

CONFIDENTIAL REPORT

Name of Buyers: Charles Smith
1204 Center Ave.
Center City, NJ 07755

Inspected Property: 41 Anyplace St.
Centerville, NJ
Frame Townhouse Unit

Inspector: Ronald Testa

Date of Inspection: Anytime, 2014

INTRODUCTION

Per your request this company performed a visual inspection of the major structural, electrical and mechanical components of the interior of the dwelling unit referenced above. It was performed consistent with the terms and conditions of the attached Agreement for Inspection Services. Please note that this examination is of a limited time and scope and is not intended to address potential health impacts from water, air and soil borne contaminants nor the presence of potentially harmful substances, with the exception of radon from the soil and carbon monoxide from tested appliances.

Carefully read all items in the following report and call us should you have any questions. Note that we have included a history of the property and service record which you should discuss with the current owner, if possible. Note that any further evaluations recommended in this report should be performed prior to your closing on the property.

All locations in the house reference the perspective of looking at the front of the dwelling (main entrance side) from the driveway. Note that work has been performed on the dwelling since its initial construction, including replacement of the heating system, opening of the wall between the kitchen and the living/dining area, and renovation of the kitchen and bathrooms. We recommend that you check to determine if all required permits and approvals were properly obtained by the current owner for this and any other work where permitting was required and that all final approvals were obtained.

We recommend that you fully review the provisions of the complex's association regulations to be sure that you understand the precise components of the dwelling and property that you are responsible for and those common areas that are the responsibility of the association.

As stated in the attached Agreement for Home Inspection Service, our review is limited to major internal components and electromechanical systems. Although comments may be made on other items or components, they are not part of the inspection.

DESCRIPTION OF DWELLING UNIT

The wood frame dwelling was constructed approximately 30 years ago. It is a two level town house unit with two bedrooms and two full and one half bathrooms. The building is built over a crawl space type foundation.

MAINTENANCE/OVERALL STRUCTURAL CONCLUSIONS

The following comments are provided to summarize the overall structural condition of the building and level of maintenance that it has received. Specific information pertinent to all components should be reviewed in the succeeding pages. In general, the dwelling interior components have received average maintenance and upkeep. As determinable by a limited inspection of the major visible interior dwelling components, no major structural defects were observed.

The dwelling unit has experienced movement as it has settled, as evidenced by cracking and nail pops on interior walls and ceilings. The degree of settlement is within acceptable tolerances as determinable at the time of the inspection, with the exception of that previously noted at the basement wall.

SELECT PHOTOS

Presented are a few pictures to highlight some of the items described in the report. These do not identify many of the findings of the inspection and may not identify the more significant items.



Figure 1

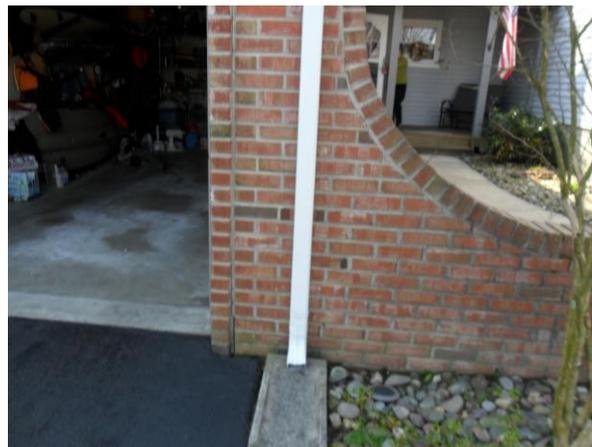


Figure 2



Figure 3

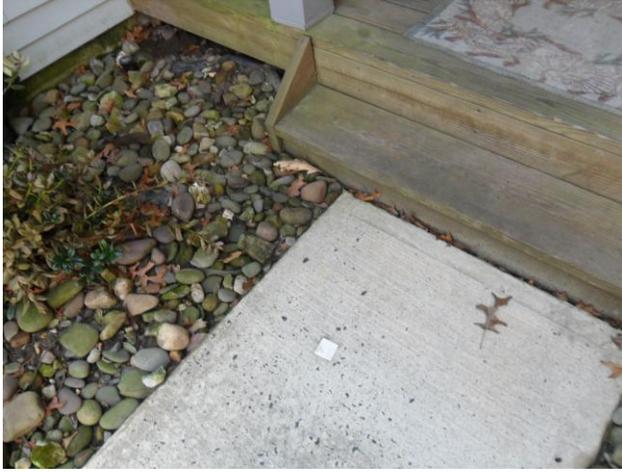


Figure 4



Figure 5



Figure 6



Figure 7

EXTERIOR

Information on exterior and other common space components is provided for your information. These items are not included as part of the inspection. You should consult with the homeowners' association on any questions or concerns.

ROOF

The roof of the dwelling was examined by mounting with a ladder. The asphalt shingle roofing appears to have been replaced, likely approximately 15+ years ago. Check with the association on specifics. The shingles are showing signs of wear and aging with a few cracked shingle tabs. Moss growth was observed at the front above the entry area. This can accelerate shingle wear. Removal may not be practical. The skylights are wearing and older, with the application of sealant observed in areas. This may indicate a past leaking condition and is a temporary type repair. Note that skylights are prone to leakage. We did not observe signs of leakage at the time of the inspection, but recommend that the roofing and skylights be monitored for any leakage and action be taken to correct, as needed.

The flashings and roofing should be checked and repaired, as needed, to prevent water entry. Flashings at all roof joints/ penetrations, including rubber collars at plumbing vent stacks, should be checked periodically and resealed to reduce chances of leakage.

SIDING

Aluminum and brick siding was noted. The brick siding has settled excessively with gaps in brickwork in areas including above and between this and adjacent unit garage doors (Fig 1) and to the right side of the garage door opening (Fig 2). Also, at the siding extension and stanchion brickwork is loose (Fig 3). Have a licensed professional that specializes in the functional area perform repairs.

Any siding joints/openings should be sealed to prevent water seepage. Periodic cleaning of aluminum siding is suggested. Keep shrubs trimmed back away from siding.

TRIM/FACIA/SOFFITS/EAVES

Aluminum soffits, rake, fascia and other trim were noted. The interior condition of aluminum covered components is not visible. For improved ventilation in the attic area, we recommend installation of soffit vents, where feasible, to assist in attic air circulation.

FLUE

One metal flue is present for the furnace and hot water heater. Some of the components are rusting. Replace affected components where needed. We recommend that flues be periodically checked and repaired, if needed, by a licensed professional that specializes in the functional area.

GUTTERS/DOWNSPOUTS

Aluminum gutters and downspouts were noted. Gutters should be cleared, as required, to prevent overflowing which can cause damage to building components. Gutter joints should be sealed, as required, to correct any water leakage. A long extension is installed at the rear of the dwelling unit. This may have been installed to help reduce the likelihood of water entering the crawl space. Check with the current owner.

WINDOWS, DOORS AND SCREENS

Screens have been installed on most window units. Double glazed glass units are present at most windows. A broken seal was noted at the window located at the rear, closest to the sliding door and upper sash unit. Repair.

Screen/storm doors have been installed at the front and rear entrances. The sliding door screen at the rear operates with difficulty. Lubricate/repair.

Note that this inspection does not include a determination for the presence of safety glass where, required.

FOUNDATION

The building is built on a block type foundation. Settlement cracks visible on the exterior are within normal tolerances as determinable at the time of the inspection.

DECK

The wood frame deck at the rear is marginal (less than satisfactory) overall condition. Decking and framing are splitting, weathering and wearing due to age. Some decay was noted in areas, including at the railings. Railings are loose in areas. Repair, for safety. Railings at the stairs are not usable as the railings are too wide. Correct. Nails are popping in some areas, including at the risers and treads at the stairs. Repair and check to determine if all treads are adequately secured. Note that the deck is not built to the standards applicable today. We did not evacuate the adequacy of connections.

Water damage was observed at wall sheathing below the deck likely due to inadequate flashing installed at the deck/house interface. Repair. Note that we could not observe the vast majority of sheathing due to the deck members and siding. We recommend that siding be removed in the area to determine the full extent of sheathing/framing damage.

Baluster spacing at the railing is excessive for the safety of children. Correct, for safety.

STEPS/PORCH

The wood step at the front is in marginal overall condition. The side stringer members are loose. Riser height varies excessively, creating a tripping hazard. Repair. (Fig 4). The wood porch area, largely exposed to the weather, is weathering and wearing.

DRAINAGE/GRADING

Overall property grading appeared to be adequate; however, we noted signs of soil erosion at the rear of the dwelling unit and at areas under the deck. We recommend that action be taken to control erosion, including regarding of eroded areas.

WALKS/DRIVEWAY

The concrete walks appeared to have settled moderately. Note that a plumbing clean out cover has been embedded in the concrete of the front walk (Fig 4). We recommend that access be recreated such that access to the clean out can be obtained in the event of a clog.

The asphalt driveway has settled, created tripping hazards at the walk (Fig. 5) and where the driveway meets the curb area. Correct, for pedestrian safety. A temporary type repair in the form of a covering membrane type material has been applied near the driveway (Fig 5). This is a temporary type repair and may loosen in time. Improve, as needed. The periodic application of a sealant may help extend the service life of the driveway. The ties at the driveway perimeter are decaying. Replacement of decayed/damaged components is suggested. Note that wood ties are slippery when wet. Consider use of a masonry type border and removal of the border.

WALLS

Wood tie retaining walls have been installed between this and the adjacent property located to the right. The ties are decaying. Replacement of decayed/damaged components is suggested. Note that wood ties are slippery when wet. Consider use of a masonry type wall.

ADDITIONAL COMMENTS

Lawn sprinkler heads were observed. Check with the current owner and/or the association on their operation.

A small concrete block patio is installed at the rear near the air conditioning unit. It presents tripping risks due to its design. We recommend either removing or replacing with a flat patio without rising sections that create tripping risks.

INTERIOR

WALLS/CEILINGS

The walls and ceilings are in satisfactory overall condition. Settlement cracks and nail pops noted on walls and ceilings are within normal tolerances, as determinable at the time of the inspection. Note that some wall areas were not visible for inspection due to tile installation.

FLOORS

Carpeting or floor covering has been installed in all rooms. The condition of floor surfaces cannot be identified in these areas. Floors are in satisfactory overall structural condition. Moderate springiness was noted in floors. The stairs to the upper level is in satisfactory overall condition.

DOORS/WINDOWS

Those windows evaluated in a spot check are in fair (somewhat less than satisfactory) overall operational condition. At the first floor, the lower sash of the window located closest to the sliding door binds and cannot be easily opened. Repair. We recommend that all windows be checked for proper operation.

Those doors evaluated in a spot check are in fair overall operational condition. The sliding door unit at the rear bows and bends when operating and moves with difficulty. Repair. Consider upgrading to a more rigid door unit as required/desired. Some doors do not latch due to settlement, including at the coat closet and master bedroom bathroom. Correct.

ATTIC

The attic is entered through a scuttle in the master bedroom closet. Truss construction was noted. Some attic areas were not viewed due to inadequate clearance or lack of access. No significant major structural deficiencies were observed.

For safety, correct the pitch of the flue from the hot water heater such that it pitches down toward the hot water heater. For safety, move insulation away from sources of heat including flues and recessed light fixtures not designed for insulation contact.

INSULATION/ATTIC VENTILATION

An estimated 9 inches (R-30) of fiberglass insulation is installed in the attic floor. Wall insulation was not observable. Dwellings of this age were normally built with wall insulation.

Move insulation away from soffit/eave areas to help prevent the formation of ice dams. Natural attic ventilation is minimal and should be improved by obtaining exterior air entry at soffit/eave areas. The power attic ventilator, operational during hot weather only, could not be tested as it is controlled by an automatic thermostat.

KITCHEN/APPLIANCES

Kitchen plumbing is in satisfactory overall condition. Water pressure is functionally adequate. Drainage is functionally adequate.

The gas oven/range, estimated to be 7 years old, is in satisfactory overall condition, except as noted. The left, front burner did not ignite. The current owner indicated that this was to be repaired. Check during your pre-closing walk-thru inspection. Install an anti-tipping bracket at the range/oven, for safety, particularly for children. Carbon monoxide emission in the bake function was within the normal range at the time of the inspection.

