



building inspection service, inc.

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CONFIDENTIAL INSPECTION REPORT



Property Inspected

Apartment Address

Hoboken, New Jersey

Requested By:

Client Name

Client Address

Hoboken, New Jersey 07030

Style of Building:

Condominium

Age of Building:

Approximately 7 Years

Date/Time of Inspection:

Date and Time

Duration of Inspection:

2 Hours

Weather:

Raining - 52° F

Client Present:

Yes

Attorney:

Attorney Name

Inspector:

Willy C. Dittmar

QUALIFICATIONS

State of New Jersey Home Inspector License # 24GI00027100

State of New Jersey Licensed Building Inspector R.C.S. #001161

State of New Jersey Radon Measurement Specialist License #MES10048

State of New Jersey Licensed Commercial 7A, 7B Exterminator #59293

American Society of Home Inspectors (ASHI) Member #2024

Member of the New Jersey Association of Licensed Professional Home Inspectors

THIS REPORT RELATES TO CONDITIONS EXISTING AT THE TIME OF THE INSPECTION

Due to the 'common ground' aspect and the overall size of the exterior elements of this building, the inspection was primarily concerned with and limited to the interior elements of the unit the client requested to be inspected. Any comments mentioned in this report regarding the exterior elements of the building are superficial, are not conclusive, and are reported on for informational purposes only. At the request of our clients, this report is a special Modified New Jersey Administrative Code N.J.A.C. & 13:40-15.15 Standards report. Copies of these standards are available on our website www.dicoinspect.com. It is recommended that our client consult with the appropriate representative or association prior to contractual limitations regarding the exterior elements of this building and/or any engineering studies regarding this building. It is also recommended that our client review the association's by-laws prior to contractual limitations. In addition, it is recommended that the association be contacted to determine if any outstanding maintenance issues exist and if any lawsuits have been filed against the developer, contractors, and/or maintenance companies, etc.

1. ROOF

All roof areas are visually inspected from either the ground, the ground with binoculars, from a ladder at the roof eaves or from the roof when walked on, providing the inspector or the roofing material is not put at risk. Steep roofs, roofs that are heat cupped, heat blistered or that have some other deteriorated condition, as well as roof covering materials that are slate, cement asbestos or tile are not walked on. Roofs can not be walked on when weather conditions are not permitting such as rain, snow or icy conditions. Snow and icy conditions may also limit and/or prevent the roof covering from being inspected. Roofs that are beyond the view of the inspector and therefore can not be inspected are listed as such and should be inspected by a roofing contractor with the proper equipment prior to contractual limitations. Solar heating equipment, lightening arresters, satellite dishes and other antennae are not inspected and should not be considered as part of this report.

The roof was of flat style of construction. As viewed from the roof when walked on the modified bitumen roof covering material was in overall serviceable condition for its age, however, defects were observed that will require correction.

The roof covering material was approximately 7 years old with approximately 4 to 6 years of useful life remaining provided all of the defects outlined in each of the Roof sections of this report are immediately corrected and the roofing material is properly maintained. The estimated useful life expectancy for this type of roofing material is 15 to 20 years provided it is properly maintained.

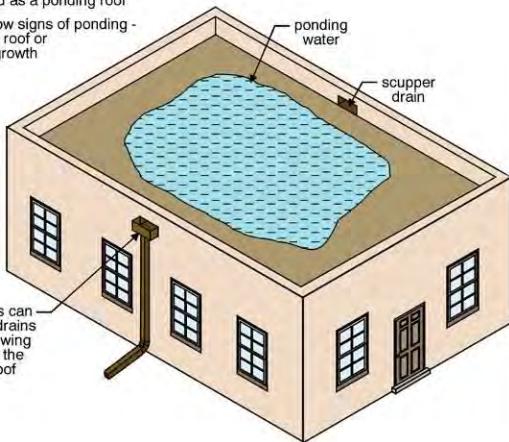
Defects

Debris was noted on the roof surface. See photo #'s 19, 20, 26 & 35. Removal of the debris will be required to prevent damage of the roofing material and clogging of the roof drains.

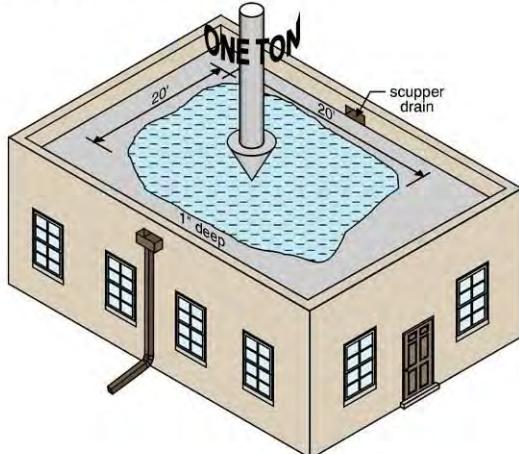
Ponding water was noted on the rear left side. This condition is the result of insufficient slope to the roof drains, clogged roof drains, building settlement, structural movement of the roofing material, failure of the insulation board, or a failure of the roof sheathing. Any water remaining on a roof for more than 48 hours should be considered as ponding water. Repairs to eliminate the ponding of water will be required to prevent leaks from occurring. Draining of the ponding water may be necessary to determine the cause for this condition. See illustrations below.

