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Inspection reference: 4900171

INSPECTION REPORT

Cranbury Station Rd
Prepared exclusively for



PREPARED BY: LEWIS HOME INSPECTION
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January 27, 2023

Client:

Inspection Location:
Cranbury Station Rd

Report:

Dear

The report summarizing the conditions found from the visual inspection of the above referenced property done on January 27, 2023 is enclosed.

All statements regarding the condition of the systems, components and appliances are as of the inspection date and are limited to what was visible and accessible at the time of inspection. Any changes after this date are not the responsibility of this inspector or company. The purchaser is required to re-inspect the property prior to settlement to check for any changes. A final walk-through checklist is enclosed to assist you.

If a radon test was requested, the results will follow. If you have not ordered a radon test, we strongly recommend testing because radon gas is a serious health risk.

Please refer to the inspection contract for what an inspection does or does not cover. Items including but not limited to underground sewage lines, piping and electrical lines inside the wall, buried or environmental issues including the presence of lead paint and mold are NOT part of this inspection.



This inspection is based on a visual inspection of accessible areas of the property that can be accessed without damage to adjacent areas, for example painted-shut access panels or hidden by furnishings and stored items. All major fixed systems will be operated, conditions permitting at the time of inspection. The inspection is not a compliance inspection for building codes or other regulations.

This inspection report and any verbal information given during the inspection and, at any time subsequent to the inspection is **CONFIDENTIAL** and is for the sole use of the client. This report is not transferable or assignable to any third party.

Please contact our office with any questions.

Craig Lewis
LEWIS HOME INSPECTION
CERTIFIED MEMBER ASHI #4479
License # 24GI00019400

XC:





REPORT OVERVIEW

The following items are repairs which require attention:

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE:

CONDITION:

Larger vertical crack noted on the sidewall. Re-sealing is required.

FRAMING MATERIALS

BASEMENT FLOOR AND DRAINAGE:

Symptoms of prior water entry exist. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Standing was noted in one section of the basement. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house must be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain water at least five feet from the foundation. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please be aware of contractors who recommend expensive solutions.

ROOF SYSTEM

CONSTRUCTION:

CONDITION:

Suspect mold was noted on the front wood shingles under the asphalt roof.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Gutters are clogged with debris.

GROUNDS

DECKS/BALCONY:

CONDITION:

Damaged lattice was noted on the front porch. One piece of missing decking noted on the back deck.

FENCES & GATES:

CONDITION:

Repairs are required. Rot was noted on sections of the fence. Some replacement is required.



KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Stove was removed and gas line was not properly capped.

VENTILATION:

TYPE AND CONDITION:

Fan was removed and exposed wires were noted.

DISHWASHER:

CONDITION:

Unit was removed and expose wiring was noted.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counter was cracked.

WALLS/CEILINGS/FLOORS:

The floor covering is wood. Water are damage was noted on the wood flooring in front of the kitchen sink.

INTERIOR

DOORS:

INTERIOR DOOR CONDITION:

Damage was noted, one bedroom door at the top of the stairs.

WINDOWS:

WINDOW IMPROVEMENTS:

Some missing hardware noted on Windows.

INTERIOR WALLS:

CONDITION:

Suspect mold was detected in the home. Staining was noted: on the basement walls and one ceiling.

CEILINGS:

CONDITION:

Patching was noted in the family room. Water damage was noted on one spot in the kitchen ceiling.

SMOKE / FIRE DETECTOR:

COMMENTS:

Power was off and detectors were not tested. Units are older and must be updated. Some detectors were missing in the bedrooms and the basement.



HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

FUEL TYPE AND NOTES:

It is suspected that an underground oil storage tank exists on the property. According to the Environmental Protection Agency(EPA), this situation can represent a significant environmental risk. In most cases these tanks eventually must be removed. Contaminated soil around the tank must be removed. The cost for this work can be substantial. We recommend you test the tank prior to purchase.

ELECTRICAL SYSTEM

CONDUCTORS:

BRANCH WIRING:

Missing fixtures were noted in the family room, half bathroom, kitchen, dining room, second level stairway, second level bedrooms and the master bathroom.

SWITCHES & OUTLETS:

CONDITION:

Switches and Outlets were not tested missing weather cover was noted on the rear and side exterior walls. Missing or damaged cover plates viewed.

Monitor Conditions

The following is a list of items that require monitoring. This list may contain items which were previous problems in the home or a list of older systems that are at or exceed the normal life expectancy. This section is to be used as a guide **only**, money should be budgeted for near future replacement of older systems.

HEATING - AIR CONDITIONING

AIR CONDITIONING:

SYSTEM CONDITION:

One unit is an older system. Replacement must be anticipated in the near future.



Maintenance and Improvements

The following are considered normal maintenance items or suggested improvement items. Failure to maintain a property can lead to major expenses and in some instances injury.

ROOF SYSTEM

CONSTRUCTION:

SHEATHING:

Wood shingles on the front shed roof. Standard sheathing will have to be added on roof replacement.

ROOF:

ROOF COVERING STATUS:

The roof shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. Trimming or removing trees would improve this condition, although this may not be desirable from a cosmetic standpoint. Roof pitch is insufficient on the front shed roof shingle installation.

GROUNDS

DRIVEWAY:

CONDITION:

Cracks noted are considered typical.

GRADING:

SITE:

The site is noted to be flat. Grade at foundation needs improvement. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least four to five feet away from the foundation.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

Plumbing under the island sink is deteriorated. Pressure and drainage was not tested.

BATHROOM

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

Bathroom fixtures were not tested. Shower head was missing in the main bathroom.



INTERIOR

DOORS:

INTERIOR DOOR IMPROVEMENTS:

Adjustments needed to operate properly. Shaving required on some bedroom doors.

Items not tested

The following items could not be tested at the time of inspection:

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE:

CRAWL SPACE:

Not inspected.

ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Area above the second level bedrooms was not accessible and not inspected.

BATHROOM

BATHROOM AREA:

CONDITION OF SINK:

Pressure and drainage was not tested in the bathrooms.

CONDITION OF TOILET:

Toilets were not tested.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Unit was not tested.

AIR CONDITIONING:

TYPE:

Outside air temperature was below 65 degrees. Unable to test system at this time. Please note that the air conditioning system is not covered under the warranty until such time as it can be tested.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

Overhead, 200 Amp, 110/220 Volt, Power was off and the system was not evaluated.



PLUMBING

MAIN LINE:

CONDITION:

Water pressure was not tested.

WASTE LINES:

CONDITION:

Drainage was not tested.

WATER HEATER:

CONDITION:

Unit was not tested.

Each of these items, as well as other deficiencies in the report, will likely require evaluation and/or repair by licensed trades people. Obtain competitive estimates for these repairs. Other items in the report may be equal or lesser or more important. This is just a brief review, for details please refer to the text contained in the report. Use of photos in the report are to aide in descriptions and may not represent all or specific deficiencies. **EXPECT TO FIND OTHER DEFICIENCIES IN THE REPORT.**



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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:
January 27,2023.

TIME OF INSPECTION:
9:00 AM.

CLIENT NAME:

INSPECTION LOCATION:
Cranbury Station Rd

CLIMACTIC CONDITIONS:

WEATHER:
Clear.

SOIL CONDITIONS:
Dry.

APPROXIMATE OUTSIDE TEMPERATURE:
40 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 110 years.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Basement & Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities off.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? No.
CLIENT PRESENT: No.
PEOPLE PRESENT: No one.

PAYMENT INFORMATION:

TOTAL FEE: \$350.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and reports are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; playground equipment, efficiency measurements of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any system which are shut down or otherwise secured; water wells(water quality and quantity) zoning ordinances;intercoms;security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.



The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from sales or improvements.. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Vinyl siding is relatively maintenance free. It is non-corrosive, termite proof, and will not rot. Vinyl siding will normally not dent as a result of an impact. It merely flexes and springs back to its original shape. During the winter months the siding can become brittle and crack.

