

## **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 were unable to include a history of the property and service record due to the absence of the current owner but have included a blank form which you should discuss with the current owner, if possible. Note that any further evaluations recommended in this report should be preformed 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 parking area.

All locations in the house reference the perspective of looking at the front of the house from the street. Note that work has been performed on the dwelling since its initial construction, Including replacement of the heating and air conditioning systems. Also, at the exterior it appears that actions were taken in an attempt to help reduce the amount of surface water directed toward this building. 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 also recommend that you check with specifics on water control measures implemented by the association. Note that based upon our visual observations, it did not appear that the actions taken to control water directed toward the dwelling are fully successful as we observed signs of water entry into the dwelling and other observations indicating grading conditions.

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 23 years ago. It is a two level town house end unit with two bedrooms and two full and one half bathrooms. The building is built over a basement 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 somewhat below average maintenance and upkeep. As determinable by a limited inspection of the major visible interior dwelling components, no major structural defects were observed. However, what appeared to be a re-pointed mortar joint at the right wall of the basement (See figure 5) likely indicates movement in the wall likely resulting from excessive loading on the wall likely due to the water penetration affecting the soil loading on the wall. We recommend that you have a licensed professional that specializes in the functional area perform a full evaluation of the basement walls, to determine corrective actions including measures to control water and its resultant contribution to loading on the wall.

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.

Note that there were signs of winterization at some plumbing components. If all plumbing lines were not properly drained or otherwise winterized damage could occur if the building was left unheated in freezing weather. This could result in latent damage which may not manifest leaks until some time in the future.