Ponding on flat roofs

any roof that still has water on it after 48 hours is defined as a ponding roof
a dry roof may show signs of ponding -
dirty circles on the roof or
algae/vegetation growth



Weight of water



Flower pots, old chairs and bags of stuff were located on the roof. This is not a good idea and should not be permitted. These objects can become projectiles during a storm and if dirt is spilled it can clog roof drains, resulting in costly repairs. Nothing should be on the roof, except for secured equipment. See photo #'s 19, 20 & 26.

See the Flashing section on the Roof section of this report for defects with the roof's flashing which will affect its life expectancy and help to prevent leakage from occurring.

Advisory Recommendations and Observations

It is recommended that the roofing material be coated with a silver or white acrylic reflective material to extend its life four to six years.

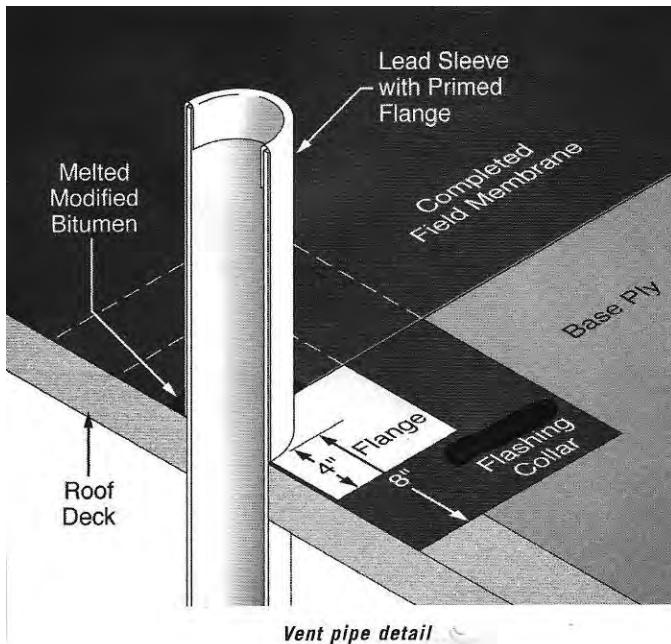
Repairs to all of the defects listed under the Roof section of this report will be required. If these conditions are not repaired water leakage, damage, and shortened life expectancy of the roofing material could occur.

FLASHINGS

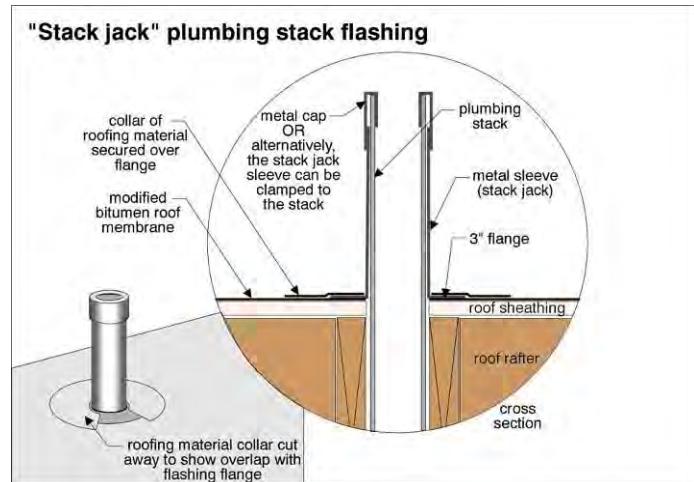
The flashing around the chimney and sewer vent pipes was defective.

Defects

Flashing was lifted, absent and inadequately sealed around the chimney and sewer vent pipes. See photo #'s 14 – 16, 18, 21, 22 & 35 – 39. The installation of flashing will be required to prevent leaks from occurring. See illustrations below.



Vent pipe detail



The seams of all sheet metal vent pipes should also be sealed to prevent water entry when snow is on the roof. Flexible boots should be installed around the base of all sewer, heating and sheet metal pipes and sealed to these pipes with a hose clamp. This type of installation permits movement but prevents water leakage. Repairs are recommended to restore this item to its fully functional condition and to prevent further deterioration from occurring.

Water was draining off of the stairwell's bulkhead roof and directly onto the HVAC electrical disconnect boxes. The installation of a gutter or some type of flashing to prevent roof runoff from draining onto the electrical disconnects will be required for safety reasons. See photo #'s 32 – 34.

VENTILATION

The roof ventilation was adequate for this building.

2. GUTTERS & LEADERS

The purpose of the gutters and leaders/downspouts is to collect water draining from the roof and to direct it away from the foundation of the building. The guttering system helps to prevent: water entry into the interior of the building; water and freeze thaw cycle damage to the foundation; damage to siding materials; damage to shrubbery; and damage to soil around the perimeter of the building. For a gutter and leader system to function properly it must be maintained. Debris from trees can clog gutters both in the Spring and Fall seasons. Buds and pollen sacs must be cleaned in the Spring after the leaves have fully developed on surrounding trees. The gutters must again be cleaned in the fall after most of the leaves have fallen from the trees. Snow and ice tend to build up inside gutters, which can pull them away from a building and cause them to lose their pitch. Flushing the gutters with a garden hose is helpful in removing small debris as well as allowing you to observe how the water is draining. Gutters should not retain any water.

GUTTERS

As viewed from the roof when walked on the plastic gutters were in overall serviceable condition.

LEADERS

The plastic leaders were in overall serviceable condition.

