Inspection Report Details

Record 030307-2 - Thompson, David 941 Locksley Lane, West Deptford, NJ 08096

HOMEOWNER INFORMATION

Additional Limitations

HOMEOWNER INFORMATION - Recommended

As stated in our contract, home inspectors are defined as generalists and are not licensed engineers or experts in any craft or trade. As such, JFM recommends consulting with your realtor regarding obtaining a home owner's warranty. Typically, the home owner's warranty will cover the home owner in case of major repair items occurring during the first year of occupancy.

GENERAL COMMENT

Additional Limitations

GENERAL COMMENT - See General Comment

Frequently, during the sale of a home, homeowner's may accidentally conceal defects either by repainting, concealing/enclosing, adding insulation, or using other means. The home inspection is not an intrusive inspection and, as such, issues associated with items being concealed may not be noted. The seller's disclosure is used during a property transaction to reveal items/defects known by the owner and represents a legal document of which the seller assumes full responsibility. If problems arise, consult your seller's disclosure to determine whether the item was disclosed. Feel free to contact JFM if further investigation is needed or if clarification is needed for something written in the disclosure.

Performing Intended Function

Post Inspection Checklists - Ovens/Stovetop Checked To Confirm Off Position, Thermostat Returned To Original Position, Windows Returned To Original Position, Appliances Tested Returned To Original Settings, Water Sources Tested Confirmed Off, Heater and Electric Panel Covers Secured,

EXTERIOR

Recommended Improvements

EXTERIOR - General Comment

The exterior plumbing cleanout cap is damaged and should be replaced.

Performing Intended Function

Outside Outlets - Tested, GFCI

Performing Intended Function

Type of Home - Frame, 2 Story

Recommended Improvements

Exposed Foundation - Cement Block

Several minor settlement cracks were noted in the exposed foundation coating. We recommend these cracks be sealed/repaired as needed. This will be an ongoing maintenance item.

Recommended Improvements

Soffit\Fascia - Wood, Aluminum

Some soffit areas are wood. Consider upgrading the soffits to aluminum or vinyl vented soffits.

EXTERIOR

Items To Monitor/Safety Concerns

Siding - Asbestos Shingle

The siding may contain asbestos fibers. Asbestos fibers pose a problem if released into the air. Asbestos containing shingles/siding does not pose a threat to release fibers unless pulverized or otherwise severely damaged. Some cracked siding shingles were noted - recommend repairs where needed. If renovation is expected which may disturb the siding, the contractor should be made aware that the siding may contain asbestos. If the siding is to be removed, an asbestos professional should be consulted.

Home Maintenance/Utility Disconnects

Grading - Inadequate

In general, the surface drainage was noted as flat around select areas of the foundation. This favors the accumulation of rainwater at or near the foundation, which could lead to moisture related problems in subsurface areas of the home. Soils should be sloped away from the house to improve drainage. For suggestions on the degree of slope, look at the surface grade around the perimeter. At any given location, imagine if water were poured adjacent to the house at each location. The water should exhibit movement away from the house for a minimum of 6 feet. If the water flows towards the house or ponds along the foundation, the grading should be improved.

Performing Intended Function

Trim Work - Wood

Some loose paint and wood rot noted.

Recommended Improvements

Front Entry Door - Metal, Raised Panel\Glass

The front entry door drifts open if not latched/closed. This is most often the result of improper leveling during installation. We recommend repairs where needed.

Performing Intended Function

Rear Entry Door - Same as Patio/Deck Door

Recommended Improvements

Storm Doors - Aluminum

The bottom closer is missing at the front storm door. We recommend replacement where needed.

Performing Intended Function

Patio/Deck Doors - Sliding, Aluminum

A - The rear aluminum slider door tracks are partially obstructed. We recommend properly cleaning these tracks to restore operation of the slider.

B - Decorative wood flooring was noted just outside of the rear slider. The presence of this wood has created a area of moisture penetration. We recommend removing these panels and recaulking the slider tracks.

Items To Monitor/Safety Concerns

Window Character Material - Wood

The configuration at the front of the house includes two double hung windows located over a bay style window. This configuration has been known to create problems with leakage during certain rain storms as a result of worn caulking at the double hung windows. Monitor this area closely and maintain the window caulk as needed.

Performing Intended Function

Window Character Type - Double Hung, Fixed

Home Maintenance/Utility Disconnects

Weather Stripping - Rubber\Vinyl, Metal, Fiber\Felt

It is difficult to tell whether the weatherstripping is adequate. During extreme cold weather, feel around the perimeter of the doors with the doors closed. If you feel a draft, consider replacing the existing weather stripping. This will be an ongoing maintenance item.

EXTERIOR

Home Maintenance/Utility Disconnects — **Caulking - Windows, Doors**

In general, exterior caulking is weathered and should be reapplied as needed. This is an ongoing maintenance item and should be checked annually.

Performing Intended Function — **Fire Hydrant - Noted**

Performing Intended Function — **Exterior Street Lighting - Adequate**

GROUNDS

Items To Monitor/Safety Concerns — **GROUNDS - General Comment**

A - In general, surface soils throughout the property are uneven and may present a tripping hazard. Recommend regrading as needed.

B - Saturated soils and standing water may occur during heavy rains. This is common in areas of South Jersey based on the type of soils present (slow draining). If this becomes a problem, consider improving the drainage in extreme areas by installing perforated PVC piping underground to improve drainage and redirect rainwater away from the house. Other means of drainage are available, such as creation of a swale (altering the surface topography to promote rainwater runoff) and adding more hydrophilic plants.

Home Maintenance/Utility Disconnects — **Walks - Concrete**

Most properties have concrete sidewalks. A few hairline cracks and some settlement are very common and are probably no cause for worry. If one side of the crack is raised enough to trip over, it is a safety hazard as well as an indication of uneven ground movement. This currently appears to be a problem along the front walk of the house. Recommend repairs as needed.