## 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.

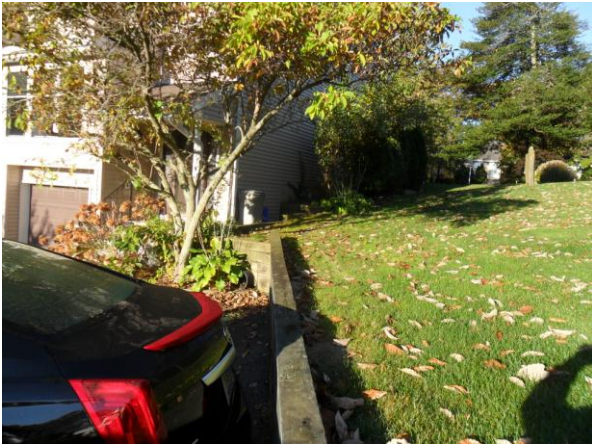


Figure 1



Figure 2



Figure 3

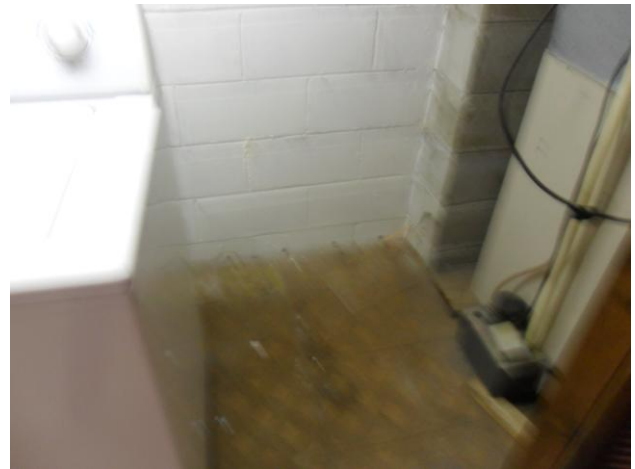


Figure 4

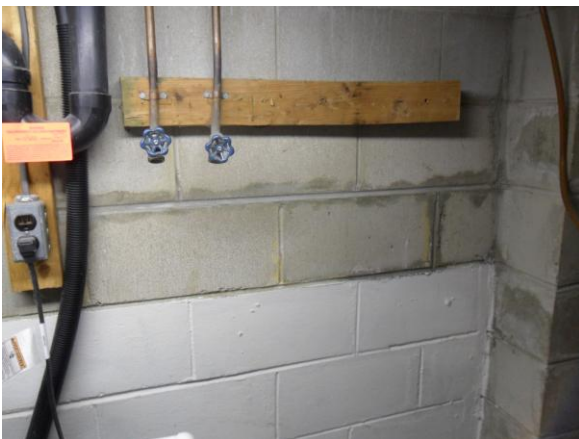


Figure 5



Figure 6



Figure 7



Figure 8

## **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 from the ground using binoculars. The asphalt shingle roofing is original. The shingles are showing signs of wear and aging, including lifting of some shingle tabs and lifting of the ridge shingles. What appeared to be loose flashing was observed above the lower roof below the second floor windows at the front of the house. 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**

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

### **TRIM/FACIA/SOFFITS/EAVES**

Aluminum and vinyl soffits, rake, fascia and other trim were noted. The interior condition of aluminum and vinyl covered components is not visible.

## **FLUES**

Two metal flues are present, one in a framed enclosure servicing the gas fireplace and the other serving 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. Where observed, downspouts drain into subsurface lines. These lines are prone to blockage. Ensure proper flow.

## **WINDOWS, DOORS AND SCREENS**

Screens have been installed on most window units. Some are missing, including at the front of the dwelling unit. Replace, as needed. Double glazed glass units are present at most windows. Note that the greenhouse window at the rear of the kitchen is prone to leakage. Monitor for any leakage.

Screen/storm doors have been installed at the front and rear entrances. Extensive water damage was observed at the rear double door and its frame/casing. Repair did not appear to be feasible with the need for replacement of the double door unit indicated. Paint is peeling at front door frame and trim. Apply a protective coating.

Window wells and covers at the rear are at or below grade and subject to water entry. Consider implementing water control measures to prevent water from entering the wells, as required.

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. However, a further evaluation has been previously recommended for the repaired settlement/cracking at basement walls.

## **DECK**

The wood frame deck at the rear is fair (somewhat less than satisfactory) overall condition. Decking and framing are weathering and wearing due to age. We could not view interior components as the deck is built in contact with the ground. Decay of components in contact with the ground is likely due to the age and moisture content of the ground. Expect repair/replacement of the deck in the near future. Baluster spacing at the railing is excessive for the safety of children. Correct, for safety.

## **STEPS**

A masonry steps located at the front entrance are in satisfactory overall condition. Paint the metal railing, as needed. Baluster spacing at the railing is excessive for the safety of children. Correct, for safety.

## **DRAINAGE/GRADING**

Property grading is typically the responsibility of the association and our comments are normally very limited. In this case, however, the diverse nature of the grading with steep pitches at areas immediately around the dwelling building and more distant development areas likely result in a large amount of surface runoff being directed toward this dwelling unit's exterior perimeter. Sloping conditions, some excessive, direct water toward the dwelling building instead of away from it. It is likely that better grading, location or elevation of the dwelling building could have reduced water flow toward it. Signs of water entry to the into the dwelling included water stains in the garage floor and wall, basement level floor and walls and exterior walls of building. We recommend that a full technical evaluation of the conditions at the site be implemented by a licensed professional that specializes in the functional area be performed to determine, as feasible, corrective actions to direct surface water away from the building. Due to location of a water body, water table conditions should also be considered. (See figures 1 – 7). Note that it appears that some actions have been attempted which do not appear to adequately address the water run off issues.

## **WALKS/DRIVEWAY**

No significant walks observed or inspected.

The asphalt driveway has settled. The driveway appeared to slope down toward the garage, in areas. This has likely contributed to likely surface water entering the garage. The periodic application of a sealant may help extend the service life of the driveway.

## **WALLS**

Wood retaining walls have been installed in areas, likely to control erosion and to help redirect surface water. Some areas are decayed, including near the front entrance. Replacement of decayed/damaged components is suggested.

## **ADDITIONAL COMMENTS**

Lawn sprinkler heads were observed. Check with the association on their operation.

