components that cannot be accessed.

Hall Living Space

- 1. *Acceptable* Floor: *Wood*
- 2. *Acceptable* Walls: *Sheet rock*
- 3. *Acceptable* Ceiling: *Sheet rock*
- 4. *Acceptable* Closet: *Single, hinged door*

Living Room Living Space

- 5. *Acceptable* Floor: *Wood with rug*
- 6. *Acceptable* Walls: *Sheet rock*
- 7. *Acceptable* Ceiling: *Textured*
- 8. *Not Inspected* Windows: *Vinyl double hung Not. able to test*
- 9. *Defective* Outlets: *120 VAC An open ground was identified at the three-prong outlet by the entrance; for safety reasons I recommend replacing the outlet with a 2-prong ungrounded one, or bring a ground wire from the panel to the outlet.*
- 10. *Acceptable* Lights: *Recessed*
- 11. *Acceptable* Ceiling Fans: *Surface mounted*
- 12. *Defective* HVAC Source: *Electric baseboard The tenant advised that when they attempted to operate the living room baseboard heaters, a circuit breaker tripped. So, they did not use the heat after this. I did not test them because of concerns for an electrical fault as described, so I recommend having the electric baseboard heaters serviced by an electrician to restore proper function.*
- 13. *Not Inspected* Smoke Detector:



Laundry Room/Area

If installed and operational, and if there are no clothes in them, I operate the washer and the dryer on a short cycle to check for proper function. I report non-functioning equipment, excessively noisy washer or dryer, visible leaks, and the type and location of supply hoses and drain ports. If outlets, vent or supply hoses are blocked by equipment, I will note in my report that I was unable to evaluate them.

Closet by entrance Laundry Room/Area

1. *Acceptable* Doors: *Solid wood*
2. *Not Inspected* Floor: *Wood Blocked*
3. *Not Inspected* Walls: *Sheet rock Blocked*
4. *Acceptable* Ceiling: *Sheet rock*
5. *Not Inspected* Outlets: *120 VAC Blocked*
6. *Defective* Washer: *Maytag The front-loading washer had a defective latch and so the washer would not start. I recommend having the appliance serviced, to restore proper function.*
7. *Acceptable* Washer Hose Bib: *Gate valves*
8. *Not Inspected* Washer Drain: *Hidden Could not inspect*
9. *Advisory* Washer Supply Hoses: *Rubber Rubber washer supply hoses are more prone to leaks than the stainless steel ones. These hoses may be old and so I recommend replacing them with the more durable stainless steel braided ones as a precaution against water damage.*
10. *Acceptable* Dryer: *Maytag*
11. *Advisory* Dryer Vent: *Mylar Since I cannot evaluate the inside of the dryer vent for lint accumulation, I recommend having the vent checked and cleaned before using the dryer, and periodically thereafter as part of a preventative maintenance program, since lint is flammable .*
12. *Acceptable* Dryer Electrical: *240 VAC*

Structure

For home inspections, my structural inspection includes a visual evaluation of visible components including foundation walls, frame walls, floor joists and beams, and rafters and truss systems. For condominium inspections, I examine conditions within the living unit and will note issues of material importance based on my observations. I report on out-of-level floor conditions only when I deem them to be the result of a structural defect; modest sloping of floors is to be expected in older homes and is not necessarily an indication of a material defect. Also, foundation cracks that I consider to be of no structural consequence may be mentioned, but if not, I considered them to be cosmetic only. Note that this service does not constitute an engineering inspection, and no engineering services are provided as part of this home inspection service.

1. *Advisory* General Structural Comments: *Hidden components As in most homes, some structural components are hidden within walls and ceilings, and so they cannot be directly inspected.*
2. *Acceptable* Structure Type: *Wood frame*
3. *Acceptable* Foundation: *Concrete masonry block*
4. *Advisory* Differential Movement: *Uneven floors The floors exhibited out-of-level conditions, which I consider typical for older homes. Unless otherwise noted elsewhere in this report, I found no material structural defects to explain the conditions, which I attribute to the effects of*



Structure (Continued)

Differential Movement: (continued)

long-term settlement and longer spans of floor joists.