Performing Intended Function — **Steps/Platform - Concrete**

Immediate Concerns/Defects — **Porches/Sunroom - Other**

A - The exterior sill capping is positioned to redirect surface water back towards the windows. This will lead to leakage around the base of the windows. It does appear that some leakage has occurred based on the condition of the baseboard trim in the rear sunroom. We recommend a follow up by a licensed General Contractor to further evaluate and replace the sill capping to restore runoff away from the windows.

B - Several windows located in the rear sunroom have compensated window seals. This is evident by condensation and fogging between the window panes. We recommend replacing windows with broken seals once they become aesthetic issues.

Immediate Concerns/Defects — **Decks/Balcony - Const. Gr. Wood**

The rear deck has settled towards the rear right corner (rear right if looking at the deck from the back yard). In addition, the stairs have settled, the railings are splintered and leaning, and some of the support columns are leaning. We recommend a follow up by a licensed General Contractor to further evaluate and repair to restore the structural integrity of the deck.

Recommended Improvements — **Driveway/Parking Area - Concrete**

Common settlement cracks were noted in the driveway. Recommend patching cracks with a concrete sealer and monitoring. Repair as needed.

GROUNDS

Performing Intended Function

Hand Rail - Wood

Home Maintenance/Utility Disconnects

Vegetation - Vegetation Touching Roof, Vegetation touching siding

A - Vegetation was noted in contact with the side of the house. When vegetation is in contact with siding, it could create a direct route for wood boring insects to enter the house. We recommend all vegetation be properly trimmed back from the house. This will be an ongoing maintenance item.

B - Vegetation/tree branches were noted either near or in contact with the roofing. During increased winds, branches could cause damage to roofing, decreasing the life expectancy of the roof. We recommend branches be trimmed a safe distance from the roof to prevent such damage.

Performing Intended Function

Sprinkler System - No Sprinkler System Tested/Present

Performing Intended Function

Fencing - Wood

Items To Monitor/Safety Concerns

Shed - Wood

In general, the shed is showing normal signs of weathering. Monitor and repair as needed.

Performing Intended Function

Number of Outside Spigots - 2

Performing Intended Function

Type of Outside Spigots - Frost Free

Performing Intended Function

Surface Drains - None Tested

GUTTERS

Performing Intended Function

GUTTER SYSTEM - General Comment

Performing Intended Function

Inspected From - Ground

Performing Intended Function

Access Restricted - Height

Home Maintenance/Utility Disconnects

Gutter Type - Aluminum

Gutters quite often will develop leaks at the joints/extensions. In addition, gutters can build up debris over time and require periodic cleaning. Monitor the condition of the gutters during heavy rains. Clean gutters and repair joints as needed.

GUTTERS

Performing Intended Function

Downspout Type - Aluminum

Home Maintenance/Utility Disconnects

Downspouts Drainage - Drainage Inadequate

Some downspouts terminate too close to the foundation or at areas where the surface slope does not properly route the surface water away from the foundation. Downspouts should allow water collected to terminate at least six feet from the foundation. Recommend extending the downspouts as needed.

Performing Intended Function

Splash Blocks - Concrete

Splash blocks or run off drains should be added.

ROOF

Home Maintenance/Utility Disconnects

ROOF - General Comment

Roofs should be serviced every 3 to 5 years or as needed. During servicing, vegetated growth (moss/algae/etc.) should be removed, dirt/debris should be cleaned out from under shingles, flashings and plumbing boots should be inspected to determine if repair/replacement is needed, exposed nail heads should be checked to determine whether a fresh coat of sealant should be applied, lifting/loose shingles should be resecured, and the overall condition of the roof should be evaluated to determine life expectancy. The following issues were noted with the roof which warrant a follow up roof maintenance by a licensed roofer:

Roofs should be serviced every 3 to 5 years or as needed. During servicing, vegetated growth (moss/algae/etc.) should be removed, dirt/debris should be cleaned out from under shingles, flashings and plumbing boots should be inspected to determine if repair/replacement is needed, exposed nail heads should be checked to determine whether a fresh coat of sealant should be applied, lifting/loose shingles should be resecured, and the overall condition of the roof should be evaluated to determine life expectancy. As such, we suggest having the roof serviced as needed upon occupancy of the house.

Performing Intended Function

How Inspected - From Ground

Performing Intended Function

Roof Access Restricted - Too Steep To Walk On

Performing Intended Function

Roof Style - Gable

ROOF

Immediate Concerns/Defects **Roof Covering - Composite Shingle**

The following issues were noted with the roof which warrant a follow up roof certification from a licensed roofer:

A - Some lifting shingles and vegetative growth were noted. Lifting shingles should be reset and vegetative growth removed from between shingles.

B - Dark streaks were noted at the surface of the shingles on the back side of the roof. This is likely the result of two phenomena: 1) The shingles are light in color as a result of a light colored surface grit placed on top of a black asphalt based shingle. The surface grit are fine granules used for solar protection. As the surface grit begins to wear off (it commonly wears along the drainage valleys), the black base of the shingle shows through and the shingle has a look of black surface streaks. 2) Stains and streaks on a roof can also be a form of algae commonly known as Gloeocapsa Magma. This type of algae thrives in humid and warm climates and usually appears first on the North slope of the roof where shade is more common. These stains can be easily removed with one of several available solutions specifically geared towards this issue. Power washing is not an option as this will cause further damage to the shingles and possibly introduce moisture into the attic!

C - Moisture stains were noted at the sheathing when viewed from the attic at the upper left corner of the rear roof (upper left if looking at the back of the house). This could indicate leakage at this location and should be further investigated.

Items To Monitor/Safety Concerns **Approx. Age - 10 thru 15**

The shingles appear to be on the back end of their life cycle. We recommend roof maintenance by a licensed roofer to include restoring flashings, recoating exposed nail heads, and resecuring loose/lifting shingles.

Performing Intended Function **Number of Layers - 1, Unknown**

Performing Intended Function **Roof Ventilation System - Soffit, Gable Vents, Electric Fan**

Performing Intended Function **Flashing - Aluminum, Asphalt, Rubber**

Asphalt patch used as flashings will require maintenance.

Recommended Improvements **Plumbing/Piping Vents - Copper**

The uppermost plumbing vent located on the front roof is too short and should be extended approximately 6 to 8 inches to allow proper ventilation of the plumbing system and prevent blockage due to snow buildup.

Performing Intended Function **Porch Roof - Same as House**

Performing Intended Function **Garage Roof - Continuation of House**

Performing Intended Function **Valleys - Shingled**

CHIMNEY

Performing Intended Function **CHIMNEY - General Comment**

CHIMNEY

Performing Intended Function **Chimney Inspected From - Ground\Binoculars**

Performing Intended Function **Access Restricted - Height, Unsafe**

Unable to view interior of chimney due to height.

Additional Limitations **Chimney 1 Type - Brick**

Procedures followed as part of the home inspection are limited with regards to chimneys/flues due to the inability to access. The National Fire Protection Association (NFPA) recommends a Level II Inspection for all chimneys upon sale or transfer of a property. The Level II Inspection includes an examination of the chimney interior by video scanning or other comparable means of inspection and an evaluation of the flue to determine whether it is properly sized.

Based on articles written by the NFPA, we suggest getting a Level II Inspection completed on the fireplace/chimney. The inspection should be completed by someone trained in NFPA procedures. To obtain a list of certified personnel, visit the Chimney Safety Institute of America at http://www.csia.org/homeowners/sweeps.htm.

Performing Intended Function **Chimney 1 Location - Main, Fireplace**

Additional Limitations **Flue Lining - Clay Tile**

Based on the length of the chimney and the limited view of the chimney interior, the flue liner could not be fully inspected. As such, we recommend the flue liner be properly inspected as part of a Level II Chimney Inspection.

Recommended Improvements **Chimney Top - Cement**

The chimney concrete wash/cap is cracked and should be repaired for better weather protection of the chimney. Recommend sealing cracks with a waterproof non-shrink grout. This will be an ongoing maintenance item.

Recommended Improvements **Chimney Cap - None**

The chimney is not equipped with a rain cap or screen. Recommend installing a rain cap/screen to prevent water/pests from entering and nesting in the chimney.

COOLING

Items To Monitor/Safety Concerns

COOLING SYSTEM - General Comment

During the summer, expect the second floor to be significantly warmer than the first floor. This is common with a single system and measures can be taken to help compensate. These include the following:

1 - Make use of ceiling fans throughout. Have the fans blowing down during the summer months and redirect the fan motor to blow up during the winter months.
2 - Keep all supply and return air grilles open and free of obstructions.
3 - Make sure the thermostat controlled exhaust fans in the attic is maintained and operational.
4 - Clean the air filter every one to three months depending on use. Make sure to install the filter properly and not to install too restrictive of a filter.
5 - Have the HVAC system cleaned/maintained annually by a licensed HVAC professional or the local gas company.
6 - Make sure the humidifier is OFF during the summer months.
7 - Have the HVAC system rebalanced to increase air flow and return flow to the second floor.
8 - Upgrade the current system with a high efficiency system.
9 - The south side of the house will get the bulk of the sun and, as a result, the bulk of the solar heat. Make use of window treatments. Close all window treatments at windows located along the south side of the house during the day to reduce solar heat at these locations (do the opposite during the winter to make use of solar heat).
10 - To improve the efficiency of the air conditioner, consider rerouting the central return air to the attic and redistributing the returns to each bedroom via a distribution box and flex duct. Consult a licensed HVAC professional for more details.

The best way to handle a house this size is to have separate systems for the first and second floor. If this is not feasible, try the above suggestions to improve efficiency.

Performing Intended Function

Cooling System 1 Brand - Other

Other = Snyder
Model: AF048G
Serial: R912700106
RLA: 20.0
Maximum Circuit Breaker: 45 Amps
Minimum Circuit Ampacity: 27.3 Amps

Recommended Improvements

System 1 Condenser Location - Side of House

The air conditioner condensing unit has settled slightly and is no longer installed on a level platform. This could put undue stress on the cooling lines and electric lines. We recommend repositioning the unit to a level stature to alleviate the associated stress.

Performing Intended Function

System 1 Power - 208/230 Volts

Performing Intended Function

Cooling System 1 Tonnage - 4 Ton

Items To Monitor/Safety Concerns

Cooling System 1 Approx. Age - 15 plus

The cooling system is on the back end of its life span. Monitor and expect to replace/service/upgrade in the not too distant future.

Performing Intended Function

Cooling System Coils and Fins - Clean

Performing Intended Function

Cooling System Electrical - Ext. Disconnect

COOLING

Recommended Improvements **Cooling Lines - Insulation, Interior Insulation**

Some areas of insulation on the cooling lines are deteriorated and should be replaced.

Performing Intended Function **Condensate Drain - Plastic, Tygon Tubing**

Additional Limitations **Differential Temp 1 - Too Cold to Test Unit**

The outside temperature was too low and the unit(s) could not be safely tested. Operating A/C units below an average temperature of 65 degrees or heat pumps in the cooling mode below 65 degrees can damage the compressor, thus, the unit was not tested at time of inspection. Based on the age of the system and the inability to test, we recommend the air conditioner be serviced and evaluated by a licensed HVAC professional to confirm it is in operable condition.

Performing Intended Function **Filter System Unit 1 - See Comments Under Furnace**

GARAGE

Performing Intended Function **GARAGE - General Comment**

Performing Intended Function **Garage Type - 2 Car Attached**

Performing Intended Function **Garage Exterior Walls - Same as House**

Performing Intended Function **Garage Fascia\Soffit - Same as House**

Performing Intended Function **Garage Guttering - Aluminum**

Performing Intended Function **Garage Windows - Wood**

Performing Intended Function **Garage Roof Framing Style - Gable**

Performing Intended Function **Garage Electrical System - Underground, Switches, Overhead, Lighting, Grounded, Outlets**

Recommended Improvements **Auto Garage Door Lift Controls - Auto Opener**

The auto garage door opener would not operate during the inspection. We recommend the garage door opener be repaired/replaced as needed.

GARAGE

Performing Intended Function **Garage Interior Walls and Ceiling - Drywall\Plaster**

Performing Intended Function **Garage Floor - Concrete**

Items To Monitor/Safety Concerns **Interior Garage Door To House - Entry Height Improper**

A step down was noted from the house into the garage. Step downs could allow combustion gases from gas fired equipment or vehicles running in the garage to enter the home. Typically, a minimum 18 inch step down is recommended to help prevent noxious gases from automobiles and stored fluids from easily entering the house. Only a 6 inch step down was noted. Since the step down is minimal, we recommend not running any combustion type engines in the garage and not storing volatile liquids in the garage (gasoline). Combustion engines could produce and allow carbon monoxide to enter the house and volatile liquids could allow fumes to enter the house.

Performing Intended Function **Garage Exterior Doors - Overhead, Wood\Panel, Roll-Up**

ELECTRIC

Performing Intended Function **ELECTRICAL SYSTEM - General Comment**

Performing Intended Function **Main Electrical Service - Attached To House**

Performing Intended Function **Main Electrical Service Wire - Aluminum**

Performing Intended Function **Exterior Exposed Wiring - Lighting, Outlets**

Performing Intended Function **Overhead Clearance - Est. Feet, 12 Feet**

Performing Intended Function **Voltage Available - 110 / 220**

Performing Intended Function **Main Electrical Distribution Panel Accessibility - Typical**

Performing Intended Function **Main Electrical Distribution Panel Location - Basement**

Performing Intended Function **Main Electrical Disconnect - No Disconnect Present**

ELECTRIC

Performing Intended Function — **Main Panel - 100**

Immediate Concerns/Defects — **Sub Panel - 50**

The sub panel box has the ground and neutral wires connected at one neutral/bus bar. The National Electric Code (NEC) requires that the neutral and ground wires be kept apart so you "don't have objectionable (neutral) current flowing on metal objects, such as the equipment grounding conductor." In other words, neutral wiring carries current. Crossing the ground and neutral wiring downstream from the main panel box could possibly introduce neutral current into the grounding system. If the system is ground to something like a water pipe, it could possibly energize the associated plumbing system, creating a safety/shock hazard. This code has been in existence from at least 1956. We recommend repairs as needed by a licensed electrician to bring the sub panel boxes to code. As part of the repair, we recommend the main service be evaluated to confirm that the 100 amp service is adequate for the house.

Performing Intended Function — **Interior Wiring - Copper**

Performing Intended Function — **Type of House Wire - Romex**

Additional Limitations — **Grounding - Water Pipe, Driven Rod**

We could not confirm the presence of an 8 foot grounding rod during the inspection (we can not see under the ground surface and can not assume that if a ground rod is visible, it is driven the proper length underground). It is assumed that if a ground rod is present, it is driven the proper depth into the ground. Grounding rods help protect against major electric surges (such as lightning strikes) and the proper installation of a ground rod can only be confirmed by a licensed electrician.

Performing Intended Function — **Breakers in Use - 100 percent**

Performing Intended Function — **Sub Panel Cir. in Use - 100 percent**

Performing Intended Function — **Electrical Defaults - Main Panel, Sub Panel 1**

Performing Intended Function — **Electrical Duplex Receptacles - 3 Slotted, Adequate**

Items To Monitor/Safety Concerns — **Junction Boxes and Switches - Issues Noted**

Open junction boxes were noted in the basement which may represent an electric shock hazard. Recommend deenergizing the system and sealing the junction boxes. Work should be completed by a licensed electrician.

PLUMBING

Performing Intended Function — **PLUMBING - General Comment**

PLUMBING

Performing Intended Function **Water Source - Municipal**

Performing Intended Function **Municipal Main Supply Size - 3/4**

Performing Intended Function **Municipal Main Supply Type - Copper**

Home Maintenance/Utility Disconnects **Main Water Shut Off - Basement**

The main water shut off valve is located in the basement at the water meter. The valve, when turned clockwise, will shut down the water to the house.

Performing Intended Function **Main Gas Valve - Basement**

Performing Intended Function **Interior Visible Water Pipes - Copper**

Performing Intended Function **Waste System - Municipal**

Items To Monitor/Safety Concerns **Interior Waste/Vent Pipes - Cast Iron, Copper**

Copper and cast iron piping were noted within the waste lines. When two dissimilar metals come in contact with one another in the presence of an electrolyte (water), dielectric couplings are created and a galvanic reaction occurs. A dielectric coupling is a small (milli-volt) energy source much like a car battery. This small electric energy source fuels corrosion of the piping more rapidly than normal.

One solution to the problem is the installation of a dielectric union between the two metals, such as a brass nipple. The brass is supposed to break the dielectric coupling between the dissimilar metals. Problems with a dielectric union are that it breaks the grounding effect if a live wire comes into contact with a pipe. In addition, in many cases, the water running through the pipe has the power to conduct electrical energy across the dielectric barrier. For these reasons, a dielectric barrier is not recommended.

The second solution is total replacement with the same type of piping. This can be costly and is also not recommended unless advanced corrosion is noted.

The third solution is installation of a "Sacrificial Anode." The anode acts as a scapegoat and is destroyed by the forces that would otherwise destroy the piping. When the anode is depleted, it is simply unscrewed from the line and replaced with a new one. The average life expectancy of the anode is 5 to 10 years. Sacrificial anodes can be installed by licensed plumbers, are cost effective, and are recommended in this case.

W. HEATER NO. 1

Performing Intended Function **WATER HEATER No. 1 - General Comment**

W. HEATER NO. 1

Performing Intended Function **Water Heater 1 Mfg. - General Electric**

Model #: PG40T09AVF00
Serial #: GELN 0703H05554

Performing Intended Function **Water Heater 1 Approx. Age - 4**

Performing Intended Function **Water Heater 1 Size - 40**

Performing Intended Function **Water Heater No.1 Fuel - Gas**

Immediate Concerns/Defects **Water Heater No.1 Vent - Single Wall**

The hot water heater vent is disconnected which will blow combustion gas into the basement (high in carbon monoxide). We recommend immediately contacting the current owners and informing them of the hazard and having the vent pipe repaired and sealed at the chimney by a licensed plumber. In addition, when the water heater was last replaced, the original water heater vent hood was used. As part of the recommended repair, the old water heater vent hood should be removed and replaced with the vent hood designed for this water heater.

Performing Intended Function **Water Heater No.1 Gas Piping - Valve Present**

Performing Intended Function **Water Heater No.1 Cold Water Valve - Present**

Items To Monitor/Safety Concerns **Water Heater No.1 Temp. Pressure Relief Valve - Not present**

The overflow pipe (a safety device) for the temperature pressure relief valve (TPR) is missing or does not extend far enough for the water heater. The TPR pipe should be installed/extended to approximately 6" from the floor to avoid injury due to accidental discharge.

Performing Intended Function **Water Heater No.1 Exterior Jacket - OK**

LAUNDRY

Items To Monitor/Safety Concerns **LAUNDRY - General Comment**

Based on the age and condition of the washer, extended life should not be expected.

Recommended Improvements **System Inoperative - Other**

The washer control knob is broken and should be repaired/replaced by a certified appliance technician.

Performing Intended Function **Laundry Sink - Plastic**

LAUNDRY

Performing Intended Function **Laundry Sink Faucets - Tested**

Performing Intended Function **Laundry Sink Drain Trap - Chrome**

Performing Intended Function **Laundry Water Faucets - Standard**

Performing Intended Function **Washer Drains - Trapped Line**

Performing Intended Function **Dryer Vented - Wall**

Performing Intended Function **Laundry Energy Source - 220 Electric**

Recommended Improvements **Other Drainage - None**

The washer is resting directly on the floor. We suggest installing a containment pan under the washer to help protect against washer leakage.

Performing Intended Function **Laundry Outlets - Non GFCI**

FURNACE/AIR CONDITIONER NO. 1

Recommended Improvements **FURNACE/AIR CONDITIONER No. 1 - General Comment**

The heater appears to need cleaning and servicing. If the heater is not properly cleaned and maintained, the life expectancy may be reduced. We recommend the heating system be cleaned and serviced by a licensed HVAC professional. Upon occupancy, we recommend obtaining an annual service contract from either the local gas supplier or a licensed HVAC professional to help prolong the life of the heater.

Performing Intended Function **Forced Air System 1 Mfg. - Snyder General**

Model #: GUH125A016IN
Serial #: R913100109

Performing Intended Function **Forced Air System 1 BTU Input Per Hour - 125,000 +**

Items To Monitor/Safety Concerns **Forced Air System 1 Approx. Age - 15 plus**

The current furnace is on the back end of its life expectancy and extended life should not be expected. Monitor and upgrade as needed.

Performing Intended Function **Forced Air System No. 1 Location - Basement**

FURNACE/AIR CONDITIONER NO. 1

Items To Monitor/Safety Concerns

Forced Air System Energy Source - Gas, Other

The house is old enough that it could have been heated at one time by oil heat. As such, it is possible that the house once utilized and underground storage tank. We do not look for an underground storage tank as part of the home inspection. We recommend consulting the current homeowner regarding whether an underground tank was ever used at the property.

Performing Intended Function

Hot Air System - Direct Drive

Performing Intended Function

Heat Exchanger Flame Pattern - Pass

Performing Intended Function

Heat Exchanger Visual - Could Not See

Immediate Concerns/Defects

Distribution System Type - Up Flow

We measured the return air ducts throughout the house with an anemometer. Both returns located on the second floor had no recordable return air volume. The second floor return air will be critical for the air conditioner efficiency and cooling of the second floor. We recommend a follow up by a licensed HVAC professional to determine whether the ductwork can be rebalanced to restore volume where needed.

Recommended Improvements

Distribution System Material - Metal Duct

A - Several duct joints were noted in the basement that were not properly sealed. This will allow air to bleed from these areas effecting the overall air velocity. We recommend all visible duct joints be properly sealed.

B - New home owners should make is common practice to have the ducts cleaned upon occupancy of the home. Duct cleaning is a home maintenance item and should be completed every 5 to 7 years or as needed.

C - Uninsulated ductwork was noted in the basement. We recommend all visible ductwork be insulated to help reduce the chances of condensation forming on the outer shell and improve system efficiency.

Performing Intended Function

Thermostat - Programmable

Performing Intended Function

Vent System - Single Walled, PVC, Forced Air

Home Maintenance/Utility Disconnects

Filter System - Re Usable

The air filter installed is reusable and should be cleaned. Cleaning of the air filter is a routine maintenance item and should be performed every 1 to 3 months depending on use.

Recommended Improvements

Humidifier - Present, Needs Attention

The humidifier does not appear to have been serviced recently. Recommend servicing the unit as per manufacturers specifications. This can include changing the internal filter, washing/cleaning the holding dish, and disinfecting the internal workings of the unit.

Performing Intended Function

Additional Items Investigated - Carbon Monoxide Levels Checked Inside Home, Accessible Natural Gas Lines Checked For Leaks

BASEMENT

Additional Limitations

BASEMENT - General Comment

A -The home inspection typically does not include a termite/pest inspection. We recommend a full pest inspection by a licensed pest control company prior to settlement.

B - New Jersey, Delaware, and Pennsylvania all have documented cases of elevated radon levels. The Environmental Protection Agency (EPA) has determined that radon gas is a leading cause of lung related illness and recommends all homes be tested for radon to determine if a radon mitigation system is warranted.

Additional Limitations

Basement Type - Full Percent

JFM makes no guarantee or warrantee with regard to water infiltration of the basement. JFM may or may not observe signs of water penetration at the time of inspection. Certain signs of water infiltration may not have been evident during the inspection. You are advised as with any basement structure that there is a possibility of water infiltration with any rain storm, especially heavy soaking rains. Other factors affect water infiltration such as improper grading, changes to the grading as a result of landscaping or plantings, clogged gutters, rain soaked soils etc.

Performing Intended Function

Basement Access - Interior Stairs

Recommended Improvements

Basement Foundation Walls - Cement Block

The cause of basement moisture penetration is usually the result of a COMBINATION of deficiencies. Uncontrolled surface grade water and roof drainage water deposited next to the foundation are the leading causes. Some cracks and signs of water penetration were noted. In addition, it appears that dry lock has been applied to the walls which may also be an indication of previous moisture. Based on our observations, we recommend the following:

1 - Make sure grading outside is adequate and no excess water is penetrating the foundation. Improve water run-off by installing splash blocks where possible and extending gutter drain to a minimum of 6 feet away from the foundation.
2 - Install a dehumidifier to help keep air dry.
3 - Seal all cracks along the perimeter foundation areas of the house.

Performing Intended Function

Basement Floor - Cement, Carpet On Slab

Performing Intended Function

Basement Bridging - Wood

Performing Intended Function

Basement Structural Columns - Steel, Bearing Wall

Performing Intended Function

Basement Structural Beams - Wood

Performing Intended Function

Basement Ceiling Sub Floor - Tongue and Groove Wood

Performing Intended Function

Basement Ceiling Joist - 2X10X16 O.C.

Performing Intended Function

Basement Insulation - Box Header

BASEMENT

Additional Limitations

Basement Wall Finish - Partially Finished

The basement has been finished. Approximately 30% of the walls/floors are covered and a view of the foundation was limited. JFM reserves judgement on the condition of the foundation walls due to the limited view.

Performing Intended Function

Basement Drainage - None

Recommended Improvements

Basement Windows - Jalousie

The basement windows are older windows and do not insulate very well. Consider upgrading existing windows with vinyl replacement windows to provide better weather protection and improve the insulating factor of the house.

KITCHEN

Performing Intended Function

KITCHEN 1 - General Comment

Performing Intended Function

Kitchen 1 Walls - Drywall

Performing Intended Function

Kitchen 1 Ceiling - Drywall

Performing Intended Function

Kitchen 1 Floors - Ceramic Tile

Performing Intended Function

Kitchen 1 Doors Windows - Tested

Performing Intended Function

Kitchen 1 Cabinets - Custom Wood

Performing Intended Function

Kitchen 1 Sink - Stainless

Performing Intended Function

Kitchen 1 Sink Faucet - Hot and Cold

Immediate Concerns/Defects

Kitchen 1 Drain and Trap - Other

The kitchen sink drain is not equipped with a trap which could allow plumbing gases to back up into the kitchen. We recommend contacting a licensed plumber to properly install a trap in the drain line.

Performing Intended Function

Kitchen 1 Garbage Disposal - Continuous Feed

KITCHEN

Recommended Improvements **Kitchen 1 Dishwasher Mfg. - Whirlpool**

The dishwasher drain line is too long. The mix of different style piping within the drain line will lead to leakage. We recommend the drain line be replaced by a licensed plumber.

Items To Monitor/Safety Concerns **Kitchen 1 Dishwasher Approx. Age - Unknown**

Typical life expectancy for a dishwasher is 10 years. Monitor and replace as needed.

Performing Intended Function **Kitchen 1 Trash Compactor - None**

Performing Intended Function **Kitchen 1 Exhaust Fan Hood - Hood Ductless**

Performing Intended Function **Kitchen 1 Range Oven - Free Standing**

Performing Intended Function **Kitchen 1 Surface Cook top - Electrical**

Performing Intended Function **Kitchen 1 Wall Receptacles - Grounded, GFI Protected**

Performing Intended Function **Kitchen 1 Switches Fixtures - Fixed, Ceiling Fan Light**

HALF BATH

Performing Intended Function **HALF BATH - General Comment**

Performing Intended Function **Half Bath Location - 1st Floor Hall**

Performing Intended Function **Half Bath Doors and Windows - Door Lock**

Performing Intended Function **Half Bath Electric Switches and Fixtures - Wall**

Performing Intended Function **Half Bath Receptacles - None**

Performing Intended Function **Half Bath Walls and Ceilings - Drywall**

HALF BATH

Performing Intended Function **Half Bath Sink Faucets - Individual**

Performing Intended Function **Half Bath Sink Stopper - Push Pull**

Performing Intended Function **Half Bath Sink Basin - Cast Marble**

Performing Intended Function **Half Bath Sink Drain and Trap - Chrome**

Performing Intended Function **Toilet Bowl and Tank - 2 Piece**

Recommended Improvements **Toilet Operation - Flushes, Drains, Refills**

The half bath toilet continues to fill periodically after the tank is filled. We recommend adjustments to the toilet where needed.

Performing Intended Function **Half Bath Ventilation - Window**

Performing Intended Function **Half Bath Floor - Vinyl**

Performing Intended Function **Number of Half Baths - 1**

BATH1

Performing Intended Function **BATHROOM 1 - General Comment**

Performing Intended Function **Bath 1 Location - 2nd Floor Hall**

Performing Intended Function **Bathroom Doors, Windows - Door Lock**

Performing Intended Function **Bathroom Electric Switches and Fixtures - Wall**

Performing Intended Function **Bathroom Receptacles - Grounded, GFCI**

BATH1

Performing Intended Function **Bathroom Walls and Ceilings - Drywall**

Performing Intended Function **Bathroom Sink Faucets - Individual**

Performing Intended Function **Bathroom Sink Stopper - Push Pull**

Performing Intended Function **Bathroom Sink Basin - Porcelain**

Recommended Improvements **Bathroom Sink Drain and Trap - Chrome**

Lime deposits and some corrosion were noted on the trap in the second floor hall bath. Corrosion and lime deposits are typically due to small, infrequent leaks. We recommend replacing the trap to avoid failure as a result of corrosion.

Recommended Improvements **Toilet Bowl and Tank - 2 Piece**

The second floor bath toilet is loose at the base which could lead to leaks and premature wear on the wax ring. Recommend replacing the wax ring and tightening the base to prevent future leaks. Make sure not to overtighten as this could crack the base.

Performing Intended Function **Toilet Operation - Flushes, Drains, Refills**

Performing Intended Function **Bathtub Faucets - Individual**

Performing Intended Function **Bathtub Stopper - Rubber Stopper**

Performing Intended Function **Seal Around Tub and/or Shower - Caulk**

Performing Intended Function **Bathroom Ventilation - Electric Fan Attic/Indoors**

Performing Intended Function **Bathroom Floor - Ceramic**

Performing Intended Function **Bath Showerhead - Standard**

Performing Intended Function **Shower/Tub Wall Encl. - Ceramic**

BATH1

Performing Intended Function	**Shower Drain - Tub**
Performing Intended Function	**Shower Faucets - Tub**
Performing Intended Function	**Bathroom Extras - None**

BATH2

Performing Intended Function	**BATHROOM 2 - General Comment**
Performing Intended Function	**Bath 2 Location - Master Bedroom**
Performing Intended Function	**Bathroom 2 Doors, Windows - Door Lock**
Performing Intended Function	**Bathroom 2 Electric Switches and Fixtures - Wall**
Performing Intended Function	**Bathroom 2 Receptacles - Grounded, GFCI**
Performing Intended Function	**Bathroom 2 Walls and Ceilings - Drywall**
Performing Intended Function	**Bathroom 2 Sink Faucets - Individual**
Performing Intended Function	**Bathroom 2 Sink Stopper - Push Pull**
Performing Intended Function	**Bathroom 2 Sink Basin - Porcelain**
Performing Intended Function	**Bathroom 2 Sink Drain and Trap - Chrome**
Performing Intended Function	**Bath 2 Toilet Bowl and Tank - 2 Piece**

BATH2

Performing Intended Function **Bath 2 Toilet Operation - Flushes, Drains, Refills**

Recommended Improvements **Bath 2 Seal Around Tub/Shower - Caulk**

The caulk seal around the base of the tile in the master shower is worn in spots and should be reapplied.

Recommended Improvements **Bathroom 2 Ventilation - Window**

The master bathroom is ventilated via a window. Use of a window for ventilation is common during warmer weather, but, when weather conditions do not permit (middle of Winter), there is no supplementary ventilation. We recommend upgrading the bathroom ventilation by installing a ceiling mounted exhaust fan. Make sure to vent the fan out of the house.

Performing Intended Function **Bathroom 2 Floor - Ceramic**

Performing Intended Function **Bath 2 Showerhead - Standard**

Performing Intended Function **Bath 2 Shower/Tub Wall Encl. - Ceramic**

Performing Intended Function **Bath 2 Shower Drain - Floor Drain Stall**

Performing Intended Function **Bath 2 Shower Faucets - Individual**

Performing Intended Function **Bathroom 2 Extras - None**

MAIN ATTIC

Performing Intended Function **MAIN ATTIC - General Comment**

Performing Intended Function **Attic Accessibility - Accessibility Adequate**

Performing Intended Function **Attic Entry Access - Hatch**

Performing Intended Function **Attic Access Location - Closet, Bedroom**

MAIN ATTIC

Performing Intended Function **Attic Structural Framing Type - Conventional**

Performing Intended Function **Attic Structural Framing Spacing - 16 inches on Center**

Performing Intended Function **Attic Sheathing - Planks**

Performing Intended Function **Attic Floor Insulation - Fiberglass, Rockwool, Blown, Roll**

Performing Intended Function **Attic Insulation Thickness - 8 inches, 10 inches**

Performing Intended Function **Attic Ventilation - Gable End, Power Roof Fan, Soffit**

Performing Intended Function **Attic Wiring - Covered with Insulation**

Performing Intended Function **Attic Vent Pipes - Vented Outside**

Items To Monitor/Safety Concerns **Attic Exhaust - Terminates in Attic**

The bathroom ceiling exhaust fan(s) terminate in the attic. This could cause condensation and moisture problems in the attic, eventually leading to possible mold issues. Recommend extending the exhaust to the soffit vent or directly out the roof.

Performing Intended Function **Attic Chimney - Not Visible**

Performing Intended Function **Attic Receptacles/Switches - No issues**

INTERIOR

Items To Monitor/Safety Concerns

INTERIOR ROOMS - General Comment

A - In homes constructed prior to 1978, it was common to use lead-based paint (LBP). LBP poses the greatest problem to children between the ages of 6 months and 5 years, and to a lesser degree to adults. Lead dust can be easily created from any friction surface such as door jambs and windows. To minimize exposure to lead paint/dust, the following improvements/housekeeping should be followed:

1). Clean up dust before children can ingest it. Scrub floors and window sills with water and detergent. Rinse out mop or rag in separate bucket and change the water frequently.
2). Cover the old paint so that it is no longer exposed. A coat of lead-free paint or covering the old paint with wallpaper, paneling, or drywall may be suffice.
3). Remove or replace old doors, windows, baseboards and other trim. Take care not to disturb the paint when removing.
4). If you are going to remove or strip the LBP, have a professional do the work in accordance with strict safety precautions.

For additional information on lead based paint, visit the Department of Housing and Urban Development on the web at http://www.hud.gov/offices/lead or the Environmental Protection Agency (EPA) at http://www.epa.gov/opptintr/lead.