CONDITION: Appears serviceable in most locations.

TRIM:

MATERIAL: Trim components on houses are most commonly made of wood or aluminum. If aluminum components have been properly installed, they are relatively maintenance free. Occasionally, some sections require resealing.

CONDITION: Appears serviceable in most locations.

Siding and Trim:

Siding and trim evaluations are of the general overall areas. They do not necessarily include small spot defects or deficiencies. Some newer homes employ composite trim material (commonly called "Azek"). It is difficult to determine if this material is used in all applications. Trim is reported as "wood". The primary purpose is to evaluate if they are performing their intended function. Routine maintenance is required on all components of the home, including the exterior. Gaps and spaces in siding, trim, windows, etc. can allow water infiltration. This can condition may cause damage and/or decay that can be hidden to visual inspection and may only be revealed during intrusive, destructive testing. Intrusive investigation is beyond the scope of this inspection.

Evaluation of Protective Coverings:

Protective coatings on surfaces will be done when the inspector is able to do so. The inspector is not expected to determine if a finish is a paint or stain. To do so would require chemical and/or laboratory analysis that is beyond the scope of this inspection.

Rot & Decay:

If rot and other decay is left unattended will only worsen. While rot and/or decay may not pose a major deficiency at the time of inspection, it should be corrected as part of regular maintenance of the home. Failure to address rot and or other decay will only worsen the problem eventually becoming a major concern. Not all windows trim siding can be probed. **The inspector only probes random areas and full extent of any decay may not be determined without destructive investigation.** Painted surfaces may conceal decay from visual detection.

Mildew:

Mildew is an indication of poor ventilation and/or excessive moisture build-up or excessive moisture vapor exiting the home from the interior. Excessive mildew staining on the exterior of the home may only require cosmetic cleaning and increased ventilation or may require further investigation from a building scientist to evaluate the problem.

Exterior Door Locks:

It is recommended that exterior door locks be re-keyed by a locksmith when you take possession of your home, so there will not be keys outstanding that could gain access to your home. Double keyed dead bolts pose a safety hazard and should be changed to have a latch inside as a means of egress.

Deck(s):

Decks are only visually inspected. Deck construction can vary greatly in quality and safety. Best practices for deck construction has evolved extensively over time, leading to a wide variety of deck construction techniques. **Annual home owner inspection and maintenance of deck(s) is strongly recommended.** Any deficiencies identified here in this



report, and during annual inspection should be repaired and inspected by a licensed home improvement contractor and/or local building official for safety.

CONSTRUCTION:

MATERIALS: 2x4 construction.
SHEATHING MATERIAL: Plywood sheathing.

CHIMNEY:

MATERIAL: Masonry chimney. Masonry chimneys are usually supported by their own foundation which extend below the frost line and are not dependent on the main structure for support. Open joints between the chimney and the side wall should be sealed. If the chimney is leaning, (no longer vertical) it may indicate excessive settlement and require rehabilitation. Liners are installed in chimneys to prevent damage to the mortar from the deteriorating effects of the corrosive gases. A chimney contractor can assess the condition of the masonry joints in an unlined chimney and/or the condition of an existing liner. If problems are detected by the contractor the condition may be corrected by installing a metal liner down the existing flue.

CONDITION: Appears serviceable.

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

Basement:

Description, an area below a dwelling with sufficient height to allow a person to stand. The evaluation of structural components are not structural engineering evaluations, but rather, inspections looking for evidence of a need for possible further evaluation by an engineer or other specialist.

Crawlspace:

An area *without* sufficient height for a person to stand - NOT A LIVING AREA.

Slab on Grade:

This type of construction place the lowest floor directly on the ground. Much of floor (slab) usually is not visible do to floor coverings. Exterior visibility is hampered by the relatively low visibility of the foundation.

Moisture:

Moisture can damage framing members and foundations. It can lead to mold/mildew which can effect those with allergies. Moisture is sometimes noticeable and sometimes not noticeable at the time of the inspection. One form of evidence of moisture penetration is efflorescence, usually a white powdery substance.

Water Penetration:

Water penetration of the foundation, with or without flooding, is another matter. If water damages or causes inconvenience to the building occupant, it can usually be rectified. Sometimes just diverting runoff away from the foundation is helpful, other times it may be necessary to re-grade around the foundation. In other instances it may be necessary to repair or install below grade, or under slab drainage systems. Water may also penetrate other parts of the home. Left un-corrected, water penetration often leads to decay, rot or other deterioration which can lead to major problems. Once water penetration is detected, it should be rectified to prevent major damage.

Moisture, Water & Stains:

While they are related, they *are* different. Moisture has to do with dampness of something or the air, and water has to do with the actual fluid being present or absent. Some areas may be damp without showing signs of actual water penetration into them. Other areas may seem very dry and yet have water penetration. The two conditions are not necessarily related to each other. **Water penetration and flooding** may be a regular occurrence, *or* a rare occurrence. It may never happen. A dry basement may flood after years of not flooding. To determine if a basement has active water penetrations often requires monitoring over time, which is not possible during a one visit visual inspection. **Dry stains** may indicate active water or moisture or *may* be left behind after a repair or cure has been applied. By observing **the inspector can not tell if a dry stain represents an active situation** or not. Ask current owner for an explanation and monitor dry stain areas over time is recommended. It is beyond the scope of this inspection to determine if conditions will get worse, how often and under what conditions water infiltration occurs, whether or not future water infiltration will occur or to what extent it may occur, and whether installed water proofing methods will prevent future water infiltration.



Use of moisture meter or other device may not be conclusive as to the status of a water stain. These devices only indicate the status of the stain at the time of testing, not the potential of future leaks.

Floor Drainage:

Floor drains are not evaluated during the inspection because filling or attempting to fill with water is an invasive procedure which is not part of a Home Inspection.

Efflorescence:

This is usually a white powdery substance found on a masonry surface. Masonry is porous and moisture can penetrate into and through it. When moisture penetrates masonry, it dissolves chemicals and salts from within the masonry. Then, when moisture evaporates from the surface of the masonry, these chemicals and salts leave a white powdery residue. Efflorescence is an indication of possible drainage deficiencies on the exterior and/or water infiltration. Presence of efflorescence indicated moisture and/or water infiltration.

Exterior Egress:

For safety, a basement area should not be used as a living space if there are not at least 2 ways to egress in case of fire or other emergency. A fire at the top of the only stairs could block escape and also consume the oxygen from the basement air causing loss of life. This includes rooms in finished basements.

Limited Visibility:

Portions of the building below grade are not excavated by the inspector. Portions of the building which have coverings, such as; sheetrock, wall board, flooring, siding and others attached to the framing members are not visible to the inspector. Portions of the building may not be observed because the inspector vision is blocked by items stored, placed, and/or growing in front of the portions of the building. Any of these situations may create a situation where the inspector can not see the whole or portions of the building. In this case the inspector can not reasonably be expected to inspect. The inspector may even "miss" the item completely because it is thus hidden. **THE CLIENT MUST NOT EXPECT THE INSPECTOR TO SEE AND REPORT ON ITEMS WHICH WERE NOT VISIBLE TO THE INSPECTOR AT THE TIME OF INSPECTION.**

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is fully accessible. Crawl space was too low to enter.

CRAWL SPACE:

Not inspected.



BASEMENT WALLS - TYPE:

Concrete block.

EXTERIOR FOUNDATION:

All areas appear to be in serviceable condition.

CONDITION:

Larger vertical crack noted on the sidewall. Re-sealing is required.



FRAMING MATERIALS

BEAMS:

To carry floor and wall loads horizontally to the foundations, walls, or posts. The typical material used is wood (solid or strand board), plywood, or steel.

CONDITION

Appears serviceable.

MATERIALS:

2x10 girders.