5. *Defective* Beams: *Wood girder The main girder exhibited powder post beetle activity. Powder post beetles are wood-destroying insects. I found numerous exit holes and frass (wood dust created from beetle activity clinging to the side of the wood) throughout the girder, enough to convince me that repairs are needed. Normally, visible frass would suggest ongoing beetle activity, however I was informed that the home was treated in 2004. Nonetheless, I recommend having a pest inspector evaluate this further to determine if there is recent activity, and if so, what steps are needed to kill off the insects.*
6. *Acceptable* Bearing Walls: *Block*
7. *Defective* Floor Joists (A): *2x8 Numerous floor joists exhibited powder post beetle activity. Powder post beetles are wood-destroying insects. I found numerous exit holes and frass (wood dust created from beetle activity clinging to the side of the wood) throughout the crawlspace. While some damage is modest and will not require repairs, At least 15 joists were found to be significantly damaged, requiring sistering or replacement. Also, I recommend having a pest inspector evaluate this further to determine if there is recent activity, and if so, what steps are needed to kill off the insects.*
8. *Defective* Floor Joists (B): *2x8 Joists in the crawlspace area below the front entrance were covered in places with a spotty white substance which is suspected organic growth. Also, the rim joist (band joist) along the front towards the adjoining living unit exhibited similar conditions, with a white coating. This condition suggests that dampness is encouraging organic growth. While no damage was apparent in these locations, hidden damage could be occurring; regardless, the damp conditions need to be mitigated. Also, I recommend that you consider having a mold inspector evaluate this further, given the area of coverage affected.*
9. *Advisory* Sill Beam or Plate: *Wood Areas of the sill plate were very wet, a condition that encourages organic growth and rot. As noted elsewhere in this section, I recommend finding a way to mitigate the damp conditions to extend the life of the wood.*
10. *Acceptable* Piers/Posts: *Block piers*
11. *Advisory* Piers/Posts: *Floor jacks A steel floor jack is substantially rusted and has approached the end of its expected service life. I recommend replacing it with a concrete block pier on a footing, which is a permanent replacement for a temporary solution.*



Crawl Space

If the crawlspace can be safely accessed, I examine the components within including foundation walls visible above the floor, sill plate, floor joists, beams and piers. If batt insulation is placed between the joists, I check for proper installation; if there is no insulation, I examine the bottom of the subfloor. I note structural defects, visible insect damage and rot, general conditions of the space, and plumbing and electrical conditions. If the crawlspace contains standing water, I will not enter due to the potential for injury from hidden construction debris or live electrical wires.

Main Crawl Space

1. Method of Inspection: *Exterior wood hatch or door*
2. Advisory General Crawlspace Comments: *Dampness The crawlspace space was very damp, which was likely due to the crawlspace being partially below ground level. The dampness has facilitated suspected organic growth on the exposed wood. Although no physical damage was visible, there could be hidden damage. Prolonged exposure to this kind of dampness can cause the wood to deteriorate. And, organic growth can produce allergens that migrate into the living space through plumbing and duct openings. So, I recommend consulting with a landscape contractor or other professional familiar with ways to reduce dampness. Additionally, you may wish to consult with a mold inspector who can test for mold and provide guidance on how to eliminate any organic growth.*
3. Acceptable Access: *Direct access*
4. Acceptable Moisture Barrier: *Foil barrier under the wood subfloor, and foil facing on insulation*
5. Acceptable Ventilation: *Vents*
6. Defective Insulation: *Foil-faced fiberglass Insulation was loose, hanging or had fallen out in a number of places. Also, the use of foil faced insulation with the vapor barrier down can result in trapping moisture between the floor joists. I recommend removing the insulation at which time the wood can be further evaluated, and if insulation is replaced, that it be done with the vapor barrier up, not down.*
7. Acceptable Electrical: *110 VAC/220 VAC*

Final Comments

I endeavor to provide my clients with useful information in an informative and easy-to-read manner, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components, and to alert you to any significant defects or adverse conditions. Although not required to do so by New Jersey home inspection statutes, when performing a full inspection service, I attempt to test every accessible outlet, open every window and door, and identify all relevant issues. Nonetheless, because I am not a specialist and because my inspection is essentially visual, latent or hidden defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general observed condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur over time. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. These events can materialize after my inspection at



Final Comments (Continued)

any time. For this reason, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

If you are purchasing this home and have been provided with a home protection policy or home warranty, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon AtlantiCape Inspections, LLC for any consultation that you may need.