An electrical connection box at the rear of the building located between two meters can be opened easily, revealing live conductors within. For safety, we recommend that the pan be secured properly. Check with the power provider.

A gas leak was detected near the gas meter at the right side of the building. Correct.

## **INTERIOR**

### **WALLS/CEILINGS**

The walls and ceilings are in satisfactory overall condition, except as noted. At the front of the living room (Fig. 8), damage at the ceiling was observed, likely due to water leakage. After determining and correcting cause of leakage, we recommend that interior ceiling components be checked when repairing. We also recommend removal of the rug and examination of the floor and supporting members at the upper level also due to loose flooring and settlement of the flooring in this area, possibly caused by water damage.

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 the installation of tiles.

### **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, except as noted in the front bedroom above the water damaged first floor ceiling. Moderate springiness was noted in floors. The stairs to the upper and lower levels are in satisfactory overall condition. The railings are loose in many areas. Secure, for safety. Baluster spacing at the railing is excessive for the safety of children. Correct, for safety.

### **DOORS/WINDOWS**

Those windows evaluated in a spot check are in fair overall operational condition. Window operation is difficult at some windows. Adjust/lubricate. The windows at the left, rear wall area in the master bedroom are out of square and do not operate properly. Repair. Check all window operation at your pre-closing walk-thru inspection.

Those doors evaluated in a spot check are in fair overall operational condition. The door frame and hinges are damaged at the door leading into the garage. Many bifold type doors are damaged, out of their tracks or otherwise require repair. Two sliding door sections at the two closets in the master bedroom are missing. Repair/replace all defective doors. Check all window operation at your pre-closing walk-thru inspection.

## **FIREPLACE**

The prefabricated fireplace equipped with a gas log and located in the kitchen area was not operated and not fully inspected due to lack of visibility of interior components and its design. Have the owner demonstrate its proper operation during your pre-closing walk-thru inspection. The flue is sooty. Have the flue cleaned and all fireplace components checked by a licensed professional that specializes in the functional area. This should include the use of a flexible type gas line at the outside of the house which can be subject to physical abrasion from landscaping work or other abrasive damage. We recommend that all flues be checked periodically. Check to determine if there is a gas shut off in the gas feed line.

## **ATTIC**

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

## **INSULATION/ATTIC VENTILATION**

An estimated 6 ½ inches (R-19) of fiberglass insulation is installed in the attic floor. Wall insulation was not observable. Dwellings of this age were normally built with wall insulation. Natural attic ventilation is adequate.

## **KITCHEN/APPLIANCES**

Kitchen plumbing is in marginal (less than satisfactory) overall condition. Leakage was observed at plumbing lines. Repair. Hot water was not on. Hot water may be turned off. Have these conditions checked and repaired by a licensed professional that specializes in the functional area. Cold Water pressure is functionally adequate. Hot water pressure was not checked. Drainage is sluggish. Correct.

The gas oven/range, estimated to be 5 - 10 years old, is in satisfactory overall condition. Confirm that an anti-tipping bracket at the range/oven is installed to prevent tipping, for safety, particularly for children. Carbon monoxide emission in the bake function was within the normal range at the time of the inspection. The range/oven utilizes an above the counter top electric receptacle. We recommend installation of a dedicated receptacle behind the oven/rang for this purpose.



The dishwasher, estimated to be 15+ years old is in marginal/poor (non-functional) overall condition. We did not operate the dishwasher. Its door drops open, indicating damage to the door springs. Repair may not be economically feasible due to age and overall worn condition of the dishwasher. We recommend that you consider replacement of the dishwasher.

The refrigerator was operational with temperatures within the normal range at the time of the inspection. However, as it was empty, this may not prove accurate when the refrigerator is filled with food. The interior venting type range hood was operational. Maintain its filter.

Upgrade all electric receptacles at the counter top to ground fault circuit interrupter (GFCI) type for electrical safety. Drawer hardware tracks are loose. Repair.