SILLS

To provide a level, continuous pad between the foundation top and the bottom of the framing system. Typically, the floor joists rest directly on and are secured to the sill. These sills should be anchored to the foundation. In modern construction this is accomplished using bolts anchored into the top of the foundation wall, passing through the sill and secured with a washer and nut. The typical material used is wood. In new construction, the sill is typically a 2x4 laid flat. In older construction it may be a substantial wood beam (e.g eight inches by eight inches).

CONDITION

Appears serviceable. In new construction, the sill is typically a 2x4 laid flat. In older construction it may be a substantial wood beam (e.g. eight inches by eight inches).

FLOOR JOISTS:

To carry loads from the floor boards to the foundations, beams or bearing walls. These are horizontal member typically wood 2x8, 2x10, or 2x12, twelve to twenty-four inches apart. They are laid on edge so that the subflooring is nailed to the two inch side. Floor joists should extend at least 1-1/2 inches onto the foundation or beam at either end. The materials traditionally used are wood, metal, plywood, waferboard and wood trusses.

CONDITION

Appear serviceable.

MATERIALS:

2x10 floor joists.

SUB-FLOORING:

Tung and grove subflooring.

CONDITION

Serviceable condition.

COLUMNS/SUPPORTS:

Appear serviceable.

BASEMENT FLOOR DRAINAGE:

AND Symptoms of prior water entry exist. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Standing was noted in one section of the basement. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house must be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain water at least five feet from the foundation. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please be aware of contractors who recommend expensive solutions.



ROOF SYSTEM

Access:

Often times, it is physically not possible for an inspector to enter the space. The inspector is not expected to risk bodily injury to perform a visual inspection. The inspector also is not expected to walk over insulation covered surfaces or climb over structural members when there is no clear path or safe walk-way. The inspector is not required to move stored items to enter attic.

Water & Moisture Penetration:

Water penetration into the attic can lead to serious problems if left unattended. Water stains in a dry attic may or may not indicate active leaks. **Stains remain after leaks have been repaired**, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. **Monitoring attic conditions is recommended.** Moisture is an enemy of a building. Moisture allows mold/mildew to grow, the beginning stages of rot and decay. Left unattended, mild/mildew and rot can lead to the deterioration of the building. It is beyond the scope of this inspection to determine if conditions will get worse, how often and under what conditions water infiltration occurs, whether or not future water infiltration will occur or to what extent it may occur, and whether installed water proofing methods will prevent future water infiltration.

Ventilation:

Many homes are not adequately ventilated, allowing moisture to build up beyond normal levels. In these cases the ventilation should be increased to allow moisture to escape before it harms the building. In some cases bathrooms & kitchens have exhaust fans vented directly into the attic space, increasing the amount of moisture in the air. These exhaust vents should be directed to the exterior of the building. Many people are effected by mold and mildew, so it is important to restrict conditions which promote the growth of mold and mildew.

Insulation:

Insulation is used to retard the thermal transfer of heat, either from the interior (during heating season) or from the exterior (during cooling season). Insulation has little of no impact on the structural integrity of the building. Insulation has a great impact on energy costs. Many homes do not have recommended insulation levels for there location. Water and moisture caught in insulation reduces the efficiency of the insulation and can cause damage to adjoining materials. Conditions causing moisture accumulation should be rectified and insulation replaced (wet insulation loses effectiveness even after drying out). Insulation at eaves should not touch roof deck. A space should always be left between insulation and roof deck to allow air to pass between the insulation and roof deck. Failure to provide this space will trap and hold moisture against roof deck causing the deck to rot. Insulation against roof deck and or eaves should be removed by a home improvement contractor. A vapor barrier prevents moisture from entering insulation. A vapor barrier should face the space normally heated in winter (living space). Care should be taken not to add more than 1 vapor barrier. Doing so can trap moisture in the insulation reducing its effectiveness.

Asbestos:

Some insulation was made using asbestos. If the insulation appears to be an asbestos type, client is advised to have a sample of the insulation material tested by a laboratory or licensed asbestos inspector. This inspection will not take samples.

Visual Obstructions:

Flooring, stored items, HVAC equipment and/or insulation may have prevented inspection of attic floor framing. The items reported above may have prevented the inspector from seeing something and therefore not reporting about the unobserved item or condition. Once these conditions change or are changed defects or deficiencies may be found. The inspector can not be expected to observe and report defects or deficiencies hidden or obstructed at time of the inspection.

ATTIC AND INSULATION:

*ACCESSIBILITY
CONDITION:*

AND Attic is partial accessible. Area above the second level bedrooms was not accessible and not inspected.

CONSTRUCTION:

MATERIALS:

To support the roof sheathing and transmit the roof loads to bearing walls or beams below. The term "rafter" is associated with sloped roofs. When these members are found on a flat roof, they are called "roof joists", although they do exactly the same job. Rafters can usually be seen overhead, when standing in the attic. Some rafters support finished

ceilings, for example, where there is a cathedral ceiling. In this case, insulation is often fit between the rafters. Rafter construction. The typical materials utilized are wood, 2x4's, 2x6's, or 2x8's, spaced sixteen to twenty-four inches on center.

CONDITION:

Serviceable condition.

SHEATHING:

To support the roof covering and transmit the load of this material as well as the live loads due to snow, ice and wind to the rafters, trusses or roof joists. The typical materials used are wood plank, plywood or waferboard. For the first half of this century, virtually all roof sheathing was wood plank. Plywood roof sheathing in four foot by eight foot panels became popular in the 1960's and waferboard panels arrived in the 1970's.

Plywood should be laid with the surface grain perpendicular to the rafters, trusses or joists. The eight foot length should be across the rafters with the ends resting on a rafter. Their other edges should also be supported, typically by metal "H" clips located between each rafter. The panel type sheathing is typically separated from adjacent panels by at least 1/16 inch to allow for swelling of the wood members during periods of high humidity. The "H" clips also serve to accomplish this. Plywood roof sheathing, Wood shingles on the front shed roof. Standard sheathing will have to be added on roof replacement.

CONDITION:

Suspect mold was noted on the front wood shingles under the asphalt roof.



COLLAR TIES:

To prevent rafters from sagging inward. They do the same job as knee walls. The typical materials utilized are wood members (two-by-fours or two-by-sixes) installed horizontally half way up the attic space. They are connected at either end to opposing rafters and act as stiffeners to prevent the rafters from sagging in the middle. There should be one collar tie for each pair of opposing rafters. If they are more than eight feet long, there should be a rat-tail or other sort of bracing attached to the mid point of the collar ties to prevent them from buckling in the middle.

CONDITION:

A sufficient number of collar ties were noted. Wood appears to be in serviceable condition.

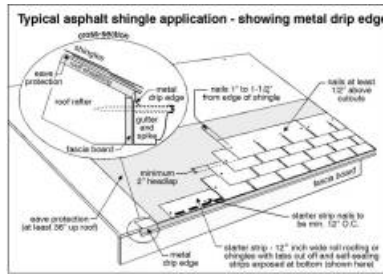
ROOF:

STYLE:

Gable.

TYPE:

Composition shingles are made by impregnating mats of either an organic felt material or fiberglass with asphalt and covering one surface with mineral granules. The mat is the vehicle for supporting the asphalt, which is water resistant. The granules protect the shingles from the damaging sun rays and also provide color. The average life expectancy of asphalt shingles is fifteen to twenty five years, dependent upon preventative maintenance done by the current owner, of which we are unaware.



ROOF AGE: 18 plus years.

ROOF ACCESS: The roof was visually inspected from the ground.

ROOF COVERING STATUS: The roof shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. Trimming or removing trees would improve this condition, although this may not be desirable from a cosmetic standpoint. Roof pitch is insufficient on the front shed roof shingle installation.