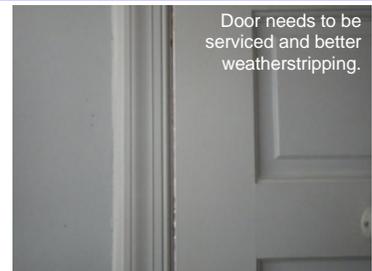


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Decks and Porches

1. Front porch entry Decks and Porches Door(s): *Wood hinged The front door is jammed in its frame requiring considerable effort to open and close. Additionally, when closed, there are gaps between the door and frame indicating poor weatherstripping. I recommend having the door shaved or otherwise serviced, to restore proper function, and the addition of weatherstripping to eliminate excessive air leakage.*



Plumbing

2. Front bedroom closet Water Heater TPRV and Drain Tube: *Pipe The temperature-pressure relief (TPR) valve was missing its required outlet pipe. I recommend installing the pipe at the exit to the TPR valve and terminating it within 6" of the floor, per industry standard practice.*



Kitchen

3. Rear Kitchen Windows: *Vinyl double hung The insulated glass top sash had a broken glass pane. I recommend having the insulated glass section replaced, to restore proper function.*



4. Rear Kitchen Cooktop: *Frigidaire The left rear coil burner did not operate. I recommend having the appliance serviced to restore proper function.*



Defective Summary (Continued)

Bedroom

5. Rear Bedroom Windows: *Vinyl double hung The insulated glass top sash of the left window had a broken glass pane. I recommend having the insulated glass section replaced, to restore proper function.*



Attic

6. Main Attic Ventilation: *Attic fan - thermostatically controlled Ventilation is inadequate in this attic. A single attic fan is insufficient for this task. The existence of suspected organic growth on the roof sheathing (green patches mentioned earlier in this section) would seem to confirm poor ventilation conditions. So, I recommend having additional venting added, and any material determined to be mold by a mold inspector should be professionally remediated once the ventilation deficiency is corrected.*



7. Main Attic Attic Fan: *Direct drive The attic fan did not function on a wall switch or thermostatic control, and the blade was stiff when I tried to spin it. Additionally, the conduit protecting the electric wiring was detached from the fan housing, exposing the insulated wires, and the wiring box had no protective cover. I recommend having the fan serviced or replaced, and the wiring issues addressed by an electrician, for safety reasons.*





Defective Summary (Continued)

Living Space

- Living Room Living Space Outlets: 120 VAC *An open ground was identified at the three-prong outlet by the entrance; for safety reasons I recommend replacing the outlet with a 2-prong ungrounded one, or bring a ground wire from the panel to the outlet.*
- Living Room Living Space HVAC Source: Electric baseboard *The tenant advised that when they attempted to operate the living room baseboard heaters, a circuit breaker tripped. So, they did not use the heat after this. I did not test them because of concerns for an electrical fault as described, so I recommend having the electric baseboard heaters serviced by an electrician to restore proper function.*

Laundry Room/Area

- Closet by entrance Laundry Room/Area Washer: Maytag *The front-loading washer had a defective latch and so the washer would not start. I recommend having the appliance serviced, to restore proper function.*



Structure

- Beams: Wood girder *The main girder exhibited powder post beetle activity. Powder post beetles are wood-destroying insects. I found numerous exit holes and frass (wood dust created from beetle activity clinging to the side of the wood) throughout the girder, enough to convince me that repairs are needed. Normally, visible frass would suggest ongoing beetle activity, however I was informed that the home was treated in 2004. Nonetheless, I recommend having a pest inspector evaluate this further to determine if there is recent activity, and if so, what steps are needed to kill off the insects.*



- Floor Joists (A): 2x8 *Numerous floor joists exhibited powder post beetle activity. Powder post beetles are wood-destroying insects. I found numerous exit holes and frass (wood dust created from beetle activity clinging to the side of the wood) throughout the crawlspace. While some damage is modest and will not require repairs, At least 15 joists were found to be significantly damaged, requiring sistering or replacement. Also, I recommend having a pest inspector evaluate this further to determine if there is recent activity, and if*



Defective Summary (Continued)

Floor Joists (A): (continued)

so, what steps are needed to kill off the insects.



13. Floor Joists (B): 2x8 Joists in the crawlspace area below the front entrance were covered in places with a spotty white substance which is suspected organic growth. Also, the rim joist (band joist) along the front towards the adjoining living unit exhibited similar conditions, with a white coating. This condition suggests that dampness is encouraging organic growth. While no damage was apparent in these locations, hidden damage could be occurring; regardless, the damp conditions need to be mitigated. Also, I recommend that you consider having a mold inspector evaluate this further, given the area of coverage affected.





Defective Summary (Continued)

Crawl Space

14. Main Crawl Space Insulation: *Foil-faced fiberglass insulation was loose, hanging or had fallen out in a number of places. Also, the use of foil faced insulation with the vapor barrier down can result in trapping moisture between the floor joists. I recommend removing the insulation at which time the wood can be further evaluated, and if insulation is replaced, that it be done with the vapor barrier up, not down.*





Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Bathroom

1. Hall Bathroom Faucets/Traps: *Cartridge-type faucet with a PVC trap The sink had a very slow drain, suggesting an obstruction in the drain line. Since the bathtub had a similar condition, this may involve a blockage down the line and for this reason, I recommend having a plumber investigate further and clear any obstructions to restore proper drainage.*
2. Hall Bathroom Tub/Surround: *Fiberglass tub and fiberglass surround The bathtub had a very slow drain, suggesting an obstruction in the drain line. Since the sink had a similar condition, this may involve a blockage down the line and for this reason, I recommend having a plumber investigate further and clear any obstructions to restore proper drainage.*



Advisory Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Hose Bibs: *Gate The side hose bib had the hose attached, which is not advisable when entering the winter months because ice can form inside the area that would normally drain, and cause freeze damage to the device.*
2. Outside Shower: *Hot and Cold Winterized, could not test.*

Plumbing

3. Service Caps: *Not visible Service caps are needed to allow drain clogs to be cleared without cutting the drainpipe open. In the crawlspace, I found no service caps. So, I recommend having a plumber add them where needed.*

Kitchen

4. Rear Kitchen Lights: *Recessed The tenant related that two ceiling light bulbs were unscrewed, an explanation as to why only two recessed lights were operating out of four installed. I recommend asking that the bulbs be screwed back in so that you can confirm their operation during your pre-settlement walk-through.*

Bedroom

5. Front Bedroom Ceiling Fan: *Surface mounted The ceiling fan wobbles excessively on high speed. I recommend having it re-balanced for safety reasons, otherwise the fasteners can become loose as can wire connections.*

Attic

6. Main Attic Attic Conditions: *Obstructed with belongings Most areas of the attic were obstructed by the tenant's belongings and could not be directly inspected. So, hidden defects could exist.*



7. Main Attic Roof Sheathing: *Wood plank The roof sheathing exhibited a patchy green material which I suspect is organic growth. However, this would need to be confirmed by a mold inspector, which I recommend given the large area of spotty coverage. Organic growth on the underside of roof sheathing is indicative of poor attic ventilation, which I comment on further along in this section.*

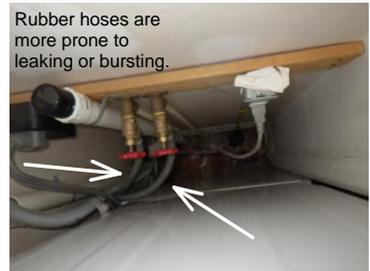


Advisory Summary (Continued)

Laundry Room/Area

8. Closet by entrance Laundry Room/Area Washer Supply Hoses: *Rubber Rubber washer supply hoses are more prone to leaks than the stainless steel ones. These hoses may be old and so I recommend replacing them with the more durable stainless steel braided ones as a precaution against water damage.*

Rubber hoses are more prone to leaking or bursting.



9. Closet by entrance Laundry Room/Area Dryer Vent: *Mylar Since I cannot evaluate the inside of the dryer vent for lint accumulation, I recommend having the vent checked and cleaned before using the dryer, and periodically thereafter as part of a preventative maintenance program, since lint is flammable.*

Dryer vent is blocked from accessing, and these are prone to developing lint clogs over time.



Structure

10. General Structural Comments: *Hidden components As in most homes, some structural components are hidden within walls and ceilings, and so they cannot be directly inspected.*
11. Differential Movement: *Uneven floors The floors exhibited out-of-level conditions, which I consider typical for older homes. Unless otherwise noted elsewhere in this report, I found no material structural defects to explain the conditions, which I attribute to the effects of long-term settlement and longer spans of floor joists.*
12. Sill Beam or Plate: *Wood Areas of the sill plate were very wet, a condition that encourages organic growth and rot. As noted elsewhere in this section, I recommend finding a way to mitigate the damp conditions to extend the life of the wood.*





Advisory Summary (Continued)

13. Piers/Posts: *Floor jacks A steel floor jack is substantially rusted and has approached the end of its expected service life. I recommend replacing it with a concrete block pier on a footing, which is a permanent replacement for a temporary solution.*



Crawl Space

14. Main Crawl Space General Crawlspace Comments: *Dampness The crawlspace space was very damp, which was likely due to the crawlspace being partially below ground level. The dampness has facilitated suspected organic growth on the exposed wood. Although no physical damage was visible, there could be hidden damage. Prolonged exposure to this kind of dampness can cause the wood to deteriorate. And, organic growth can produce allergens that migrate into the living space through plumbing and duct openings. So, I recommend consulting with a landscape contractor or other professional familiar with ways to reduce dampness. Additionally, you may wish to consult with a mold inspector who can test for mold and provide guidance on how to eliminate any organic growth.*