3. SIDING

All exterior wall coverings, flashings, trim, eaves, soffits and fascias that are accessible from ground level are inspected. Because flashings are sometimes concealed behind the siding material, are painted over, or are too high to be properly observed from the ground, even with the use of binoculars, it may be desirable and prudent to have a painter or siding contractor inspect these areas in more detail. Holes not visible from the ground can allow insect, water and animal entry to occur. Buildings painted prior to 1978 may have been painted with lead based paints. Additional testing for the presence of lead based paints may be desired prior to contractual limitations. DICO Building Inspection Service, Inc. does not test for the presence of lead.

The brick siding on the front of the building was in overall serviceable condition. See photo #'s 1 & 2.

The stucco siding on the rear was in overall serviceable condition. See photo #'s 23 & 24. It should be noted that the stucco was only observed from the roof. A more thorough inspection may be desired. However, access onto the patio at grade level would be required.

4. WINDOWS

A representative number of windows are inspected from both the exterior and interior of the building. This section of the report describes the style, condition, defects and observations/recommendations of the exterior portion of the windows only. The interior portion of the windows' defects only are listed in each of the interior rooms section of this report. Storm windows, screens, awnings and other similar seasonal accessories are not required to be inspected by the New Jersey Licensing Law.

The insulated glass windows in the dwelling were in overall serviceable condition.

5. STEPS & WALKWAYS

Because these components are located on the exterior of the building, their maintenance is often overlooked by the owners. They are inspected and reported on for safety reasons. It is recommended that the defects and recommendations listed below be corrected because of safety concerns.

The front masonry street sidewalk was in overall serviceable condition with defects noted that will require correction.

The front masonry steps were in overall serviceable condition. See photo #'s 4 & 7.

Defects

Front Sidewalk: The walk has settled and was ponding water. See photo # 5. Elevating and leveling this walk so that water discharges away from the building and off of the walk will therefore be required. It is recommended that repairs be conducted in the near future.

6. ENTRY DOORS

Entry doors are inspected for their overall operation and condition. Weather seals are checked and deterioration is reported on. Doors are subject to changes in weather conditions, therefore doors, which operated perfectly one day, may be sticking or difficult to operate another day. Locking mechanisms and door hardware are not inspected and should not be considered as part of the inspection report. If an inspection of door locking mechanisms and hardware is desired contacting a lock smith prior to contractual limitations will be required.

The front entry door was in overall serviceable condition.

7. CHIMNEYS

All Chimney exteriors are visually inspected from either the ground, the ground with binoculars, from a ladder at the roof eaves, from the roof when walked on and/or from the attic. Draft characteristics, fire screens, doors, seals and gaskets are not inspected. The interior flues of most chimneys cannot be inspected because of their construction and lack of visibility. Buildings older than 40 years should have a Level II video camera internal inspection of the chimney and their flues inspected by a licensed chimney sweep to reveal any hidden defects that may exist. Buildings over 60

years old may not have any flue liners installed. This is a safety concern, which would require the installation of a new flue liner. A Level II video camera inspection of chimneys older than 40 years by a licensed chimney sweep should therefore be conducted prior to contractual limitations.

The exterior of the insulated metal chimneys and PVC plastic chimneys, which were located on the roof and were viewed from the roof when walked on, were in overall serviceable condition with defects noted that will require correction.

Defects

The PVC vent pipes and the sheet metal vent pipes were poorly sealed at the surface of the roof and in the vertical seams of the sheet metal vent pipes. This condition will allow repeated water entry into the building. See the Exterior Roof section of this report for additional information. A further evaluation by a roofing contractor is recommended.

8. EXTERIOR FOUNDATION

The foundation of the building is designed to support the load of the building including its contents. The foundation is usually constructed of masonry although other material such as wood can also be used. The foundation transmits the load of the building downward to the footing. The footing must be below the frost line. It transmits and spreads the load of the building to the soil under the footing. Since the foundation is rigid, normal stress settling cracks usually develop. Because most of the foundation is located under the ground, only the portion above the ground on the exterior and only the visible portion inside the basement can be inspected and reported on. Soil conditions and the stability of the soil to support the building are beyond the scope of this inspection and can only be performed by a licensed professional engineer. Structural components are probed where deterioration is suspected unless such probing would damage any finished structure. Hydrostatic loading (water pressure) against the foundation walls of a building can have detrimental effects. Attention to the recommendations given in the Property Drainage and Gutters and Leaders sections of this report will help to prevent and/or correct the negative effect of hydrostatic loading.

The poured concrete exterior foundation is in overall serviceable condition.

9. PROPERTY DRAINAGE

The lawn and landscaping of this property were not inspected and should therefore not be considered as part of this inspection report. If an inspection of the lawn and landscaping is desired, hiring a trained horticultural specialist or landscaper will be required. Vegetation, grading, drainage and retaining walls with respect to their immediate detrimental effect on the condition of the building are inspected and reported on. Fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, and/or erosion control and earth stabilization are not inspected and should not be considered as part of this report. If an inspection of these items is desired, hiring a professional in their field will be required. The property should slope away from all sides of the building and be allowed to drain naturally off the property. Water leakage through the building foundation is caused in large part by poor property drainage or from the failure of maintaining drainage systems such as gutters, leaders and proper grading of soil around the exterior perimeter of the building. Current building practice is to pitch the soil 1-inch per foot 8-feet to 12-feet away from the building. In other words, the soil should be 8-inches higher at the foundation, completely around the perimeter of the building, than it is 8-feet to 12-feet away from the building. Water is an extremely destructive force. It can find its way through the smallest of cracks in a foundation, therefore proper grading as well as maintenance of gutters and leaders is very important. If defects in the property drainage are mentioned, they should immediately be corrected to help prevent water entry into the building from occurring. The lawn sprinkler system, if installed, was not inspected and should not be considered as part of the inspection report. If an inspection of the lawn sprinkler system is required, contacting a lawn sprinkler company, gardener, or having the building owner explain the use of the sprinkler system and testing of the sprinkler system is recommended.