Roof:

Roof covering at or near the end of their useful life should be replaced *before* leaks develop. Leaking roof coverings not at the end of their life should be repaired quickly to minimize moisture damage. No determination of useful life or actual age of roof is possible. Many conditions such as installation technique, material quality, etc. effect life of roof covering. A roof showing evidence of active, or past leaks may develop new leaks, can still be doing its job of protecting the home from the elements. A repair to stop the leak is often all that is required. *Walking roof is not required by the State of Connecticut Home Inspection Standards of Practice.* Most roof issues can be seen from the ground with binoculars and/or from windows. The inspector may walk roof or part of roof, if he feels it is safe to do so. The inspector has made every attempt to determine the number of layers of roofing materials. Any portions of the roof that have not been view should be inspected by a licensed roofing contractor.

Algae:

Algae is an indication of poor ventilation and/or excessive moisture build-up. *Algae streaks or staining on asphalt shingles is a result of acid rain and air pollution and generally does not effect the integrity of the materials.* Stains can be cleaned and preventative materials can be installed to remove and prevent mildew stains. Contact a professional roofer. Composite shingle roofs should never be cleaned with a power washer, this can cause damage to roofing shingles.

Roofing Layers:

It is not always possible for the inspector to determine the number of roofing material layers. Common roofing installation techniques may block the view of previously installed roofing layer(s). If the roof is at or near the end of its useful life, recommend contacting a roofing contractor for an accurate assessment of the roof and layers.

Flashing:

Flashing is a protective device placed where 2 dissimilar materials come in contact with each other. It is there to keep the elements out of the home. In some cases the flashing is completely hidden from view, and thus not able to be inspected. Patching is an indication of prior or active leaks. New flashing is recommend when re-roofing to ensure weather tightness. Only visible flashing is reported on here. Some building techniques cover flashing and thus render it not visible.

Gutters and Downspouts (roof drainage):

Roof drainage system, gutters, downspouts, extensions, etc. Typically the inspector is unable to evaluate the effectiveness of the system due to limited weather conditions at the time of inspection. It is recommended that the system be monitored over time, in varying weather conditions, to see how the system performs and make any corrections necessary. Stains over the front of gutters can indicate clogging, poorly installed (bad pitch) or undersized gutters for the location, consider having evaluated by a gutter contractor as necessary.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Appears serviceable in most locations.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Gutters are clogged with debris.

Material Aluminum gutters does not rust but it dents easily, particularly with tall, heavy ladders. Joints in aluminum gutters are usually riveted together and caulked. The caulking must



be renewed every few years. Fortunately, the number of joints required in aluminum gutters is less than with other types of systems, as it is often fabricated on the job site from long rolls of aluminum stock. Aluminum gutters are also pre-finished and, therefore, are low maintenance. Life expectancy is estimated to be twenty to twenty-five years.

GROUNDS

Grading:

Grading should be such that water is directed away from home on all sides. This will protect the foundation and basements where applicable from the adverse effects of water. Paved surfaces such as driveways should slightly pitch away from home to direct water away.

Driveways, Sidewalks, and Other Walkways:

Depressions, uneven surfaces, holes, large cracks, sloped and/or deteriorated surfaces, pose trip hazards and should be corrected. Note concrete slab sidewalks may not have to be fully replaced to be made level. New "concrete jacking" techniques can raise concrete slabs without major reconstruction or expense.

Plantings, Trees and Vegetation:

Plantings, tress and other vegetation should be kept far enough away from home to allow the home to breath and prevent plants or trees from damaging the home.

Fence(s):

Fences are only randomly inspected. Fences at/or near possible property lines - inspector does not know or determine ownership of fences. Client is advised to inquire of current owner the ownership of fences on yard perimeter.

DRIVEWAY:

Material:

Asphalt driveways should be sealed every two to three years. Deteriorated driveways can often be patched or resurfaced; however, in extreme cases, a new base is required and the entire surface must be removed. Some driveways develop low spots where cars rest. This indicates an inadequate or poorly compacted base. This situation can be corrected by adding and compacting base material when resurfacing.

CONDITION:

Cracks noted are considered typical.

SIDEWALKS:

TYPE:

Brick.

CONDITION:

Appears serviceable in most areas.

LANDSCAPING:

CONDITION:

The landscape is properly maintained. Shrubs must be kept cut back away from the house.

GRADING:

SITE:

The site is noted to be flat. Grade at foundation needs improvement. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least four to five feet away from the foundation.



PATIO:

TYPE:

Paver/Tile.

CONDITION:

Appears to be in serviceable condition.

DECKS/BALCONY:

TYPE:

Wood, Trex.

CONDITION:

Damaged lattice was noted on the front porch. One piece of missing decking noted on

the back deck.



PATIO/PORCH COVER:

TYPE:

The porch is an open air design.

CONDITION:

Appears to be in serviceable condition.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Appears to be in serviceable condition.

FENCES & GATES:

TYPE:

Wood.

CONDITION:

Repairs are required. Rot was noted on sections of the fence. Some replacement is required.



KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Plumbing under the island sink is deteriorated. Pressure and drainage was not tested.



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Stove was removed and gas line was not properly capped.



VENTILATION:

TYPE AND CONDITION:

Fan was removed and exposed wires were noted.



DISHWASHER:

CONDITION:

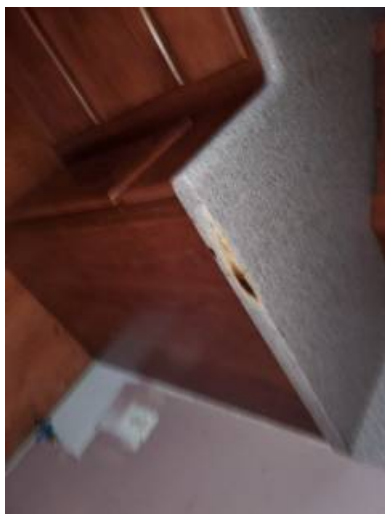
Unit was removed and expose wiring was noted.



INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Cabinets appear to be in serviceable condition. Counter was cracked.



WALLS/CEILINGS/FLOORS:

Walls and ceilings appear to be in serviceable condition. The floor covering is wood. Water damage was noted on the wood flooring in front of the kitchen sink.



WINDOWS/DOORS: Appear to be in serviceable condition.
SWITCHES/FIXTURES/OUTLETS Not tested.

Appliances:

Appliances are tested for basic function. Operation of clocks, timers, thermostats/thermometer and self cleaning functions, frost free, ice/water dispensers, convection cooking, etc. are beyond the scope of this inspection. Non-built-in appliances are excluded. Trash compactors may, or may not be operated. The inspector does not report on cleanliness of appliances. Anyone accepting used appliances is advised to clean the appliances thoroughly before use. Ask seller for any or all available operating manuals for appliances. Most appliance manufactures have operating manuals online or by request. - **Dishwasher** - water to enter, splash around inside and to pump out. Not to evaluate the cleaning ability or the dry cycle. - **Refrigerator** - to maintain coolness in the cooling section and to freeze items in the freezer. Not to evaluate self defrosting or other features of the unit. - **Range/cooktop & ovens** - to give heat for cooking (burners, baking & broiling). Not to evaluate evenness of heat, the amount of heat, self-cleaning functions, or other features secondary to primary/basic function. Most ranges/cooktops & ovens vary in their ability to heat and settings do not seem to be precise. - **Ventilation** - fan operates, light if equipped operates, filters if equipped are present. Not to ventilate the entire room. Some homes do, and some homes do not, provide for ventilation in the cooking area. Some units only re-circulate filtered air with in the room. Many units have filters which should be cleaned and/or replaced on a regular basis. - Microwave oven - to heat items. Not the way they heat or for microwave radiation leaks. Only built-in units are tested.

Because appliances are often included in real estate transactions, they are included in this inspection. Further, testing of appliances may identify a deficiency that may not have been detected if units were not tested for operation. Testing of appliances not included with the transaction allows for inspection of connections, plumbing and electrical, etc., to appliance. Often one or more appliances are not or can not be inspected. There may be constraints placed on the inspector by the client, owner, occupant or the real estate agent. The owner/occupant may not want an appliance operated for some reason. These items will not be part of this inspection report. Expect deficiencies to be present.