The clothes washer and electric dryer, estimated to be 10+ years old, were operational in our limited evaluation. The water was not connected to the washer; therefore water delivery was not checked. Keep the dryer and its vent line clear by cleaning prior to your use and periodically thereafter, for safety. Its vent discharge at the exterior is too low to the ground. This likely results from installation of additional soil in the area as part of an attempt to help control surface water runoff. Raise to above the snow level for proper dryer operation. Consider installing a safety pan under the washer to convey any leakage to the outside of the house, as feasible, due to finished basement which could be damaged by water leakage. 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.

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 fair overall condition. Fixtures are old and worn, with some missing components, including the stopper mechanism at the bathtub and shower head at the shower. Controls are loose at the tub and shower. Repair/replace these items. Water pressure is functionally adequate with the spot check of three fixtures operating in the master bedroom bathroom. Drainage is functionally adequate except at the bathtub where it is sluggish. Correct.

Loose wall tile was noted at the bathtub enclosure. Check interior wall conditions when repairing. Several cracked tiles and cracked saddle were noted at the master bedroom bathroom. Repair. The vent fan is not operational at the half bathroom. Repair. 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.

## **BASEMENT**

Most of the basement is finished. Wall, floor and framing conditions are not visible for inspection in most of the finished areas. Many areas of the unfinished section were not visible due to storage. The block walls are in fair overall condition, where visible. What appeared to be a re-pointed mortar joint at the right wall of the basement (See figure 5) likely indicates movement in the wall likely resulting from excessive loading on the wall likely due to the water penetration affecting the soil loading on the wall. It appears that holes were drilled in the walls to help relieve hydraulic pressure. We recommend that you have a licensed professional that specializes in the functional area perform a full evaluation of the basement walls, to determine corrective actions including measures to control water and its resultant contribution to loading on the wall.

The concrete floor is in satisfactory overall condition, where visible. The joists and girders are in satisfactory overall condition, where minimally visible. Some past water stains were noted on the framing, where visible. We did not observe any signs of current leakage.

Note that the basement is provided with some heat/cooling. However, the one register does not provide adequate air flow to perform this function. Also, the register was closed at the time of the inspection. It was likely closed to help augment low air flow to the upper levels of the dwelling. Upgrade all electric receptacles in unfinished basement areas, including that for the washer, to GFCI type for electrical safety. The wall switch for the light over the washer/dryer cannot be reached due to door location. Using the toggle switch on the light fixture may create an electrical safety hazard. Provide a proper wall switch.

## **WATER PENETRATION**

The basement 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. 3,4,6,7). Water was observed at the wall/floor interface at the right side wall, toward the rear. The current owner was not present to ask about current and prior water entry into the building. We recommend that he be asked.

Note that the degree of future water penetration is not determinable by this inspection. Improving the grading to help direct the water, as feasible and as previously discussed, may help to reduce water entry into the building. Based upon our observations, additional water control measures, such as installation of a perimeter drain to collect water entering, including that from holes drilled in the walls, will be required to address water issues. 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 partition walls and floor areas. Repair to wall areas were likely performed to address water staining and mold presence. We recommend testing and implementing measures to remove and control mold growth. Consult with a licensed professional that specializes in the functional area.

## **GARAGE**

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 but did not safety reverse under reasonable pressure. Adjust the opener. 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. Reported wood destroying insect damage was noted at the front of the garage, to the right of the overhead door. Check interior wall areas for damage. As previously noted, signs of water entry to the garage floor and walls were observed. Correct grading or otherwise implement action to help prevent water entry.

## **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 150 amperes, is located in the basement. There are an estimated 12 120 volt circuits and six 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. We recommend removal of the electric breaker and wiring for a past electric hot water heater, for electrical safety as improperly closed wiring near the hot water heater can pose an electric hazard if energized. Note that the breaker for a past electric range is not in use. Multiple white wires are connected to some ground set screws. Each white wire should be connected to a separate set screw, for electrical safety. The panel lacks a main circuit breaker, as installed in current panels. We recommend that you consider upgrading.