The dishwasher, estimated to be 7 years old is in satisfactory overall condition, except as noted. It is not properly mounted/strapped at the top. Install the proper mounting strap. Note that this may be difficult in that the strap normally is installed prior to placement of the counter top. The microwave oven, estimated to be 2 years old, is in satisfactory overall condition, except as noted. The light was not working. Check to determine if the bulb is burned out or other anomaly exists. Note that it provides an interior recirculating vent for the range. Maintain its filters.

The refrigerator was operational with temperatures within the normal range at the time of the inspection, except as noted. Its freezer section was set somewhat below the normal range. Adjust.

Upgrade all electric receptacles at the counter top to ground fault circuit interrupter (GFCI) type for electrical safety. The electrical receptacle under the dining area counter presents a safety hazard due to the likely presence of feet/legs impacting any wires in the area. We recommend removal of the receptacle.

The clothes washer and electric dryer are older units. The dryer door is cracked, however, the unit was operational. We did not check the washer due to its design. Due to the location of the washer, we recommend installation of safety pan under the washer to convey any leakage to the outside of the house. Ensure use of proper vent line material connecting the dryer to the interior wall vent line. Close the water valves for the washer when it is not in use. Consider upgrading shut off valves to a type more convenient for routine usage. Check and clean the dryer vent line prior to your use and periodically thereafter. Check to determine if proper dryer vent line type is utilized.

Thermostatic controls, appliance accessories and/or all operating cycles are not evaluated as part of this inspection.

BATHROOMS

Two full and one half bathrooms were inspected. The bathrooms were observed, as follows:

Half bathroom: sink and toilet;

Master bedroom bathroom: sink, toilet and shower.

Hall bathroom: sink, toilet and bathtub.

Plumbing, enclosures and fixtures are in satisfactory overall condition. Water pressure is functionally adequate with the spot check of three fixtures operating in the master bedroom bathroom. Drainage is functionally adequate. Check to determine if all bathroom vents discharge to the exterior.

Add caulk or grout as needed to ensure water tightness at all bathrooms, where needed.

CRAWL SPACE

May areas of the crawl space were not visible due to storage of items. Most framing areas were not visible due to installation of insulation. The insulation, where installed, is not placed properly. The vapor barrier should be up toward the living space. In its current installation, moisture may collect above the vapor barrier in the insulation. Correct.

Where minimally visible, floor joists are in satisfactory overall condition. Where visible, the girder is in satisfactory condition, except as noted. Where wood members are supported by masonry components, a metal plate is normally present to help prevent moisture travel from the masonry to the wood material. We recommend installing, as feasible. The wood framing and floor sheathing has been painted white (Fig. 6) This was likely performed to help control mold growth on the wood components and is a likely sign that elevated moisture exists in the crawl space. Check with the association and current owner on specifics. We also recommend that you consider having a mold evaluation due to the painting and signs of possible mold growth in areas including on the rear wall area (Fig 6).

The block walls are in satisfactory overall condition, where visible. The concrete cap at the floor is in satisfactory overall condition, where visible.

WATER PENETRATION

The crawl space was damp at the time of the inspection. Signs of past water penetration were indicated by water marks at the walls and floor in many areas (Figs 7). The current owner indicated that he has not experienced prior water entry into the crawl space. As also shown in Figure 7, the perimeter section at all sides have been broken away, likely to help reduce water collection in the crawl space. It appears that the idea is for water to drain into the soil at the perimeter. Note that this action is not to the standards of the trade. Normally, a perimeter drain system below floor level is installed, covered with concrete and system drained to a sump pit with pump. We recommend that you have a licensed professional that specializes in the functional area perform a full evaluation to determine full corrective action.

Note that the degree of future water penetration is not determinable by this inspection. Based upon our observations, additional water control measures, such as installation of a perimeter drain to collect water entering should be considered. We recommend that you have a licensed professional that specializes in the functional area perform a full evaluation for a determination of water control measures required.

Signs of likely mold growth were noted, including at crawl space walls and floor areas. We recommend testing and implementing measures to remove and control mold growth. Consult with a licensed professional that specializes in the functional area.

GARAGE

The garage was cluttered with storage. Many floor, ceiling and wall areas were not visible for inspection. As determinable by a limited inspection of the major visible components, no major deficiencies in the structural components of the one car capacity garage was noted. The concrete floor has settled moderately. The electric overhead door opener was operational. However, its safety reversing beam is defeated as the sensors are located above the door. Properly relocate to near the floor, for safety. Check door opener safety reversal mechanisms periodically.

No fire stop seal was observable at the door leading to the house. Check for proper fire stop rated door. The one electric receptacle observed near the refrigerator is not a GFCI type. Upgrade for required for garage usage and install missing cover plate. Note that refrigerators may not operate properly in garages due to garage temperatures. We did not evaluate this refrigerator as part of the inspection. Note that refrigerators may cause tripping of GFCI receptacles with resultant loss of food in the refrigerator/freezer.

OTHER COMMENTS

Obtain all instruction booklets and warranties for all appliances from the current owner, if possible.

SYSTEMS

ELECTRICAL

An estimated 100 ampere 120/240 volt service supplies electricity to the dwelling unit. The circuit breaker panel box, rated at 100 amperes, is located in the garage. There are an estimated 12 120 volt circuits and one 240 volt circuits off the panel box. Copper wire is used for all household circuits. Aluminum wire is used for the service entry cable. This is acceptable if proper procedures are utilized. One 120 volt breaker may not be of the same brand as the panel. Have this checked by a licensed professional that specializes in the functional area. Trace all circuits on the panel door if all are not currently identified.

Ground fault circuit interrupter (GFCI) receptacles were noted in areas. Their operation should be tested monthly. GFCI receptacles are recommended for bathroom, exterior, crawl space areas, and certain kitchen applications in this dwelling unit. Install where not present in these areas. Those receptacles evaluated in a spot check did not display wiring configuration faults. Note that many switches, receptacles and other electrical devices were not evaluated in our spot check. Those ceiling fans evaluated in a spot check were operational. Check to determine if fans are properly secured at the ceiling.

Note that due to the age of the building, many electrical devices are not up to current standards, including lack of tamper resistant receptacles and lack of arc fault breakers. Consider upgrading, for occupant safety

The electrical system is in satisfactory overall condition with completion of the items noted in this and other sections of this report by a licensed professional that specializes in the functional area.

FURNACE

A Gibson gas fired forced hot air furnace and located in the basement with estimated 86,000 BTU/hr. input was inspected. The unit, estimated to be 7 - 10 years old, is in satisfactory overall condition. The expected economic service life of this type of unit is 15- 20 years. We recommend that you have the system checked and serviced prior to your use by a licensed professional that specializes in the functional area.

Air flow is low at registers at the second floor. Have this condition fully evaluated by a licensed professional that specializes in the functional area for a determination of corrective actions.

ADDITIONAL HEATING SYSTEM COMMENTS

The unit could not be fully evaluated due to lack of access and/or full visibility of interior components, including the heat exchanger. We recommend that all furnaces be serviced annually by a licensed professional that specializes in the functional area. Carbon monoxide emission from the furnace could not be checked due to system design. Replace the filter at a frequency recommended by manufacturers.

AIR CONDITIONING

A York air conditioning system with capacity not determinable due to faded identification plate and estimated to be up to 30 years old was not providing cooling although the system appeared to be on. Therefore, it is rated in poor (non-functional) overall condition. Due to its age and design, repair is likely not feasible. The typical expected economic life of the compressor in these units is 12 - 15 years. Have a licensed professional that specializes in the functional area perform a full evaluation of the air conditioning system, including the low air flow noted at the second floor for a determination of all corrective actions required.

Air flow is low at registers at the second floor. Note that low air flow will likely be most noticeable during the cooling season. Also, registers low on the floor also works against air conditioning adequacy. Have the low air flow condition fully evaluated by a licensed professional that specializes in the functional area for a determination of corrective actions.

Note that this may be a R22 Freon system. Newer systems largely use the newer R410A Freon. Its availability may become limited.