Gas appliance connectors: Some older, flexible gas appliance connectors can leak. This can be a deadly condition. DO NOT move gas appliances to check connector or for any reason, especially if the connection is suspected to be older. Call your gas company or supplier and have them check it for you. If you smell gas: LEAVE THE HOME IMMEDIATELY, DO NOT LIGHT A MATCH, TURN ON or TURN OFF LIGHTS or SWITCH ON ANY ELECTRICAL DEVICE or DIAL A TELEPHONE. AFTER LEAVING HOME CALL GAS COMPANY AND/OR FIRE DEPARTMENT.

Dryer Venting:

Many house fires start in dryer vents. Rigid walled venting allows better air flow than flexible plastic corrugated venting pipes. For safety have dryer vents cleaned annually, and plastic corrugated dryer vent replaced with rigid vents. Dryer



vents should vent to the exterior. Lint from dryers is extremely flammable and air is extremely moist. Any diverter system attached to dryer vent should be removed and directed to exterior.

Unit Operation:

Washers and dryers, where present, allow the inspector to verify service connections to units. Even when units are not to be included with home, electrical, plumbing, venting and/or gas connection operation is verified.

Shut off valves:

Many times shut off valves are not turned off after washer use. This practice is not recommended as a burst washer hose can discharge as much as 500 gallons of water in an hour. Valves that are not in the on position during the inspection are NOT operated as the condition of the valve may cause a slight leak. Corroded valves should be replaced by a licensed plumber. Always turn off washer valves when washer is not in use.



BATHROOM

Shower Pans:

Metal, and other types of shower pans are often hidden below tile, or other material and can not be evaluated and are not reported on here. Shower pans deteriorate when exposed to moisture (water) and may leak. Leaks may *sometimes* be noted from below, if construction allows. Sometimes water needs to be high in the shower to cause the leak.

Slow Drains:

Slow drainage may be caused by a hair clog in a trap or some other simple cure. Slow drains may also be caused by poor venting drains lines or under sized waste pipes. Clogging in waste system may be in an inaccessible area of the system. Slow drains may be an indication of a major waste system problem such as a over loaded septic system, clogged waste lines beyond the foundation, etc. The inspection reports only the symptoms. ALL slow drainage problems should be investigated by a plumber and repaired as necessary.

Loose Toilets:

Loose toilets should be repaired as soon as possible. When repairing loose toilets, it is recommended to remove the toilet, replace the wax seal and inspect the sub-floor under the toilet. Loose toilets can damage the wax seal located under the toilet causing a slight leak that can cause hidden damage to the sub-floor and framing under the toilet or worse.

Loose Fixtures:

Loose plumbing fixtures can cause internal stress that can lead to unseen damage. Have loose fixtures repaired to prevent possible damage to plumbing pipes.

Dry Leak Stains:

Dry leak stains under sinks are a common occurrence. Plumbing issues may have been fixed or fixture has not been used for a period of time. Ask current owner if leaks have been repaired and/or fixture has not been used.

Ceramic Tile:

The single most enemy of any tile installation is moisture (water). The grout and caulking should NOT be allowed to deteriorate, thus allowing moisture (water) to get behind the tiles and loosens the tiles and often damages the walls and floors behind the tiles. Regularly inspect grout and tap tiles and if they sound loose, have tiles contractor repair or replace as necessary.

Enclosures:

Shower and bath enclosures are visually inspected. Do to the nature of a home inspection shower and tub enclosure testing is limited. Showers and tubs are tested for visible plumbing leaks. Visible staining and/or active leaks at or near enclosure are reported. Not every portion of enclosure an door are able to be tested. Shower and tub *surrounds* are reported separately.

BATHROOM AREA:

<i>BATH LOCATION:</i>	Hall.
<i>CONDITION OF SINK:</i>	Appears serviceable. Pressure and drainage was not tested in the bathrooms.
<i>CONDITION OF TOILET:</i>	Toilets were not tested.
<i>BATH VENTILATION:</i>	Appears serviceable.

BATHROOM AREA:

<i>BATH LOCATION:</i>	Upstairs.
<i>CONDITION OF SINK:</i>	Counters/cabinets appear serviceable, Pressure and drainage not tested.
<i>CONDITION OF TOILET:</i>	Toilet was not tested.
<i>TUB/SHOWER FIXTURES:</i>	<i>PLUMBING</i> Bathroom fixtures were not tested. Shower head was missing in the main bathroom.



TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Counters/cabinets appear serviceable.

CONDITION OF TOILET: Not tested.

TUB/SHOWER PLUMBING FIXTURES: Fixtures were not tested.

FIXTURES:

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable.

INTERIOR

Ceilings & Walls:

The inspector looks for unusual cracks, bulges, bowing, sagging and other items that may indicate a major deficiency. Cracks and settling may be an indication of further structural deficiency, further evaluation by a carpenter or home improvement contractor is recommended. Water stains indicate past and/or active water infiltration. Recently painted surfaces may or may not be an attempt to conceal a deficiency. Nail pops and/or tape joint separation are very common in drywall installations. These are typically cosmetic in nature and can be repaired by a paint & wallpaper contractor. Material, it is not always possible to determine whether wall and ceiling material is plaster or drywall.

Trim:

Trim material is difficult to identify. Generally this material is wood. Newer or remodeled homes possibly employ a composite material this is difficult to distinguish from wood. Trim reported as wood in newer or remodeled homes may actually be a composite material.

Floors:

Uneven and/or excessive bounce, ripples, trip hazards, etc. can not always be determined from a visual inspection and may require invasive/destructive testing or investigation. Floor coverings such as wall to wall carpet, room size and/or area rugs, vinyl flooring, stored items and furniture, etc. prevent the inspector from viewing the entire floor and may conceal major or minor defects, trap doors, access panels, etc. No determination of asbestos flooring or floor tiles is made.

Therefore floors are only randomly inspected.

Doors, Windows, Skylights and Roof Windows:

These items (except skylights and roof windows) are only randomly tested using available normal operating devices. Skylights and roof windows are not operated.

Experience has shown that these devices may not perform properly after testing if they have not been used for an extended time. The inspector has no way to know the operability of these items. Recommend these items be inspected for operability by a professional window contractor. Glass (window glazing) - multiple pane windows (insulated glass) seal failure may not be obvious to the inspector. It is often not noted because dirty glass and/or weather conditions. Cracked glass will be reported as broken glass.

Exterior wall insulation:

Insulation in exterior walls generally can not be determined during a visual inspection of the home and is not reported or determined. Internal inspection of walls is beyond the scope of this inspection.

Water & Water Stains:

Water stains may or may not indicate active leaks. Stains remain after leaks have been repaired, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Monitoring conditions is recommended. Moisture meter use: Moisture meters can only detect active leaks. Indications of dry materials only indicates that the condition does not exist at the time of test.

Safety Devices:

Smoke detectors should be working properly before sleeping in home and should be tested regularly. Contact local fire officials for more information on installation

and location of smoke detectors. Smoke detectors are perhaps the most important safety item in the home. Smoke detectors do wear out. Have them replaced per the manufacturers recommendation. Older smoke detectors may be unreliable do to internal sensor deterioration. No determination of age is made during this inspection. Have older smoke detectors replaced per the manufacturers recommendation. Carbon Monoxide (CO) detectors are recommended in homes with fossil fuel devices, attached or integral garages, etc. Contact local fire officials for more information on installation and location of CO detectors. CO is odorless and colorless. CO is produced by burning and fossil fuel. CO is a know killer. Recommend strongly that CO detectors be installed in ALL homes for safety. CO detectors do not last indefinitely. No determination of age is made during this inspection. Have older CO detectors replaced per the manufacturers recommendation.

Visual Obstructions:

Normal floor coverings, wall coverings (including wall board, plaster, paint and/or wallpaper), furniture, stored items, wall hangings, ceiling coverings and other parts of home which block the viewing of other components by the nature of home construction. The items reported

above may have prevented the inspector from seeing something and therefore not reporting about the unobserved item or condition. Once these conditions change or are changed defects and/or deficiencies may be found. The inspector can not be expected to observe and report defects or deficiencies hidden or obstructed at time of the inspection.

DOORS:

- MAIN ENTRY DOOR:* Appears to be in serviceable condition.
- OTHER EXTERIOR DOORS:* Sliding glass, Appears to be in serviceable condition.
- INTERIOR DOOR ADJUSTMENTS:* *DOOR* Adjustments needed to operate properly. Shaving required on some bedroom doors.
- INTERIOR DOOR CONDITION:* Damage was noted, one bedroom door at the top of the stairs.



WINDOWS:

- TYPE & CONDITION:* Casement, Double hung.
- WINDOW IMPROVEMENTS:* Some missing hardware noted on Windows.

INTERIOR WALLS:

MATERIAL: Plaster and drywall are essentially the same material. Drywall is premanufactured while plaster is mixed and applied by trowel on site. Plaster and drywall are made largely of gypsum. In some cases aggregate or fibers are added to the gypsum as stabilizers and strengtheners. These interior finishes are very common because they are inexpensive, relatively easy to apply and afford good fire resistance.

CONDITION: Suspect mold was detected in the home. Staining was noted: on the basement walls and one ceiling.



CEILINGS:

MATERIAL:

Older plaster systems typically employ a wood lath which is comprised of boards roughly one inch wide by one-quarter inch thick. These "yardstick" type boards were nailed to the studs or strapping horizontally, with roughly one-quarter inch spaces between each board. The plaster would ooze through the spaces between the wood lath, sag, and harden to form a "key" which held the plaster onto the lath. This first layer is called the "scratch" coat. Where a three step process is used, the second coat is called the "brown" coat and the third is a "finish or putty" coat. In a two step process, there is still a scratch coat and brown coat, but they are applied one immediately after the other. The finish coat is applied after the brown coat has set.

CONDITION:

Patching was noted in the family room. Water damage was noted on one spot in the kitchen ceiling.



FLOORS:

MATERIAL:

Wool is an expensive carpeting material favored for its look, feel and durability. A synthetic products have improved and remain less expensive, wool is becoming rare as a broadloom carpet material. It is used in many carpets, blended with a synthetic material. Wool is a natural product and is less resistant to water damage than synthetics. It also has less resistance to stains than some synthetics.



Hardwood floors are typically oak, although other woods such as birch, beech and maple, are also used. Hardwood flooring may be in the form of strips, typically tongue-and-groove, or parquet. Parquet floors often consist of six inch squares with each square made up of six one-inch strips. The squares are laid with the grain in adjoining squares at right angles, giving a checkerboard effect to the floor. Parquet flooring may be nailed or glued down. There are several different types and installation techniques. Hardwood flooring in modern construction is typically 3/8 inch thick and 1-3/4 inches wide. This adds very little to the rigidity of a floor system. In higher quality older homes, the hardwood strips were sometimes 3/4 inch thick and 2-1/4 inches wide.

Generally considered to be high quality materials, ceramic or quarry tiles are hard fired clay products which may be glazed or unglazed. These materials stand up well to heat, water and normal wear and tear, and have good resistance to stains and cuts. These are brittle floor systems, subject to cracking if not well supported. A conventional wood flooring system generally has too much flex to permit ceramic or quarry tile. Better installations include a concrete base for the tile, typically one inch to five inches thick. Ideally, the tiles are pressed into the concrete while it is still setting. Joints are then grouted. Tiles are typically 1/4 inch to 1/2 inch thick and may be any size from one inch by one inch to twelve inches by twelve inches. Several shapes, colors, patterns and finishes are available.

CONDITION: General condition appears to be serviceable.

STAIRS & HANDRAILS:

CONDITION: Interior stairs were in serviceable condition.

Fireplace(s):

This section pertains to functional fireplaces only, not decorative or non-functioning units. All fireplaces, flues and chimneys should have through inspection and cleaning by a masonry contractor or chimney sweep prior to using any of these devices. Regular periodic cleaning and inspection is necessary to detect deterioration and defects that occur and before they become a health and/or fire hazard. Fireplace(s), wood or pellet stove(s), gas insert(s) or fireplace(s) chimney(s) and flue(s) are VISUAL INSPECTIONS ONLY. No determination is made to determine the functionality of these units.

Chimney(s):

Cracks can look small on the exterior and may be worse on the interior of the chimney. All deficiencies should be inspected and/or repaired by a masonry contractor or chimney sweep before they become more serious. Cracks can allow moisture to enter chimney causing damage that may be unseen on the surface. Antennas should not be connected to chimneys to avoid damage and stress to the chimney.

Flue Liner(s):

The flue may be noted on the exterior and/or from the firebox, but may not extend the entire length of the chimney. Flue liners typically deteriorate from the inside and may not be visible to the inspector. Creosote build-up in a flue can pose a serious fire hazard. Interior inspection of flue(s) are excluded from this inspection and report because they are not readily visible. A flue liner may be constructed of clay tile material (commonly found in this area) or metal. Older home generally do not have flue liners. When no liner is observed, recommend contacting chimney or masonry contractor to inspect and repair as necessary. Flues servicing heating and/or combustion hot water heaters ARE NOT INSPECTED.

Recommendation:

Depending on individual usage, a chimney cleaning and inspection should be scheduled annually. This inspection is visual only. No detailed inspection of the interior of the chimney/flue is completed. **Because no can really know how a chimney was used in the past, it is recommended to have all flues cleaned and inspected before use.**



SMOKE / FIRE DETECTOR:

COMMENTS:

Power was off and detectors were not tested. Units are older and must be updated. Some detectors were missing in the bedrooms and the basement.



HEATING - AIR CONDITIONING

Operation of Heating Equipment:

The operation of heating devices is **NOT** as in depth as a heating contractor would make. Only readily accessible panels provided by the manufacturer for routine *home owner maintenance* shall be operated and/or accessed. Screws, bolts, nuts and other fasteners are not to be undone, as these are for specialist - heating/cooling contractors only. *f heating equipment can not be operated or can not be operated to your satisfaction during the home inspection, have a heating contractor evaluate the system(s) further, before use. It is your decision if this should be done before proceeding with the real estate transaction.*

Heat Pump Restriction :

To prevent damage to a unit, if in the past 24 hours it has been Over 75 degrees F, heat pumps should not be activated for heating - over 40 degrees F, emergency (back-up) electric heating on heat pumps is not operated - below 65 degrees F, air conditioning compressors (or heat pumps in cooling mode) should not be activated for cooling. Operation of automatic safety controls & devices is excluded.

Air Filters:

On forced air systems (heating and/or cooling), frequent maintenance of filter(s) is critical. In the beginning filters should be changed or cleaned at least monthly. Over time you should be able to determine if a longer period is acceptable for your home and living conditions. Failing to properly maintain the filters will allow excess dust and dirt to build up in the filter. This reduces air flow to be reduced placing unnecessary, and possibly harmful, strain on the heating and/or cooling system. Failure to maintain the filters could reduce the efficiency of your heating and/or cooling system and can cause premature failure of the system. **Heat Exchanger:** Heat exchangers are hidden from view, internal to the heating unit, therefore heat exchangers are beyond the scope of this inspection. Contact a heating contractor for further guidance.

Fuel Tank(s):

Inspection of buried oil tanks are beyond the scope of this inspection and are not inspected. Evidence of buried tank will be reported here. All buried tanks should be inspected further by a qualified underground tank contractor. Buried oil tanks reported as removed should be accompanied by documentation of the removal, soil testing and/or remediation performed.