B - The house still had stored items at the time of the inspection. As such, furniture and general household appliances and fixtures were in place limiting some visual areas within the home. Many times, through the course of moving (both moving in and moving out of the house), fixtures, walls, ceilings, appliances, plumbing/gas/oil lines, and any other reachable area within the home can be inadvertently damaged. JFM can not guarantee the house will be in the same condition the day you move in as it was the day we inspected it. As such, to further protect your investment, we suggest performing your own visual inspection during the final walk through to look for damage that may have occurred as a result of moving activities. If noted, we recommend making mention of the areas to determine how the areas were damaged and repairing as needed.

Items To Monitor/Safety Concerns

Interior Rooms - Living Room, Family Room, Dining Room, Bedrooms

The following items were noted which could pose problematic for allergy sufferers:

1 - Check if previous owners ever had a pet. Pet hair can be an issue as it is often difficult to completely remove. Carpets should be steam cleaned prior to occupancy.
2 - Carpets can hold allergens. Consider having more of the carpeting removed and replaced with hard wood flooring.
3 - Inquire into upgrading the current heater filter with a HEPA filter. Upgrading to an electric filter is also an option.
4 - Utilize home air cleaners to cycle the ambient air and clean during off-hours.
5 - Limit outdoor exposure when pollen counts are highest; between 5:00 am and 10:00 am. Keep your windows closed as much as possible during pollen season and stay in an air-conditioned home and workplace.
6 - Mow grass before it grows tall, so it doesn't produce seedheads and pollen and remove weeds from your yard before they have a chance to pollinate.
7 - Encase pillows in zippered allergen impermeable covers or wash every two weeks in hot water (130 degrees). Encase mattress and box spring in zippered allergy mattress covers and wash all blankets, sheets, pillowcases, and mattress pads in hot water (about one hundred and thirty degrees) every two weeks.
8 - Control the humidity in your home. Maintain/clean humidifiers and air conditioners regularly. Have ducts cleaned regularly as needed.
9 - Use an exhaust fan or open a window after bathing and wash shower curtains, bathroom tiles, and grout regularly.
10 - Minimize fabric surfaces, such as carpets and rugs. Carpets act as a continuous collector for house dust mites. If possible, remove wall-to-wall carpeting. Replace with hardwood floors or tile.

Performing Intended Function

Number of Bedrooms - 4

Recommended Improvements

Interior Walls - Dry Wall

Common cracks were noted throughout several areas of sheetrock located throughout the house (mainly drywall tape areas and nail pops). Repair as needed. This will be an ongoing maintenance item.

Performing Intended Function

Interior Ceilings - Dry Wall

INTERIOR

Performing Intended Function

Interior Floors - Vinyl, Wood, Carpet, Tile

Performing Intended Function

Interior Switches - Tested

Items To Monitor/Safety Concerns

Interior Outlets - Three Prong Grounded, Other

1 - The outlet located against the left wall upon entering the rear right bedroom (right if looking at the front of the house) and one of the outlets located at the front wall of the Living Room exhibit an open ground and should be repaired by a licensed electrician.
2 - The outlet located at the front facing wall in the master bedroom (near the door to the bath), the outlet located flush to the floor to the left of the fireplace, and one of the outlets located at the front wall of the Living Room exhibit a hot/neutral reverse and should be repaired by a licensed electrician

Performing Intended Function

Interior Cabinets and Shelving - Heavy Storage

Access limited by heavy storage.

Recommended Improvements

Interior Fire Place 1 - Wood Burning

A wood burning fireplace was noted. Due to the limitations of the home inspection and the inability to see the full condition of the flue, we recommend the fireplace be certified for use by a certified chimney sweep prior to use. As part of the Level II Inspection, deteriorated brick grout located in the fire box should be repaired.

Performing Intended Function

Interior Doors - Doors Close Properly

Performing Intended Function

Closets - Doors in Place

Items To Monitor/Safety Concerns

Smoke Detectors - Other

Confirm that smoke detectors and fire extinguisher(s) have been installed per local code requirements. Smoke detectors should be installed centrally on ceiling areas or as per manufacturers instructions. Fire extinguishers typically need to be mounted within 5 feet of the floor and within 10 feet of the kitchen. See the required Certificate of Occupancy Inspection for more details.

Items To Monitor/Safety Concerns

Carbon Monoxide Detector - Other

Confirm that a working carbon monoxide detector will be present outside the bedrooms upon occupancy. Avoid the plug-in carbon monoxide detectors as they typically are installed too low to the ground. Carbon monoxide gas is lighter than air and will accumulate in higher areas before reaching the ground surface. This means that by the time the carbon monoxide detector senses the gas, the levels may be at dangerous levels. We recommend replacing the current carbon monoxide detector with one that mounts on the ceiling or high on the wall.

Performing Intended Function

Stairways - With Hand Railings

INTERIOR

Recommended Improvements

Ceiling Fan - Sample Number Tests

A - Ceiling fans are present in the house. To best utilize ceiling fans in conjunction with your HVAC system, ceiling fans should rotate clockwise in the winter time and counterclockwise in the summer.

B - Several ceiling fans were noted in use. Ceiling fans require a certain weight support for the bracing upon which they are anchored. The bracing to the ceiling fans was not readily accessible and was not inspected and, as such, no judgement can be made regarding their support. If the fans appear to be rotating excessively or if cracks are noted at the ceiling areas surrounding the fans, have the supports further evaluated and resupported if needed.

Items To Monitor/Safety Concerns

Windows - Sample Number Operated

The windows in general are old and are not good insulating windows. Some windows have non-operable sashes, allowing the top window to fall when the windows are unlocked. Others are exhibiting cracked caulking and window glazing. We recommend repairs as needed. Consider upgrading the windows to a newer vinyl replacement window. New windows are more energy efficient and will provide better protection during the summer and winter months.