The topography of the land was basically flat.

10. BASEMENT

The basement is a below soil grade area, therefore it is subject to moisture, insect infestations, as well as soil and hydrostatic pressures. Care should be taken to insure that the soil around the exterior perimeter of the building is graded away from the foundation and that surface water and water runoff from the roof is directed to discharge away from the foundation. Hydrostatic pressure (water pressure) from improper grading and/or from ground water can easily damage a foundation and flood the basement and/or below grade areas. Parts of the foundation may not be visible for

inspection due to storage, because the basement may be finished, and/or there may be plant growth around or on the exterior foundation walls. We cannot inspect what we cannot see. Inaccessible areas are excluded from a Home Inspection by NJAC 13:40-15.1 home inspection statutes. This includes subterranean water conditions which can occur at any time without past history of this event being visible to an inspector. If an inspection of foundation walls or framing systems that have permanent coverings over them is desired, removal of the covering materials would be required. Inspections through the use of a tool called a Bora-scope that uses fiber optics may be conducted. This tool requires that 1/4-inch diameter holes be drilled through the permanent covering materials but does not require their removal. If these in-depth inspections are desired, than contacting our company prior to contractual limitations will be required. Written permission from the owner of the building to drill these inspection holes into the walls of the building would be required. This type of inspection is beyond the scope of a normal home inspection, therefore, additional inspection fees will apply.

There was no basement for this living space. There was another living space located directly below the living space being inspected.

11. CENTRAL HEATING SYSTEM

Inspections of heating systems are limited due to weather conditions. During the summer months, or when the temperature is above 80°F, heating systems cannot be fully evaluated. During winter weather conditions heating systems may fail to operate properly leaving areas of the building either too cold or too hot. We cannot evaluate this problem during the summer months. It is beyond the scope of our home inspection to determine if heating systems will function properly during extreme winter weather unless they are tested during those extreme weather conditions. The installed heating equipment and energy sources are inspected without determining the correctness of its installation, the heat supply adequacy or distribution balance, without operating automatic safety controls and when weather conditions or other circumstances may cause damage to the heating system. Inspections exclude humidifiers, electronic air filters and solar heating systems. A further inspection by a heating/air conditioning contractor or a heating engineer, who would perform heat loss calculations for each room in the building and conduct air balancing calculations for each room, may therefore be desired prior to contractual limitations. Thermostats are not inspected or tested for accuracy and clock mechanisms are not inspected. Air quality is not tested or inspected for. In forced air heating and air conditioning systems potential contaminants can sometimes be found inside duct work. These contaminants may affect people differently just as allergies to pets affect people differently. Testing of the air quality and/or having the air ducts cleaned are wise investments in environmental hygiene. Temperature / pressure safety relief valves are not tested. This is because when operated, they may not shut off or will drip water. Testing this very important and necessary safety device should only be conducted by a licensed plumber who is capable of immediately replacing it if it fails to shut off.

The Weather King, gas fired, forced air furnace was a 1 zone heating system with a capacity of 75,000 BTUs. (It is recommended that the local utility company be contacted to obtain a worry free service contract. This is a very worthwhile contract that covers many common heating system repairs as well as cleaning any rust scale from the burners.)

The heating system was in serviceable condition at the time of the inspection with defects noted that will require correction.

The age of the heating system is approximately 7 years. The normal service life for this type of heating system is 20 to 25 years.

The heater exchanger material was steel.

Heating was supplied to the habitable rooms through registers and duct work.

Defects

A humidifier was installed. However, the humidifier was not connected to a water supply. See photo #'s 41 & 43. There was no damper installed inside the cross-over duct (See photo # 40) and the drain pipe was not properly connected. See photo # 42. Repairs will be required.

12. COOLING SYSTEM

Inspections of cooling systems/heat pump systems are limited due to weather conditions. During the winter months, or when the temperature is below 60 degrees F, cooling systems cannot be fully evaluated. During extreme weather conditions cooling systems/heat pump systems may fail to operate properly leaving areas of the building either too cold or too hot. It is beyond the scope of this home inspection to determine if these systems will function properly during extreme conditions. The installed cooling/heat pump equipment is inspected without: determining the correctness of its installation or the cooling/heating adequacy or distribution balance. The interiors of equipment cabinets, the interiors of air handlers, the interiors of ducting systems are not inspected. The compressors/condensing units are not operated when weather conditions or other circumstances may cause damage to these units. A further inspection by a heating/air conditioning contractor or a heating/air conditioning engineer, who would perform heat loss calculations for each room in the building and conduct air balancing calculations for each room may be desired. Only a CFC certified technician is allowed to put gauges on a condenser unit. Electric heating elements inside the air handler are not inspected. An HVAC contractor or a licensed electrician can be hired to test and inspect the heating elements using specialized instruments. These inspections require some disassembly of the system which is beyond the scope of a home inspection. If any further heating or air conditioning inspections are desired or are recommended in our report, they should be conducted prior to contractual limitations.

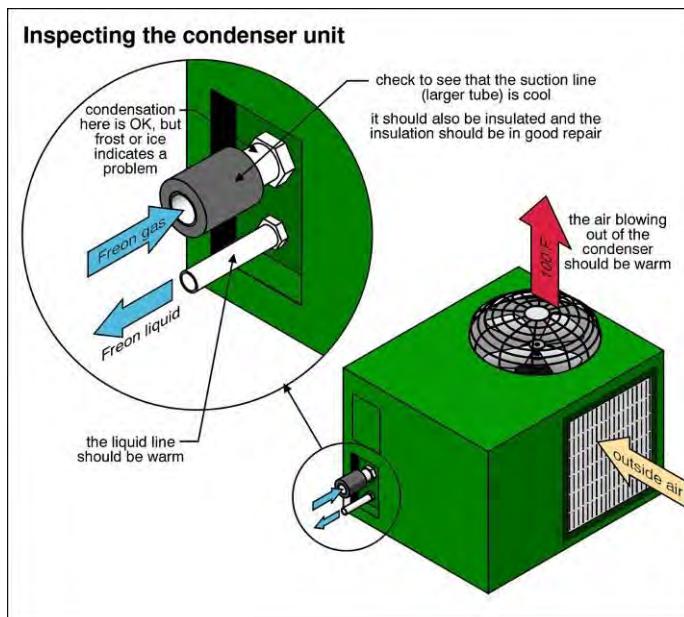
There was a Weather King central air conditioner condenser installed. This unit had an approximate 2 1/2 ton cooling capacity.

The air conditioner appliance was manufactured approximately 7 years ago. See photo #'s 28 & 29. The average life expectancy of a condenser is 10 to 15 years for a standard condenser and 15 to 20 years for a high quality condenser. The year of manufacture is very close to the installation date. Checking with the owner of the building maybe desired to obtain the contract from the HVAC installation company, which would verify its installation date.

The central air conditioning system was turned on using the building's thermostatic control and was operational at the time of the inspection. The condensing unit's coils and the return air filters should be cleaned. This appliance was operated using only the normal thermostat controls inside the building. No gauges or other testing devices were used to evaluate the air conditioning system. Its efficiency and its adequacy to cool all parts of the building are not evaluated and therefore should not be considered as part of the air conditioning system inspection. If a more in-depth evaluation of the air conditioning system is desired, contacting a heating/air conditioning contractor prior to contractual limitations will be required.

Advisory Recommendations and Observations

The insulation on the freon suction line, leading to the condensing unit, was damaged and or missing. See photo # 31. The suction line gets cold and should be completely covered with closed cell pipe insulation. Repairs or replacement of this insulation where it is missing and/or damaged is therefore recommended. See illustration below.



The HVAC electrical disconnect for this unit was incorrectly labeled "2-B". Correcting this label to "Unit 3-B" is recommended. See photo # 30.

13. DOMESTIC HOT WATER SYSTEM

The domestic hot water heating system (water heater) was inspected to insure that it is operational, that it is properly vented if required, that it is not actively leaking water and that it has a temperature/pressure safety relief valve installed. The temperature/pressure safety relief valves are not tested because of their high probability of leaking after being operated. We do not turn on water heaters that have been turned off for safety reasons. The current thinking is that the water heater temperature should be at least 140 degrees Fahrenheit inside the water heater tank to help kill bacteria. However, if the hot water temperature coming out of the water heater is raised above 120 degrees Fahrenheit then an anti-scald mixing valve should be installed so that the hot water from the outlet pipe of the water heater is maintained at 120 degrees Fahrenheit. Remember, 135 degrees Fahrenheit is scalding and is dangerous especially for children. The temperature / pressure safety relief valve was not tested. This is because when operated it may not shut off or will drip water. Testing this very important and necessary safety device should only be conducted by a licensed plumber who is capable of immediately replacing it if it fails to shut off.

The water heater was a Bosch, gas fired tankless coil inside the boiler. The water heater was in serviceable condition at the time of the inspection with defects noted that will require correction.

The age of the water heater is approximately 7 years. The life expectancy for this type of unit is approximately 25 years.

Defects

The front cover could not be removed to inspect the interior components of this water heater. The door release clips would not move and even if they did release the front cover, the cover was blocked with a PVC drain pipe that was installed in front of this unit. See photo #'s 52 & 54. Water was draining out of the bottom of this unit. Because the cover could not be removed, the cause for the draining water could not be determined. It could be normal condensate drainage or it could be a leak. A further evaluation and repairs will be required to correct these conditions and to conduct the required yearly maintenance. See photo # 53.

14. PLUMBING

Due to the buried or hidden condition of most plumbing systems, their inspection is limited. While conducting your inspection we operated all of the plumbing fixtures and have run waste water through the piping system during the limited time of a home inspection. Although this usually allows for the detection of systems already in failure, it may not be enough time to detect a slow leak or a waste pipe that clogs with use or a crack in a pipe or shower floor pan that only leaks after it is in use for some extended amount of time. These conditions are only uncovered by constant use of a system. Interior water supply and distribution systems are inspected for functional water flow and functional drainage, excluding wells, well pumps, well water sample testing or water storage related equipment. The determination of water supply quality or quantity is not inspected nor are water conditioning systems or lawn irrigation systems inspected. The temperature pressure release valve (TPR) installed on the water heaters and boilers are not tested for operation. This is due to their high probability of leaking after being manually operated. Testing of these safety devices is recommended only by a licensed plumber who has the ability to replace the TPR valve if it fails to shut off after being operated. The report will only comment if the TPR valve has not been installed on the water heater or boiler, or if it was improperly installed or if it is actively leaking water. Shut off valves, located in the basement ceiling and below fixtures, are not tested or operated during the inspection. These valves are seldom used and if operated can leak. Further testing by a plumber who could repair these valves should they leak is recommended prior to contractual limitations. Automatic safety controls, computerized temperature sensing controls and solar heating system are not tested or inspected. It is also recommended that if the building you are purchasing is over 50 years old, a video camera inspection of the entire sewer main be conducted. This video inspection will determine if the sewer main has worn, cracked, deteriorated or if tree roots are entering it. This inspection is conducted by many plumbers and should be conducted prior to contractual limitations. If you cannot locate a company to conduct this type of inspection, please contact our office for a referral.

The domestic water was municipal.

The main water supply pipe could not be located. A further discussion with the owner or contacting a licensed plumber will be required to locate and further evaluate its condition.

The predominately visible domestic branch water supply piping materials were copper and plastic and were in overall serviceable condition.

The predominately visible drain, waste and vent piping materials that were polyvinyl chloride (PVC) plastic or a similar plastic piping material were in overall serviceable condition with defects noted that will require correction.

As represented to us at the time of the inspection the sewage system was municipal.

Advisory Recommendations and Observations

There is a strong probability that the waste drain for the hallway shower is leaking into the ceiling of the unit below this one. The tile grout and shower pan looked in good condition. Repairs and a further evaluation by a licensed plumber will be required.

15. ELECTRICAL SYSTEM

The extent of the electrical system inspection is a limited basic primarily visual, but not technically exhaustive, inspection of the installed wiring, receptacles, and switching devices. We are not licensed electricians. The electric power to or inside the building is not turned off or on. We will report on but will not turn on any branch circuits that are found turned off for safety reasons. Tests to determine amperage, impedance or voltage drops, when more than one appliance is used, are not conducted and are beyond the scope of a home inspection. Branch wiring is not inspected to determine how many receptacles and / or switching devices are installed on each individual branch circuit. These types of tests and inspections can only be conducted by a licensed electrician who has the equipment and knowledge to inspect and test for these conditions. A representative number of installed lighting fixtures, switches and receptacles are inspected using their normal operation method. Remote controlled devices including outdoor lighting, motion controls, low voltage devices and ancillary wiring systems and components NOT a part of the primary electric power distribution system are NOT inspected. Solar systems / Photovoltaic (PV) power systems and any related equipment are NOT inspected and are beyond the scope of a Home Inspection and the expertise of the Home Inspector. Further inspections of the installed electrical system by a licensed electrician (and the fire department if a Solar / PV system is installed) are strongly recommended. It should be noted that furniture, storage and fixed appliances such as stoves, refrigerators, freezers, etc... are not moved in order to inspect the receptacles behind them. Low voltage systems, telephone wiring, intercoms, alarm systems, television cables, timers and computer wiring are NOT inspected and should not be considered as part of this inspection report. Hiring the appropriate trade person to test these systems would be required if desired by the buyer. For your understanding of the wording in this report, the estimated amperage and voltage that is listed in this report is for the home / building / unit that is being inspected, as requested by our client. It is determined by the size of the service entrance wires as well as the size of the main service disconnect device. The service conductors are the cables used for delivering electrical energy from the utility company to the building being serviced. The service drop wires are overhead cables and service lateral conductors are underground cables.

According to the latest statistics from the National Fire Protection Association (NFPA), electrical distribution was the largest cause of property damage wreaking \$643.2 million in property damage in home structure fires. According to the latest statistics from the US Consumer Product Safety Commission (CPSC), household wiring tied with small appliances as the leading cause of accidental electrocutions associated with consumer products. For this reason, the Electrical Safety Foundation International (ESFI) is urging homeowners to have their homes electrically inspected by a qualified, licensed electrician particularly if they fall into one of the following categories: 1) owner of a home 40 or more years old; 2) owner of a home 10 or more years old that had had major renovation, addition or major new appliance; or 3) new owner of a previously owner home. These and other electrical safety tips are available at the Foundation's web site at www.electrical-safety.org or by phone at 703-841-3229.

The total estimated ampere service to Unit # 3B is 100 amperes and 125/240 volts.

A General Electric main overload protection disconnect was located in the first floor electric room. It was in overall serviceable condition. The main circuit breaker capacity was 100 amp circuit breaker. See photo # 12.

Advisory Recommendations and Observations

The electric subpanel for this unit was under a large wall-hung artwork. It was therefore not inspected. Removal of the artwork would be required to inspect this subpanel.

A Solar / Photovoltaic (PV) electrical power generating system was installed for this building. See photo #'s 9 – 11. This system and its associated components were NOT inspected and are beyond the scope of a Home Inspection. If an inspection of this solar system is desired, contacting the installation company and/or a licensed electrician as well

as the local fire department to further explain and inspect this system and to explain any contract between the installation company and the building owner, as well as the owner's obligation and responsibility for this Solar / Photovoltaic system is strongly recommended prior to closing. Checking with your homeowner's insurance company for any additional fees they may charge and how this installation affects your homeowner's insurance coverage is also recommended. Changes in safety standards as well as installation techniques of Solar / PV systems have and are changing. Rapid Shutdown systems and arc-fault protection are some things that are currently required to protect fire fighters and first responders should an emergency situation occur. Further evaluations are therefore strongly recommended.

16. APPLIANCES

The inspection of appliances is limited to the kitchen range and oven to determine the operation of the burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers, clocks and thermostats. The dishwasher is inspected to determine water supply and drainage. The garbage disposal is tested for operation and drainage. No other appliances should be considered as part of the inspection or inspection report. They may be superficially inspected as a courtesy to our client. The full operational capacity of the appliances is not tested and is beyond the scope of our inspection; therefore, it is recommended that these appliances be checked prior to contractual limitations.

The General Electric gas and electric stove was operational.

The General Electric combination microwave oven/exterior ducted stove hood was operational.

The General Electric dishwasher was operational.

The General Electric refrigerator was in overall serviceable condition with defects noted.

The Whirlpool washing machine clothes dryer had clothes in them and therefore they were not operated. Cleaning of the clothes dryer's vent pipe of lint will be required for fire safety reasons as well as to improve the efficiency of the clothes dryer. It is recommended that the hoses that connect the washing machine to the domestic water supply be replaced every two to four years. The heavy-duty metal braided hoses are more burst resistant. The Floodchek Corporation (www.floodchek.com 800-845-9089) makes industrial-grade washing machine hoses warranted not to leak for 20 years. This will help to prevent a flood from occurring.

Defects

Stove: This appliance was very dirty. Cleaning of the appliance will be required.

17. INTERIOR ROOMS

Walls, ceilings and floors are inspected for their general condition. Paint, wallpaper, other finish treatments and non-permanent floor coverings are not inspected. Steps, stairways and railings are inspected. Fireplaces and solid fuel appliances are inspected without testing draft characteristics. Fire screens, fireplace equipment, doors, seals, gaskets, automatic fuel feed devices, mantles, non-structural fireplace surrounds, combustion make-up air devices or gravity fed and fan assisted heat distribution systems, and the interior of flues and chimneys are not inspected. These areas fall outside the scope of your home inspection. If an inspection of these areas is desired, contacting a licensed chimney sweep or professional in those areas will be required. Installed kitchen wall cabinets are inspected to determine if they are secure but they are not inspected for scratches, wear or variations of colors and shading. All fixtures/faucets are operated and inspected for functional water flow and functional drainage. The tiles in the tub and shower areas are sounded by tapping with the inspector's hand. Any indication of loose tiles or grout is reported on, however, this does not guarantee that moisture has not migrated behind the tiles and is inside the walls nor does it guarantee the future condition of the tub and shower walls. Shower floor pans are not flooded with water to determine if they leak. Any cracks in the shower floor are an indication of potential leakage and water entry under the shower floor. Without the proper maintenance, walls constructed in wet locations can deteriorate rapidly. It is prudent for the buyer to re-inspect all plumbing fixtures/faucets prior to contractual limitations to insure that problems have not developed between the time of this inspection and the closing.

FOYER

The tile floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

KITCHEN

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The sink was in overall serviceable condition. The functional water flow and drainage for the sink were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

DINING ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

LIVING ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

MASTER BEDROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

REAR RIGHT BEDROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition with defects noted that will require correction.

The windows were in overall serviceable condition.

Defects

The handle on the closet door was broken off of the door and was missing. Its replacement will be required. See photo # 51.

HALLWAY BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The sink was in overall serviceable condition. The functional water flow and drainage for the sink were adequate.

The toilet was in overall serviceable condition with defects noted that will require correction. The functional water flow and drainage for the toilet were adequate.

The shower was defective. The functional water flow and drainage for the shower were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The vent fan was in overall serviceable condition.

Defects

The water drained very slowly from the sink with cleaning or replacement of the waste pipes required. Contacting a licensed plumber for cost estimates on the required repairs is recommended prior to contractual limitations.

There was no drain stopper installed in the sink. Its installation will be required.

The toilet ran continually with replacement of the flushing mechanism required for its proper operation.

Advisory Recommendations and Observations

According to our client, this shower was leaking into the ceiling of the unit directly below this shower. No cause for the leakage through the wall tile or the shower floor was noted. Therefore, there is a strong probability that the water leakage is from the waste piping. A further evaluation and repairs by a licensed plumber will be required.

MASTER BEDROOM BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The cabinets and counter tops were defective.

The sink was in overall serviceable condition with defects noted that will require correction. The functional water flow for the sink was adequate. The drainage for the sink was inadequate.

The bathtub was in overall serviceable condition. The functional water flow and drainage for the bathtub were adequate. The tub was a whirlpool tub. Because of the high probability of bacterial infections from and associated with the use of whirlpool tubs, internal cleaning of the tub's piping is recommended prior to use. See the ASHI technical journal article regarding the cleaning of whirlpool tubs on our website at www.dicoinspection.com. Click on the Information tab and read Article # 31.

The shower was in overall serviceable condition with defects noted that will require correction. The functional water flow for the shower was adequate. The drainage for the shower was inadequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition.

The vent fan was in overall serviceable condition.

Defects

The sink base cabinet's door was missing. Its repair or replacement of the sink base cabinet will be required. See photo # 50.

The water drained very slowly from the sink and from the shower with cleaning or replacement of the waste pipes required. Contacting a licensed plumber for cost estimates on the required repairs is recommended prior to contractual limitations.

18. ATTIC

The attic is the unfinished space between the ceiling joists of the uppermost habitable area of the building and the roof framing. Some attics provide limited or no space for a person to move around in. In this case, for safety reasons, the inspector would not enter the attic. Attic areas which do not have at least 24-inches of unobstructed vertical clearance or are not floored are not inspected and should not be considered as part of the inspection report. If an inspection of this type of attic is desired, a contractor must be hired. If the attic space is large enough that it can be entered, if it has an access ladder, and if it is floored as much of the area visible will be inspected. Due to insulation, ducting, mechanical equipment and/or storage an inspection may be difficult or impossible to conduct. Ventilation in an attic area is extremely important to prolong the life of the roofing material, to provide comfort for the occupants and to reduce moisture, mold and heat. Insulation is another important factor in an attic. The inspector will inspect the insulation where visible but will not disturb the insulation or vapor retarders. Indoor air quality is not determined. To learn more about insulating and air sealing go to www.energystar.gov.

There was another habitable area above this unit therefore there was no attic area inside this unit. The attic area was not inspected and should not be considered as part of this inspection report. If an inspection of the roof framing, insulation, ventilation and other aspects of the attic area are desired, access into the attic will be required. A re-inspection fee will apply.

19. SMOKE DETECTORS

The smoke detectors and carbon monoxide detectors were not inspected. Smoke detectors and carbon monoxide detectors are required to be installed in all buildings in the State of New Jersey and are required to be inspected according to local municipal government regulations prior to contractual limitations. We recommend that you install the photoelectric type of smoke detector and have separate carbon monoxide detectors installed in the appropriate locations for safety reasons. This is because the vast majority of residential fire fatalities are due to smoke inhalation, not actual flames. Ionization alarms respond on average between 15 to 50 minutes slower in a smoldering fire than photoelectric alarms. It is important to remember to change the batteries annually. The sellers should provide you with a smoke detector and carbon monoxide detector certification or certificate of occupancy (CO) should be provided to you at closing. For more information please read the article 'Silent Alarms; Deadly Differences' on our website: www.dicoinspection.com.

20. SECURITY SYSTEM

A security system appears to have been installed. It was not tested and should not be considered as part of this inspection report. It is recommended that a representative from an security system company be contacted to properly test as well as change the codes of this system prior to contractual limitations. This way any repairs or updates to the system can be conducted prior to moving in.

21. ELEVATOR

An elevator was installed in this building. It was not inspected and therefore should not be considered as part of the inspection report. If an inspection of the elevator is desired, contacting a licensed elevator inspection company will be required.

22. FIRE SPRINKLER

A fire sprinkler system was installed in this building. It was not inspected and therefore should not be considered as part of this inspection report. If an inspection of the sprinkler system is desired, contacting a sprinkler installation and inspection company will be required. Due to the many recalls on defective sprinkler heads, it is advised that an inspection be conducted.

23. WOOD DESTROYING ORGANISMS

DICO Building Inspection Service does not conduct Wood Destroying Organism Inspections. This includes, but is not limited to an active or inactive infestation as well as any damage caused by these wood destroying organisms. Wood destroying organisms include, but are not limited to; termites, carpenter ants, carpenter bees, powder post beetles, lucid beetles, wood fungi, wood rot and mold.

24. ENVIRONMENTAL

Environmental tests are specific, in-depth inspections that must be conducted by licensed people in these fields. These tests are not covered under the NJ Home Inspectors licensing law N.J.A.C. 13:40-15:16 for conducting a home inspection. DICO assumes no liability for tests conducted by independent contractors or independent testing companies, even if the independent contractor or testing company may have been referred by DICO.

FUEL STORAGE TANK

The property was not inspected for the presence of an above or below ground fuel oil or petroleum distillate storage tank. This type of inspection is beyond the scope of a home inspection and must be conducted by a licensed professional in that field. Contacting a local fuel oil tank testing company will be required prior to contractual limitations.

25. NOTES

Repairs to all defects listed under the defects sections will be required. Obtaining cost estimates for all repairs is also recommended prior to contractual limitations.

Photos were taken at the time of the inspection. They are on file and were either emailed to our client or included in the report.

DICO Building Inspection Service, Inc. assures the buyer that every reasonable effort was made to ascertain the present condition of the building through a visual inspection. This inspection is the oral and written professional opinion of those conditions which existed at the time of the inspection. We do not, under any circumstances, make any representation, guarantee or warranty as to the reported condition or to the property's future condition. The purchaser should re-inspect the property and all mechanical systems, before closing, with this report in hand. Recommended replacements, repairs, and investigations should be performed prior to contractual limitations, or as advised by your attorney. If the buyer is unable to properly re-inspect the property and its mechanical systems, he/she should consult the proper professional in order to ascertain the conditions of all items at the time of the final walk through.

INSPECTOR'S CERTIFICATION



WILLY C. DITTMAR
INSPECTOR
NJ LICENSE NJ #24GI00027100

DATE INSPECTED: 05-06-2016
WCD/mb