Gas or LP Supply Lines:

Generally gas or LP supplied by black iron pipe and/or corrugated stainless steel tubing (CSST). Both are acceptable for gas service. CSST is used in newer installations as a cost saving measure. Both piping systems are required to be bonded to the electrical system for safety. CSST bonding should not be over the plastic coating, but rather on the exposed corrugated stainless steel tubing connections. Gas or LP systems that are not bonded to the electrical system pose a safety hazard, an electrician should be contacted to bond the gas/LP system.

Regular Service of Unit(s):

Regular preventive maintenance of heating units should be performed before the heating season begins. Oil burning units require annual maintenance to ensure reliable, efficient operation. **Gas/LP systems require service as well.** Follow manufactures recommendation for servicing gas/LP systems. Steam heating systems require additional service, knowledge and regular homeowner maintenance. Contact a heating contractor familiar with steam heating for service and instructions in operation and maintenance of steam heating systems. Properly maintained steam systems can be as reliable as other heating systems. It is advisable after taking possession of home to have unit serviced by a heating contractor to assure unit is operating properly, safely and efficiently. At this time get advise as to a regular maintenance schedule and operating procedures for your application. Consider buying a service contract for the heating system to build a relationship with your provider.

General Life Expectances of Heating Equipment:

- Oil & gas/LP hot air furnace - 15-20 years - Heat pumps - 8 - 15 years - Cast iron boilers - 30-50 years - Steel boilers - 15-30 years - Circulating pumps - 10-15 years - Exterior unit on heat pump - 6-10 years - Electric baseboard convectors - 10-15 years - Above ground oil storage tanks - 20-30 years ***Determination of the actual age of the installed heating equipment is not determined. Age determinations are general in nature. Contact a heating contractor to determine actual age, detailed system evaluation and inspection.*** The list above is an industry accepted general list of life expectancy.

Efficiency of Heating Equipment:

The determination of the efficiency of heating equipment is beyond the scope of this inspection. Generally older heating equipment is less efficient that newer heating units. Contact a heating contractor for an efficiency evaluation of heating

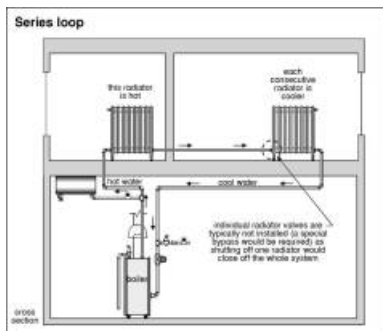
unit as necessary.

HEATING SYSTEM DESCRIPTION:

MANUFACTURER: Weil Mclain.

LOCATION OF PRIMARY UNIT: Basement.

SYSTEM TYPE: Boiler supplies heat to a heating coil in the air handler. Forced hot water boiler. The average life expectancy of a hot water boiler is thirty to fifty years. Forced hot water heating systems operate under pressure, with water being circulated by means of a pump. Several advantages of hot water boilers are: the operation is relatively quiet, there is an even temperature distribution and additional zones can be added readily installed. One disadvantage is that the water in the distribution system is vulnerable to freezing temperatures. If the home is left vacant during the winter months the thermostat should be kept on a low setting to prevent possible freezing. Service contracts which provide inspections prior to the heating season are recommended.



FUEL TYPE AND NOTES:

Oil, It is suspected that an underground oil storage tank exists on the property. According to the Environmental Protection Agency(EPA), this situation can represent a significant environmental risk. In most cases these tanks eventually must be removed. Contaminated soil around the tank must be removed. The cost for this work can be substantial. We recommend you test the tank prior to purchase.



CAPACITY OF UNIT: 140,000.

AGE: 13 years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Unit was not tested.

BURNERS/HEAT EXCHANGERS: Not tested.

BLOWER FAN: Not tested.

PUMP:

Not tested.

COMBUSTION AIR:

Appears to be in serviceable condition.

AIR FILTERS:

There are several different types of conventional air filters; however, they all perform the same function - to filter the air before it travels into the furnace and out through the registers. Conventional air filters sit in the return air plenum, just upstream of the blower. Some are cleanable while others are disposable. Regardless of the type, they should be checked monthly.

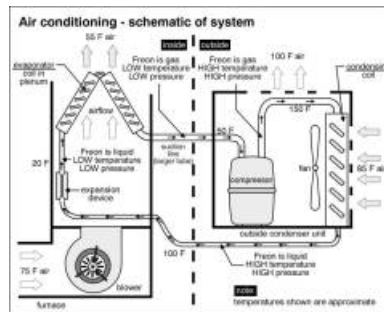
AIR CONDITIONING:

MANUFACTURER:

Trane & Guardian.

TYPE:

Central, Electric, Outside air temperature was below 65 degrees. Unable to test system at this time. Please note that the air conditioning system is not covered under the warranty until such time as it can be tested.



POWER SOURCE:

220 Volt.

AGE:

3 years and 20 years.

SYSTEM CONDITION:

One unit is an older system. Replacement must be anticipated in the near future.

Operation of Cooling Equipment:

If cooling equipment can not be operated or can not be operated to your satisfaction during the home inspection, have an air conditioning contractor evaluate the system(s) further, before use. It is your decision if this should be done before proceeding with the real estate transaction.

To prevent damage to a unit, if in the past 24 hours it has been:

Over 40 degrees F, emergency (back-up) electric heating on heat pumps is not operated - below 65 degrees F, air conditioning compressors (or heat pumps in cooling mode) should not be activated for cooling. Operation of automatic safety controls & devices is excluded.

The operation of cooling devices is **NOT** as in depth as a heating and cooling contractor would make. Only readily accessible panels provided by the manufacturer for routine *home owner maintenance* shall be operated or accessed. Screws, bolts, nuts and other fasteners are not to be undone, as these are for specialist - heating/cooling contractors only.

Air Filters:

On forced air systems (heating and/or cooling), frequent maintenance of filter(s) is critical. In the beginning filters should be changed or cleaned at least monthly. Over time you should be able to determine if a longer period is acceptable for your home and living conditions. Failing to properly maintain the filters will allow excess dust and dirt to build up in the filter. This reduces air flow to be reduced placing unnecessary, and possibly harmful, strain on the heating and/or cooling system. Failure to maintain the filters could reduce the efficiency of your heating and/or cooling system and can cause premature failure of the system.

Regular Service of Unit(s):

Regular preventive maintenance of cooling units should be performed before the cooling season begins. Keep exterior unit clear of debris and plant growth for proper operation. **Follow manufactures recommendation for servicing.** It is advisable after taking possession of home to have unit serviced by a cooling contractor to assure unit is operating properly, safely and efficiently. At this time get advise as to a regular maintenance schedule and operating procedures for your application. Consider buying a service contract for the cooling system to build a relationship with your provider.

General Life Expectances of Cooling Equipment:

- Air handler - 15-20 years - Exterior unit on air conditioner 10-20 years

Determination of the actual age of the installed cooling equipment is not determined. Age determinations are



general in nature. Contact a cooling contractor to determine actual age, detailed system evaluation and inspection. The list above is an industry accepted general list of life expectancy.

Efficiency of Cooling Equipment:

No determination of the efficiency of cooling equipment is made as part of this inspection. Generally older cooling equipment is less efficient than newer cooling units. Contact a cooling contractor for an efficiency evaluation of heating unit as necessary.

DUCTWORK:

TYPE: Sheet metal ducting.
DUCTS/AIR SUPPLY: Appears to be in serviceable condition.

ELECTRICAL SYSTEM

Electrical system:

It is recommend that only a licensed electrician make changes or repairs to any electrical system, circuit, or other electrical device. Electricity can be hazardous to the un-trained.

Random Testing:

An inspector can not test all electrical devices in a home. Hidden and/or otherwise not visible conditions are not part of this inspection. A home inspection is general in nature. Wall plates and protective covers are not removed.

Capacity (system and/or circuit):

System capacity, branch circuits, and/or system rating is beyond the scope of this inspection. Any and all deficiencies and/or electrical questions should be directed to or further evaluated by a licensed electrician and repaired as necessary.

Electrical Service Panel(s):

Evaluation by the home inspector reflects a *generalist view* of the components and should NOT be considered definitive. The inspector should not be expected to perform the duties of a licensed electrician. *If the inspector reports any apparent deficiency or incompatibility, have ENTIRE system evaluated by an electrician.*

Grounding & Bonding:

The grounding of the electrical system is very important for the safety of the occupants. The ground wire should be securely attached and free of corrosion to the grounding pipe or rod. If the connection should ever become loose, it should immediately repaired by an electrician. Bonding connects systems to the electrical system ground for safety.

Bare Bulbs:

Bare bulbs, pull chain fixtures (frequently found in closets) pose a potential fire hazard. Have all bare bulb fixtures evaluated and/or replaced by an electrician.

Extension Cords:

Extension cords are intended for temporary use only, using extension cords as a continuous installation poses a fire/safety hazard. Recommend a licensed electrician add more receptacles as needed.

Electrical Services:

Electrical service less than 100 amps are generally considered to be inadequate for modern electrical needs. Recommend 60 amp service be upgraded above 100 amps by an electrician as necessary.

Ground Fault Circuit Interrupter:

GFCIs are one of the most important safety devices found in a home and should be installed in normally wet locations, i.e. bathrooms, kitchens, outdoor receptacles, garages, unfinished basements or crawlspaces, whirlpools; hot tubs or pools, etc. They should be tested regularly by operating the test button on the unit. Any GFCI unit failing this test should be replaced by a electrician. Consult an electrical contractor for appropriate locations and for installation of devices.

Arc Fault Circuit Interrupter:

AFCIs are normally found in new construction generally after 2004. AFCIs are only found in distribution panels in branch circuits serving bedrooms. These devices detect arc faults in wiring that can lead to fire. AFCI circuit protectors should be tested regularly by the home owner to ensure proper operation. Any device failing regular test should be replaced by a licensed electrical contractor.

Security Systems:

Alarm and security systems, especially those connected to fire/smoke detectors and wired to an off-premises monitoring station, should be evaluated and repaired as necessary by an alarm company. These systems are beyond the scope of this inspection. THIS SHOULD BE DONE BEFORE THE DATE YOU TAKE POSSESSION OF THE HOME. At this time, become educated as to your responsibilities and those of the alarm company and regular maintenance of the system. Also inquire of any local laws and/or ordinances regarding alarm system operation and monitoring in your locality. If the inspector suspects smoke/fire alarms are connected to the system, they WILL NOT be tested.

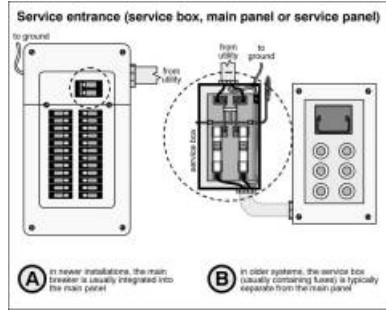
Branch Circuit Labeling:

Branch circuits may or may not be labeled at main and/or sub panels. Any labeling or designation(s) is not verified and is beyond the scope of this inspection. Recommend a licensed electrical contractor trace and label circuits and circuit protectors as necessary.

SERVICE:

TYPE AND CONDITION:

Overhead, 200 Amp, 110/220 Volt, Power was off and the system was not evaluated.



ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Located in the basement. Appears to be in serviceable condition.

Inspector Notes:

OF 110 VOLT CIRCUITS:

Circuit and wire sizing correct so far as visible. Grounding system is properly installed.

OF 220 VOLT CIRCUITS:

24.

OF 220 VOLT CIRCUITS:

7

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

Missing fixtures were noted in the family room, half bathroom, kitchen, dining room, second level stairway, second level bedrooms and the master bathroom.



SWITCHES & OUTLETS:

CONDITION:

Switches and Outlets were not tested missing weather cover was noted on the rear and side exterior walls. Missing or damaged cover plates viewed.





PLUMBING

Functional Flow:

Functional flow (point of use) is the observed flow of waste and/or water, not formally metered flow evaluation of pressure. Running water at sinks, faucets and flushing toilets and observing the flow and discharge of waste into waste system and listening to sounds is functional flow evaluation.

Slow Drains:

Since this inspection is visual in nature, ALL slow drains require further investigation by a plumber and repaired as necessary.

Wells, Pumps, Treatment Systems and Pressure Tanks:

The quality of the water in *private water supplies* (wells) should be tested by an approved laboratory. If no water quality testing was contracted for by your inspector, contact your local health department for recommendations. The quality of the water can not be known unless it has been tested. **Annual testing of your well water quality is strongly recommended for health reasons.** If contracted as part of the pre-inspection agreement, well flow and pressure is reported over a period of time. **No determination of well capacity is determined. No well recovery test is performed.** Contact a well contractor to perform a well capacity & recovery test as necessary. Operation and maintenance of the well pump either submersible or jet style and pressure tank is performed as part of this inspection. Contact a well contractor for a detailed inspection, evaluation and explanation or operation as necessary. No determination of treatment system type or system

operation and maintenance is performed as part of this inspection. If contracted as part of the pre-inspection agreement, a sample of well water is analyzed by a licensed State of CT Laboratory. Samples are taken beyond the treatment system (if installed) unless otherwise noted.

Pipes and Valves:

Upon finding any indications of deterioration and/or if the plumbing in the home is rather old, a plumber should evaluate and repair any deficiencies as necessary. Pipes deteriorate from the INSIDE and may not be readily visible. Because many valves fail when they have not been operated for extended periods, main shut-off, and other valves are not operated as part of a home inspection. Only a plumber should test valve operation, and repair as necessary.

Water Heater (Domestic Hot Water Production):

Hot water is generally used in multiple locations during a home inspection - kitchen, dishwasher, bathroom sink(s), tubs(s) and shower(s). A tub is filled and then drained. Observations are the opinion of the home inspector on the date of inspection. Hot water production needs may vary for your needs.

Water Heater - Combustion Type:

Combustion type units require regular maintenance same as your heating system. Recommend having units serviced with heating systems.

Water Heater - Water Temperature & Capacity:

Water temperatures above 120 degrees F pose a scolding hazard. Consult with a plumbing contractor for recommendations. The capacity of the hot water heater may or may not be sufficient for your usage. **Testing determines if unit is producing and recovering hot water only.** Your needs may be different.

MAIN LINE:

MATERIAL: Plastic.
CONDITION: Water pressure was not tested.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Not tested.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Drainage was not tested.




WATER HEATER:

TYPE: Buddy tank on the boiler.
SIZE: 40 Gallons.
LOCATION: Located in the basement.
CONDITION: Unit was not tested.



Wood Destroying Insect Inspection Report Notice: Please read important consumer information on page

Section I. General Information Inspection Company, Address & Phone Lewis Home Inspection P. O. Box 941 Pennington, NJ 08534 609-818-0308	Business Lic. No. 24G100019400	Date of Inspection 01/27/2023
	Address of Property Inspected Cranbury Station Rd Monroe, NJ 08831-5943 Report Number	
Inspector's Name, Signature & Certification, Registration, or Lic. Craig Lewis 	Structure(s) Inspected House	

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

X A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____
2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____
3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No x It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____
Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement _____
- Crawlspace 11 _____
- Main Level 1,3,4 _____
- Attic _____
- Garage _____
- Exterior _____

- | | |
|-------------------------|--|
| 1. Fixed Ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered conditions |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10.No access or entry | 22. Rigid foam board |
| 11.Limited access | 23. Synthetic stucco |
| 12.No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report) _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

1.About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1)



including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached. Treatment Recommendation Guidelines Regarding Subterranean Termites: FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

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