HOT WATER

An estimated 40 gallon GE gas hot water heater was inspected. The unit, estimated to be 13 years old is in marginal overall condition due to its age and conditions observed, including rust observed in its combustion chamber and discoloration at the outer jacket near the access port likely to flame roll out. We recommend replacement of the unit now, prior to its failure, as typical failure mode is cracking of the tank with extensive water entry into the area. The expected economic life of this type of unit is typically 6 - 8 years.

Pressure relief valve function is not evaluated during this inspection. We recommend that it be checked periodically. We recommend keeping the hot water heater at a warm setting, for safety. Carbon monoxide emission from the hot water heater was within the normal range at the time of the inspection.

Consider installing a safety pan under the hot water heater to convey any leakage to the outside of the house, as feasible, due to finished basement which could be damaged by water leakage.

It appears that a gas hot water heater was installed after an electric hot water heater was present. Check to determine adequacy of the flue system.

PLUMBING SUMMARY

The copper water supply pipes are in satisfactory overall condition, where minimally visible. The plastic drain pipes are in satisfactory overall condition, where minimally visible. Water pressure and drainage are functionally adequate. We did not determine the location of the main water shut off. It is likely located in the crawl space. Locate and confirm its presence.

The interior plumbing system is in satisfactory overall condition.

OTHER COMMENTS

Some recessed lights are not working or are not working properly, including the recessed light located at the front, left corner area of the living room area. Check and correct.

Smoke alarms, carbon monoxide detectors and fire extinguisher presence are not tested as part of this inspection. Their adequate placement should be evaluated and the units checked, periodically.

All ages noted in the report are estimates. Manufacturers of particular items should be contacted for confirmation, if desired.

Telephone and television wiring were not evaluated in this inspection.

Ronald Testa, President
TRUE-CHEK Home Inspection Svc, Inc.
NJ Licensed Inspector No. GI-220

OWNER INQUIRY

Notes: "None" or "N/A" (Not applicable) indicated where appropriate. All answers are as reported by the current owner. Comments provided may not be addressed in this report.

1. Owner (tenant) name: Michael Kuehne
2. Age of dwelling: 30 yrs.
3. Length of your occupancy: 5 yrs.
4. Age of main roof: Appx. 15 yrs.
5. Problems or repair of main roof: No
6. Age of flat or low pitched roofs: N/A
7. Problems or repair of low pitched roofs: N/A
8. Type of heat: Gas forced hot air.
9. Age of heating unit(s): 7 years
10. Any problem/repair of unit(s)? No
11. Are any rooms not supplied with heat?: No
12. If oil heat, location of tank: N/A
13. Age of central air conditioning: Original Compressor: Original
14. Any problems/repair of unit: No
15. How frequently have the units (AC and heat) been serviced? Heat serviced this heating season; AC serviced two seasons ago.
16. Number of window or built-in units: None
17. Type of hot water heater: Gas Age: 15 yrs.
18. Any problems/repair of unit? No
19. Any problems with electrical system (e.g., flickering lights, tripping breakers)? No
20. Has the electrical system been modified? No
21. Is aluminum wiring used in the dwelling? No
22. Public water? Yes If private, Depth of well? Ages? Pump: Tank: Well:
Any problems (e.g., pressure, quality, quantity)? Has the water been tested?
23. Public sewage? Yes If private, type When tank last pumped?
Any problems with system (e.g., odor, breakthrough, sluggish drains)?
24. Number of full baths: Two Number of half baths: One
25. Are all plumbing and fixtures working properly? Yes Any leaks? No
26. Have you made any structural changes or repairs on the structure? Opening created between kitchen and dining/living areas. All permits and approvals were obtained.
27. Has there been any history of presence of wood-destroying insects? No. The association takes care of this matter.
28. Has a radon analysis ever been performed? Yes Results? Negative
29. Are you aware of any flooding or high water table problems? No
30. Any water seepage into the basement/crawlspace/etc.? No
31. Any fireplaces/wood stoves? No
32. Age of kitchen appliances? Range/oven: 7 yrs. Dishwasher: 7 yrs. Refrigerator: 7yrs.
Microwave: 2 yrs. (Ages are approximate)
Washing machine: 10 yrs. Dryer (type): Gas 10 yrs.
33. Any blown in wall insulation (urea formaldehyde type)?
34. OTHER COMMENTS: Kitchen remodeled appx. 5 years ago.