Ground fault circuit interrupter (GFCI) receptacles were noted in areas. Their operation should be tested monthly. GFCI receptacles are recommended for bathroom, exterior, unfinished basement 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 fan evaluated in a spot check was 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 Ruud gas fired forced hot air furnace and located in the basement with estimated 100,000 BTU/hr. input was inspected. The unit, estimated to be 15+ years old, is in fair overall condition due to age and wear. Some build-up of what appeared to be combustion byproducts were observed near the burners. 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 most of the 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. Tape should not be used on flues that service the furnace and hot water heater due to the temperatures reached. Replace with proper securing hardware.

Check to determine if the dwelling was previously provided with oil or other type heat. We provide this comment as one of the dwelling units located to the left of this unit has signs of an oil tank present and other indications. If so, we recommend that you determine if any past oil tank or associated items were present, properly removed, or otherwise properly addressed.

## **AIR CONDITIONING**

A Ducane air conditioning system with estimated 2 ½ ton capacity compressor/condenser and compressor/condenser and estimated to be 5 years old could not be checked due to exterior temperature below manufacturers' safe operating range. Call us in the spring for a unit check. The expected economic life of the compressor in these units is 12 - 15 years.

Air flow is low at most of the 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. It's availability may become limited.

## **HOT WATER**

An estimated 40 gallon GE gas hot water heater was inspected. The unit, estimated to be 5+ years old is in fair overall condition due to its age and condition to the limited extent evaluated as its interior components were not visible for inspection. 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 visible. The plastic drain pipes are in satisfactory overall condition, where visible. Water pressure and drainage are functionally adequate except as noted in the kitchen and bathtub drain where repairs are needed. The main water shutoff valve is located at the rear of the basement.

The interior plumbing system is in satisfactory overall condition. Note, however, our previous comment on latent damage that may have resulted if the temperature in the unit were low.

## **OTHER COMMENTS**

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.

The alarm was not evaluated as part of 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
2. Age of dwelling:
3. Length of your occupancy:
4. Age of main roof:
5. Problems or repair of main roof:
6. Age of flat or low pitched roofs:
7. Problems or repair of low pitched roofs:
8. Type of heat:
9. Age of heating unit(s):
10. Any problem/repair of unit(s)?:
11. Are any rooms not supplied with heat?:
12. If oil heat, location of tank:      Any leaks?
13. Age of central air conditioning:      Compressor:
14. Any problems/repair of unit:
15. How frequently have the units (AC and heat) been serviced?
16. Number of window or built-in units:
17. Type of hot water heater:      Age:
18. Any problems/repair of unit?
19. Any problems with electrical system (e.g., flickering lights, tripping breakers)?
20. Has the electrical system been modified?
21. Is aluminum wiring used in the dwelling?
22. Public water?      If private, Depth of well?      Ages?      Pump:      Tank:      Well:  
Any problems (e.g., pressure, quality, quantity)?      Has the water been tested?
23. Public sewage?      If private, type      When tank last pumped?  
Any problems with system (e.g., odor, breakthrough, sluggish drains)?
24. Number of full baths:      Number of half baths:
25. Are all plumbing and fixtures working properly?      Any leaks?
26. Have you made any structural changes or repairs on the structure?
27. Has there been any history of presence of wood-destroying insects?
28. Has the dwelling been treated?      Company?
29. Have damaged areas been repaired?
30. Is a warranty in place?
31. Has a radon analysis ever been performed?      Results?
32. Are you aware of any flooding or high water table problems?
33. Any water seepage into the basement/crawlspace/etc.?
34. Any fireplaces/wood stoves?      When last cleaned?  
Any problems (e.g. smoke, draft, rain)?
35. Age of kitchen appliances?      Range/oven:      Dishwasher:      Refrigerator:  
Microwave:      Cooktop:      Garbage disposer:      Trash compactor:      Built-in oven:  
Washing machine:      Dryer (type):
36. Any blown in wall insulation (urea formaldehyde type)?
37. OTHER COMMENTS: